



TOPIC: University of Maryland University College: Lease Renewal for Dorsey Station Location

COMMITTEE: Finance

DATE OF MEETING: January 28, 2016

SUMMARY: UMUC leases approximately 63,000 square feet of space in Dorsey Station, which is located at 6865 Deerpath Road, Elkridge, MD 21227. The building is adjacent to Route 100 in the Arundel Mills corridor, and UMUC has a top floor marquee sign on the building which is visible from Route 100. This lease provides space for classrooms and student services staff.

The University entered into the lease in 2006 with an initial 10-year term. This renewal is for a 5-year term from August 1, 2016 through July 31, 2021. Following this renewal term, UMUC will have one more 5-year renewal term available.

LESSOR: Stephen Whalen
Whalen Properties LLC
2 West Rolling Crossroads
Suite 203
Catonsville, MD 21228

ALTERNATIVES: The only alternative to this renewal is for UMUC to vacate the space and not have classroom and student service space in the Arundel Mills corridor. This would cause a significant decrease in revenue, as graduate level MBA classes are held at that location on a regular basis.

FISCAL IMPACT: The terms of the lease with Whalen Properties will remain the same. The lease term will be renewed for 5 years and the yearly consideration will be \$619,356 with a 3% annual increase.

CHANCELLOR'S RECOMMENDATION: That the Finance Committee recommend that the Board of Regents approve for the University of Maryland University College to renew the lease at Dorsey Station for a term of 5 years.

COMMITTEE RECOMMENDATION: RECOMMEND APPROVAL DATE: 1/28/16

BOARD ACTION: DATE:

SUBMITTED BY: Joseph F. Vivona (301) 445-1923

