

\* AGENDA \*

F.I.T. STUDENT HOUSING CORPORATION

SIXTY-FIRST MEETING

MARCH 5, 2007

- |     |  |      |
|-----|--|------|
| 1.1 | Approval of the Minutes of the Meeting Held September 18, 2006 | 61.1 |
| 1.2 | Dormitory Fees and Budget for Fiscal Year 2008                 | 61.2 |
| 1.3 | Adjournment  | 61.3 |

\*MINUTES\*

F.I.T. STUDENT HOUSING CORPORATION

SIXTIETH MEETING

SEPTEMBER 18, 2006

PRESENT

Edwin A. Goodman, Chairman  
Jerome A. Chazen, Vice Chairman  
Robin Burns-McNeill  
Christina R. Davis  
George S. Kaufman  
Elizabeth T. Peek  
Heather Golden

Emeritus

Peter G. Scotese  
John Pomerantz

Absent and Excused

Jay Baker  
Yaz Hernandez  
Jay Mazur

OFFICERS

Joyce F. Brown, President  
Harvey W. Spector, Treasurer  
Jeffrey I. Slonim, Secretary

The sixtieth meeting of the F.I.T. Student Housing Corporation was called to order by Chairman Edwin A. Goodman.

The Chairman invited a blanket motion to approve action items 1.1 and 1.2 of the agenda. Mr. Chazen and Ms Burns-McNeill so moved. Mr. Kaufman seconded. On voice vote the motion carried without opposition, and the following resolutions were adopted:

1.1 Approval of the Minutes of the Meeting Held June 19, 2006

60.1

It was

**RESOLVED**, That the Minutes of the fifty-ninth meeting, held on June 19, 2006, were approved.

**1.2 Acceptance of Loan from FIT in connection  
with the 31st Street Residence Hall**

60.2

The Dormitory Authority of the State of New York has informed the College and the F.I.T. Student Housing Corporation that, because of unanticipated field conditions, inflation and design errors and omissions in connection with the new 31st Street residence hall, an additional \$2.9 million is required to complete construction.

The College has agreed to lend the Corporation \$2.9 million. The loan is conditioned on a promise by the Corporation to repay all amounts at an annual interest rate of 5% over 15 years beginning in 2010 or sooner to the extent that funds may be made available by private donors.

Therefore, it was

**RESOLVED**, that

1. The F.I.T. Student Housing Corporation accepts the loan from the College of \$2.9 million.
2. The F.I.T. Student Housing Corporation promises that all amounts borrowed will be repaid at an annual interest rate of 5% over 15 years commencing in 2010 or sooner to the extent that funds may be made available by private donors.

The Chairman called for comments, questions or other business. There was no response.

By motion duly made and approved by acclamation, the sixtieth meeting of the F.I.T. Student Housing Corporation was adjourned.

Respectfully submitted,

Jeffrey I. Slonim  
Secretary

**F.I.T. STUDENT HOUSING CORPORATION**

**SIXTY-FIRST MEETING**

**MARCH 5, 2007**

**1.1 Approval of the Minutes of the  
Meeting Held September 18, 2006**

**61.1**

Be it

**RESOLVED**, That the Minutes of the sixtieth meeting, held on September 18, 2006, be and they hereby are approved.

**F.I.T. STUDENT HOUSING CORPORATION**

**SIXTY-FIRST MEETING**

**MARCH 5, 2007**

**1.2 Dormitory Fees and Budget for Fiscal Year 2008**

61.2

WHEREAS:

1. The Corporation is required to adopt its annual budget for Fiscal Year 2008 and to approve all related fees.
2. A proposed budget for Fiscal Year 2008 is attached.
3. Based on projected operating expenditures and an ongoing need for capital expenditures, an increase of 15% at Alumni Hall and an increase of 10% at Nagler Hall are now warranted, as follows:

	<i>Students</i>	<i>Rates per Semester Per Student (Current)</i>	<i>Rates per Semester Per Student (Proposed)</i>
<i>Alumni Hall</i>			
Apartments	512	\$4,078	\$4,690
<i>Nagler Hall</i>			
One Bedroom	2	\$4,212	\$4,633
Large Studio	16	\$3,564	\$3,920
Small Studio	4	\$3,472	\$3,819
Dorm Room	<u>292</u>	\$2,774	\$3,051
	314		
Total Students	<u>826</u>		

4. Dormitory rental rates for large double rooms at the residence hall at 31st Street are proposed to increase 3.2% due to room reconfiguration:

	<i>Students</i>	<i>Rates per Semester Per Student (Current)</i>	<i>Rates per Semester Per Student (Proposed)</i>
<i>31<sup>st</sup> Street</i>			
Single	11	\$7,250	\$7,250
Large Double	512	\$4,874	\$5,027
Small Double	272	\$4,635	\$4,635
Triple	111	\$4,500	\$4,500
Quadruple	<u>180</u>	\$4,163	\$4,163
Total Students	<u>1,086</u>		

5. The fee for the mandatory meal plan for dorm-room students will range from \$2,790 to \$3,590 in FY08.
6. The technology fee for data, telecommunications and cable service was \$225 per year in the 2006-2007 academic year, and whereas a study of technology costs has shown that this amount does not cover services that are provided, an increase of \$50 to \$275 per year is proposed to continue to align actual costs with revenues generated by this fee.
7. The student resident association fee of \$50 per year is not proposed to increase in the upcoming academic year;

Therefore, be it

**RESOLVED**, That:

- A. The attached budget for the Corporation for Fiscal Year 2008 is adopted.
- B. The proposed dormitory rental rates and the proposed fees for technology, meal plans and student resident association services are approved.

**Student Housing Corporation Financial Plan**

Alumni Hall  
Nagler Hall  
31st Street

	Current 2007	Proposed 2008	2009	2010	2011
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**Operations**

**Revenue**

Rentals	\$16,742,394	\$17,866,134	\$19,371,886	\$19,878,130	\$20,987,756
Technology Fee	\$426,825	\$518,650	\$565,800	\$565,800	\$565,800
Transfers	\$178,491	\$399,999	\$411,999	\$424,359	\$437,090
Interest & Laundry Revenue	\$114,000	\$127,000	\$130,810	\$134,734	\$138,776
Meals	\$745,200	\$792,360	\$792,360	\$816,131	\$816,131
Resident Association Fee	\$94,850	\$94,300	\$94,300	\$94,300	\$94,300
<b>Total Operating Revenue</b>	<b>\$18,301,760</b>	<b>\$19,798,443</b>	<b>\$21,367,155</b>	<b>\$21,913,454</b>	<b>\$23,039,853</b>

**Expenses**

Employees	\$1,709,190	\$1,988,565	\$2,048,222	\$2,109,668	\$2,172,958
Maintenance	\$2,120,097	\$2,120,930	\$2,184,557	\$2,250,094	\$2,317,597
Utilities	\$1,729,000	\$1,915,000	\$1,972,450	\$2,031,624	\$2,092,572
Technology	\$539,186	\$603,637	\$664,001	\$730,401	\$803,441
Other OTPS-Non discretionary	\$1,304,423	\$1,636,585	\$1,685,682	\$1,736,253	\$1,788,340
Residential Life Office	\$138,776	\$144,726	\$149,068	\$153,540	\$158,146
Meals	\$745,200	\$792,360	\$792,360	\$816,131	\$816,131
<b>Total Operating Expenses</b>	<b>\$8,285,872</b>	<b>\$9,201,802</b>	<b>\$9,496,340</b>	<b>\$9,827,710</b>	<b>\$10,149,185</b>

**Operating net** \$10,015,888 \$10,596,641 \$11,870,816 \$12,085,744 \$12,890,668

**Debt Service**

**Income**

Foundation	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000
DSRF Interest Income (31st Street)	\$98,957	\$0	\$0	\$0	\$0
<b>Total</b>	<b>\$10,364,845</b>	<b>\$10,846,641</b>	<b>\$12,120,816</b>	<b>\$12,335,744</b>	<b>\$13,140,668</b>

**Debt Service Expense**

DASNY Series 2004	\$6,417,769	\$9,892,720	\$9,892,920	\$9,891,670	\$9,893,670
DASNY and BNY Fees	\$80,000	\$72,272	\$80,000	\$80,000	\$80,000
College Loan (sprinkler project; \$2.3M)	\$2,300,000	\$0	\$0	\$354,714	\$348,545
<b>Total Debt Service Expense</b>	<b>\$8,797,769</b>	<b>\$9,964,992</b>	<b>\$9,972,920</b>	<b>\$10,326,384</b>	<b>\$10,322,215</b>

**Surplus/(Deficit)** \$1,567,076 \$881,649 \$2,147,896 \$2,009,360 \$2,818,453

**Capital Expenses**

Summer Rehab	\$0	\$200,000	\$200,000	\$200,000	\$200,000
Alumni Furniture	\$335,000	\$268,000	\$268,000	\$0	\$0
31st Street Technology Capital	\$700,000	\$0	\$0	\$0	\$0
31st Street Opening Costs	\$450,000	\$0	\$0	\$0	\$0
Reserve for Future Capital Projects	\$0	\$400,000	\$1,600,000	\$1,800,000	\$2,600,000
<b>Total Capital Expenses</b>	<b>\$1,485,000</b>	<b>\$868,000</b>	<b>\$2,068,000</b>	<b>\$2,000,000</b>	<b>\$2,800,000</b>

**Surplus/(Deficit) after Capital Expenses** \$82,076 \$13,649 \$79,896 \$9,360 \$18,453

**Student Housing Corporation Financial Plan**

Alumni Hall  
Nagler Hall  
31st Street

**Annual Student Rental Rates**

		Current 2007	Proposed 2008	2009	2010	2011
	# of Students	Increase Rate 15%	Increase Rate 15%	Increase Rate 7%	Increase Rate 7%	Increase Rate 7%
<b>Alumni Hall</b>						
Apartment rate per month/9 months	512	\$8,156 \$906	\$9,380 \$1,042	\$10,037 \$1,115	\$10,739 \$1,193	\$11,491 \$1,277
			Increase Rate 10%	Increase Rate 7%	Increase Rate 7%	Increase Rate 7%
<b>Nagler Hall</b>						
Dorm room rate per month/9 months	292	\$5,548 \$616	\$6,102 \$678	\$6,529 \$725	\$6,986 \$776	\$7,476 \$831
Small studio rate per month/9 months	4	\$6,944 \$771	\$7,638 \$849	\$8,173 \$908	\$8,745 \$972	\$9,357 \$1,040
Large studio rate per month/9 months	16	\$7,128 \$792	\$7,840 \$871	\$8,389 \$932	\$8,976 \$997	\$9,605 \$1,067
One bedroom rate per month/9 months	2	\$8,424 \$936	\$9,266 \$1,030	\$9,915 \$1,102	\$10,609 \$1,179	\$11,352 \$1,261
Total number of students at Nagler Hall	314		Flat	Increase Rate 10%	Flat	Increase Rate 5%
<b>31st Street</b>						
Single per month/9 months	11	\$14,500 \$1,611	\$14,500 \$1,611	\$15,950 \$1,772	\$15,950 \$1,772	\$16,748 \$1,861
Large Double per month/9 months	512	\$9,748 \$1,083	\$10,054 \$1,117	\$11,059 \$1,229	\$11,059 \$1,229	\$11,612 \$1,290
Small Double per month/9 months	272	\$9,270 \$1,030	\$9,270 \$1,030	\$10,197 \$1,133	\$10,197 \$1,133	\$10,707 \$1,190
Triple per month/9 months	111	\$9,000 \$1,000	\$9,000 \$1,000	\$9,900 \$1,100	\$9,900 \$1,100	\$10,395 \$1,155
Quadruple per month/9 months	180	\$8,326 \$925	\$8,326 \$925	\$9,159 \$1,018	\$9,159 \$1,018	\$9,617 \$1,069
Total number of students at 31st Street	1,086					
	<u>1,912</u>					