

**APPROVAL TO LEASE THE FORMER ST. VINCENT PROPERTY IN
INDIANAPOLIS TO A PRIVATE DEVELOPER TO CONVERT THE BUILDING TO
STUDENT HOUSING, REGION 8 - CENTRAL INDIANA**

RESOLUTION NUMBER 2008-45

WHEREAS, the College has owned the former St. Vincent Hospital property at the North Meridian Center since May 2006, and

WHEREAS, the building cannot be renovated to College standards or unit cost expectations without exceeding the project budget limits and the College's normal cost per square foot, and

WHEREAS, the College is in receipt of a proposal from a group that would form an Indiana Limited Liability Corporation (LLC) to lease the property from the College for 99 years for the purpose of converting the building to student housing at no cost to the College, and

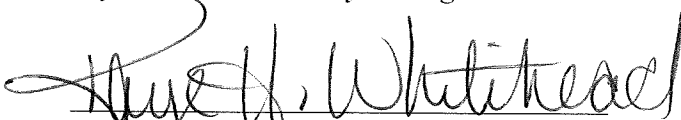
WHEREAS, said LLC wishes to proceed expending funds for planning and design work in the next 30 days and this resolution would foster their proceeding in a cost effective manor, and

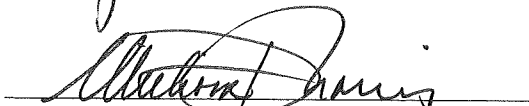
WHEREAS, said building, converted to privatized student housing, will be an asset to College students and the surrounding community and will result in a rehabilitated building;

NOW THEREFORE BE IT RESOLVED, that the State Trustees do hereby approve the above stated lease to an Indiana Limited Liability Corporation (LLC) to be formed by Michael J. Alboher, Stephen Shea and Janice Shea, Hassan Mercho and Francois Mercho subject to any required subsequent approvals, and

FURTHER BE IT RESOLVED, that the State Trustees do hereby authorize and direct the President and any other designated, appropriate College employee to negotiate and execute a lease with said Limited Liability Corporation after the documents have been approved by the College General Counsel.

State Trustees
Ivy Tech Community College of Indiana


Kaye H. Whitehead, Chairman


William F. Morris, Assistant Secretary

Dated October 9, 2008

Buildings, Grounds, and Capital Committee
Region 8/Central Indiana – Lease of the former St. Vincent Hospital property in
Indianapolis to a private developer to convert the building to student housing
October 8 and 9, 2008

This item will lease the former St. Vincent Hospital property at the North Meridian Center Campus to a private developer who will convert the building to student housing at no cost to the College.

- As you have been previously informed, the College convened a Presidential Blue Ribbon Committee of the original stakeholders that considered the College's 2006 request to acquire the former St. Vincent Hospital property to advise President Snyder on the reuse of the property
- The College issued a news release and a Request for Proposals (RFP) asking for proposals for the reuse of the property
- At least 20 different firms and individuals contacted the College about the news release or RFP and at least a dozen toured the former hospital
- The College received four proposals for reuse of the property one of which was assembled prior to the College's news release and the only one that would use private funding (i.e. the other three would use College bonding authority)
- The fully, privately funded proposal has verified private financing and would create student housing in the building, adding housing and retail space once the initial space is filled
- In order to take advantage of current financing conditions, the College needs to be prepared to move forward with this proposal once the Blue Ribbon Committee makes its recommendations (prior to the December board meeting) and if the recommendation is for housing as the best use of the property
- Execution of the agreement with the developer (an Indiana LLC to be formed by Michael J. Alboher, Stephen Shea and Janice Shea, Hassan Mercho and Francois Mercho) depends on approval from the State Trustees, City of Indianapolis, and HUD

Action Requested: Approval of a 99-year lease of the former St. Vincent Hospital property to the identified Indiana LLC to be formed.