


December 11, 2024

TO: Members of the Board of Trustees

FROM: Jeffrey P. Geoghegan, CPA 
Executive Vice President for Finance & Chief Financial Officer

RE: Cooperation Agreement with Wilhusky Housing LLC concerning development of Site B of off-campus student housing known as The Hub on North Eagleville Road

RECOMMENDATION:

That the Board of Trustees approve the University Administration entering into a Cooperation Agreement and any other ancillary agreements with Wilhusky Housing LLC to facilitate development of Site B of off-campus student housing at the complex currently known as The Hub on North Eagleville Road in Storrs CT. The Administration recommends that the Board of Trustees adopt the Resolution below.

RESOLUTION:

“Be it resolved that the Board of Trustees authorizes the University Administration to enter into a Cooperation Agreement and any other required ancillary agreements with Wilhusky Housing LLC to facilitate development of Site B of off-campus student housing at the complex currently known as The Hub on North Eagleville Road in Storrs CT.”

BACKGROUND:

Wilhusky Housing LLC has received approval from the Town of Mansfield Planning and Zoning Commission to construct student housing totaling approximately 1,350 beds on North Eagleville Road on two separate parcels that bisect the road. The north side of North Eagleville Road will be constructed first (Site B) and start in the spring 2025, while the south half of the development (Site A) will be started in a future year. Site B is bound by University property on all four sides (i.e. University improved land on the west and north sides, a University road on the east side, and a University-controlled road on the south side), so the project cannot be constructed without easements and cooperation from the University.

The Cooperation Agreement has the following pertinent terms:

- The University will enter into four (4) easements to allow the construction of the development on Site B, including temporary use of university-owned land, permanent use and access in the right-of-way along North Eagleville Road, emergency use of LeDoyt Road and permanent easements for drainage. The easements are graphically depicted in Exhibit A.
- The University will cooperate with utility companies looking to serve Site B with electric, gas, water and sewer services.
- The Developer will adjust heights of roof-deck walls to be at least eight feet high
- The Developer will install security and safety systems in the apartment building
- The University will provide overflow parking for the new development (to be charged at university rates)
- The University will coordinate bus service to stop in close proximity to the development
- The University will receive a right of first refusal should the Developer look to sell the development in the future
- The University will receive a lump sum payment of \$600,000 for the easements and \$25,000 (subject to adjustment each five years) for any operating expenses to fulfill the terms of the Cooperation Agreement.

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