


**COMBINED PHONE MEETING OF THE BUSINESS AFFAIRS AND
EXECUTIVE COMMITTEES OF THE BOARD OF TRUSTEES
Community College of Philadelphia
Thursday, January 9, 2020 – 11:00 A.M.**

**Dial-In Number: 1-888-675-6779
Participant Passcode: 5410073#**

TO: Business Affairs & Executive Committees of the Board of Trustees
FROM: James P. Spiewak 
DATE: January 7, 2020
SUBJECT: Committee Meeting

A combined phone meeting of the Business Affairs and Executive Committees of the Board of Trustees will be held on **Thursday, January 9, 2020 at 11:00 A.M. Please dial into the meeting by using the following Conference Bridge information:**

**Dial-In Number: 1-888-675-6779
Participant Passcode: 5410073#**

AGENDA

**Business Affairs Committee
PUBLIC SESSION**

- (1) **Authorization to Execute Lease for 4701 Chestnut Street, the Parking Lot Location for the College's Career and Advanced Technology Center in West Philadelphia. (Action Item):**

The College requires parking spaces for the new Career and Advanced Technology Center and has negotiated the terms for a lease of property located at 4701 Chestnut Street from District Council No. 33, American Federation of State, County, and Municipal Employees AFL-CIO 9 ("DC 33"). The lease is for a three-year term, with one option at the College's discretion for a three-year renewal term. The amount of the lease is \$50,000 per year during the Initial 3-year term, and a 3% increase, at \$51,1500 per year, during the 3-year Renewal Term. The College will be responsible for real estate and use and occupancy taxes, maintenance of the lot, and any utilities. The College will also be responsible for improvements to the lot as required for appropriate zoning and use of the lot. The lease also provides DC 33 with exclusive use of 22 parking spaces in the lot. At this time, improvements to the lot are estimated to cost the College between \$100,000 and \$150,000. The lease also contains the right for the College to use the property for staging purposes during the construction of the Career & Advanced Technology Center and to add a temporary structure for the College's automotive program if needed. The lease also contains mutual insurance obligations and mutual indemnification obligations for both District 33 and the College.

The staff recommends that the Business Affairs Committee recommend that the Executive Committee of the Board of Trustees authorize the College to execute the lease for 4701 Chestnut Street with DC 33 for the parking lot location for the College's Career and Advanced Technology Center at its West Regional Center.

Executive Committee
PUBLIC SESSION

- (1) Approval of Execution of Lease for 4701 Chestnut Street based on Business Affairs Committee Recommendation.**

JPS/lm

c:

**Mr. Jeremiah White
Dr. Donald Generals
Mr. Michael Fohner
Ms. Jasmine Sessoms
Mr. James P. Spiewak
Victoria Zellers, Esq.**