



Connecticut State University System

Developing a State of Minds

BR#01-17



RESOLUTION

concerning

LEASE OF OFFICE AND CLASSROOM SPACE  
FOR  
SOUTHERN CONNECTICUT STATE UNIVERSITY  
TO ACCOMMODATE  
SCHOOL OF BUSINESS PROGRAMS

April 5, 2001

- WHEREAS, The School of Business' MBA and ACE-Net programs are temporarily housed in the basement of Engleman and Seabury Halls, and
- WHEREAS, The location of these programs is causing serious morale problems and is hindering the recruitment of faculty and students, and
- WHEREAS, Southern Connecticut State University would like to promote and develop strategic alliances that benefit both the university and its students as well as develop future programs, therefore be it
- RESOLVED, That the Board of Trustees for the Connecticut State University System requests that the state Department of Public Works advertise and negotiate a lease for classroom and office space within downtown New Haven for approximately 8,500 net square feet for five years with options for renewal.

A Certified True Copy:

William J. Cibes, Jr.  
Chancellor

**ITEM**

Lease of office and classroom space for Southern Connecticut State University to accommodate School of Business programs.

**BACKGROUND**

In 1993, the Master Plan for Southern Connecticut State University was completed and approved by the Board of Trustees. The School of Business, which is located in Seabury Hall, a converted dormitory, was recommended to be located in a new academic building on the site of Earl Hall. Seabury Hall, comprising four stories whereby faculty share offices throughout the building, is in serious disrepair, and has been recommended for demolition in the 1993 master plan.

The MBA and ACE-Net programs and some of their staff were initially located in the Wintergreen Transition building as a temporary solution until a new academic building could be completed. With the renovation of Engleman Hall scheduled to begin this year, staff located in Engleman Hall have been relocated to the Wintergreen facility, thereby displacing these programs. Portions of the programs have been reallocated to the basement of Engleman and to offices within Seabury Hall. Relocation of the programs has caused serious morale problems and is hindering the recruitment of both faculty and students.

**ANALYSIS**

The School has made great strides in approaching the business community to establish strategic alliances that benefit the university and its students; however, the nature of existing facilities hinders that effort. It is anticipated that two new centers, the Global Center and the Business Research Center, will be submitted for review and approval through the Academic Affairs Committee of the Board of Trustees. Both of these entities will require suitable facilities for small group meetings to accommodate business and academic project planning and integration endeavors.

The ACE-Net program has the highest external visibility of the School of Business programs at this time. This program necessitates daily meetings with entrepreneurs or potential investors and the Director of the program. Currently these meetings take place off campus due to a lack of available and appropriate space.

The university would like to pursue the leasing of office and classroom space in downtown New Haven. The lease would be for a period of five years with renewal options for an additional four years. Actual cost figures are unavailable until lease proposals are received and Board approval is required to authorize DPW to obtain lease proposals. Funding will be provided through University operating funds.

**CHANCELLOR'S RECOMMENDATION**

Approve the lease of approximately 8,500 net square feet of office and classroom space for Southern Connecticut State University to accommodate certain School of Business programs.