


December 11, 2024

TO: Members of the Board of Trustees

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

RE: Four (4) Proposed Easements 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 easement agreements with Wilhusky Housing LLC to facilitate development of Site B of off-campus student housing at the complex 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 four (4) easement agreements and any other required ancillary agreements with Wilhusky Housing LLC to facilitate development of Site B of off-campus student housing at the complex 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 from the University.

The four (4) easements that are required are as follows:

Temporary Construction Easement: This easement allows the developer to utilize between 11’ and 50’ of University property on all four sides of the site on a temporary basis to construct the

development. The developer will restore the area after the work is completed and the easement will expire upon the completion of the construction.

Permanent Access and Maintenance Easement: This easement is on the south side of the site only and allows the developer to permanently have both vehicular and pedestrian access from North Eagleville Road to the new building. This easement is required because although North Eagleville Road is a public road, the University has custody and control over the roadway and the agreement with CTDOT requires the University to allow access to the public road. Additionally, this easement outlines developer on-going maintenance obligations for the land area between North Eagleville Road and the new student housing building.

Permanent Emergency Access Easement: Ledoyt Road on the east side of Site B is a University Road. This easement grants the developer rights to access Ledoyt Road if necessary, in an emergency, such as with fire or police vehicles. Under the terms of this easement, the University can reorient or make other improvements to LeDoyt Road but cannot relocate or close the roadway since the development requires the road for emergency services.

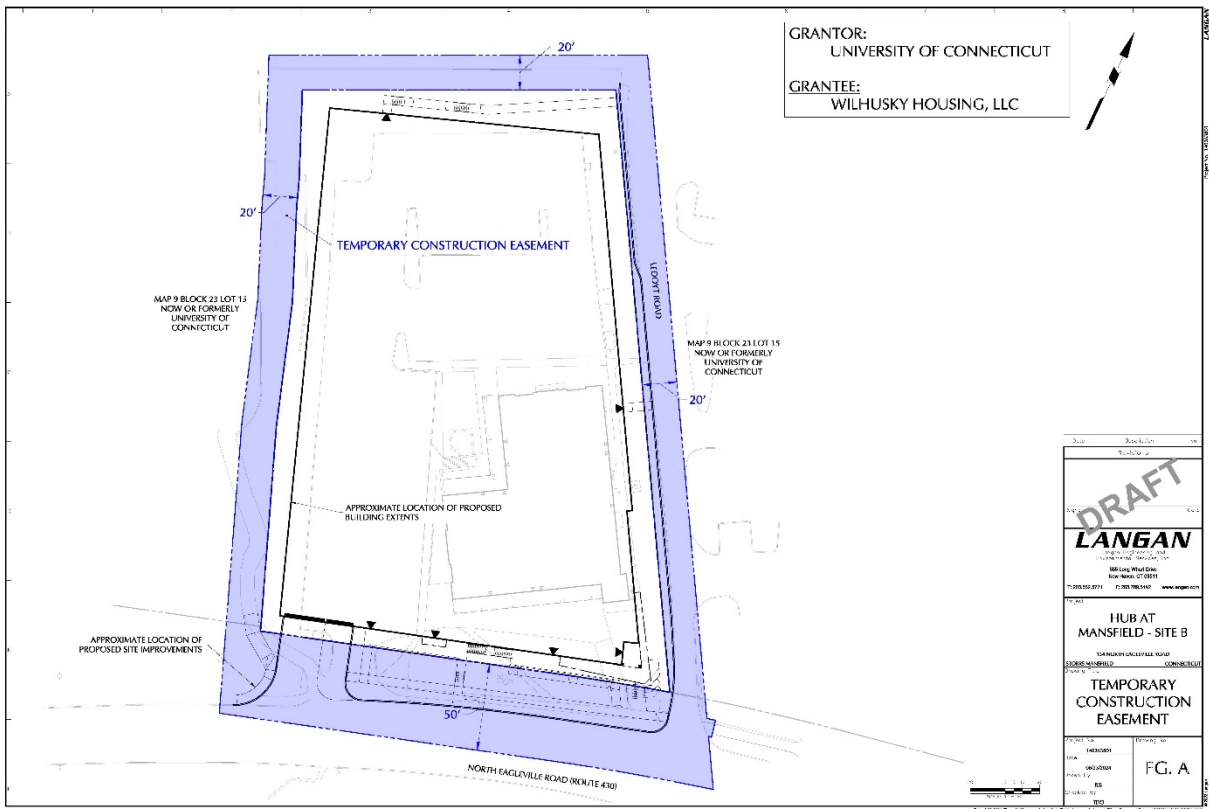
Permanent Maintenance, Access and Drainage Easement: The development needs to construct drainage structures in the North Eagleville Road right-of-way and on University property to manage and discharge stormwater from the new building. This easement allows the developer to construct stormwater discharge structures to University and CT DOT requirements and obligates the developer to maintain them permanently.

A separate agreement is also being completed that will address future operating conditions between the University and the new development. In that agreement, the University will receive a lump sum payment of \$600,000 for these easements and \$25,000 annually for operating expenses concerning Site B.

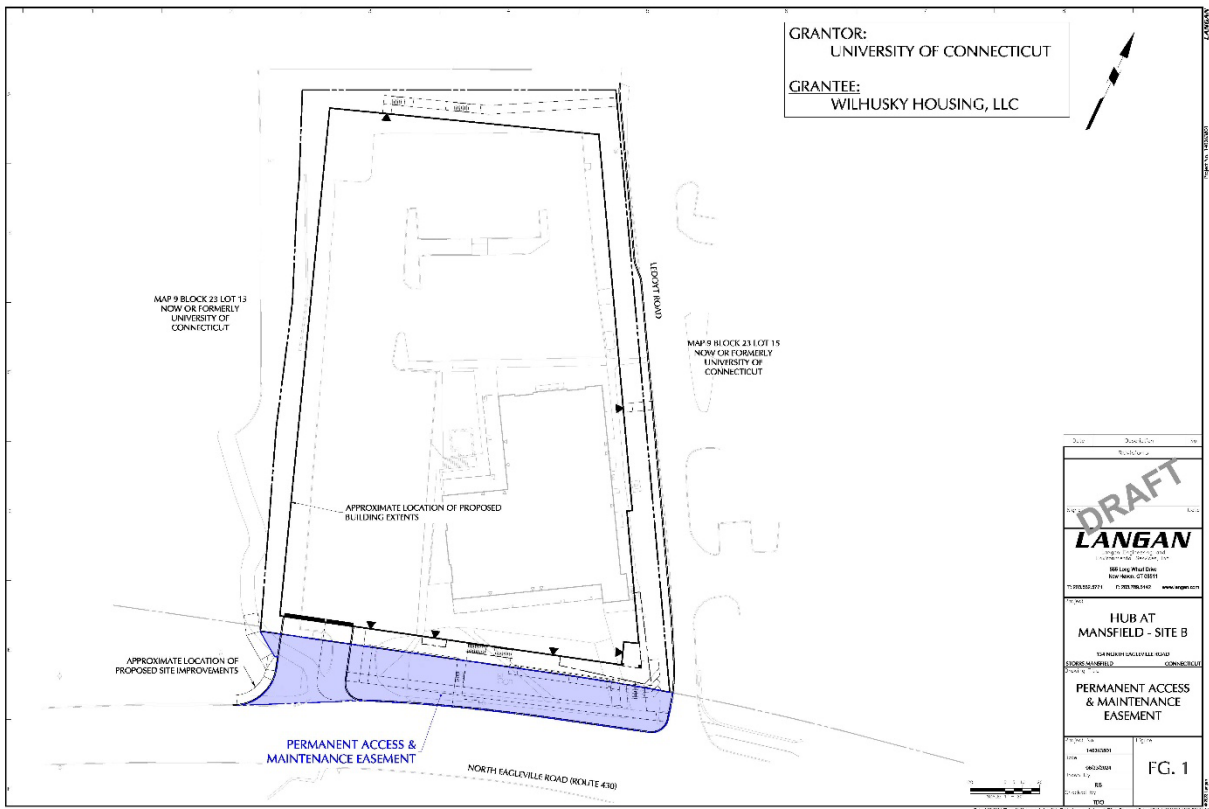
The easements are graphically depicted in Attachment A.

-END-

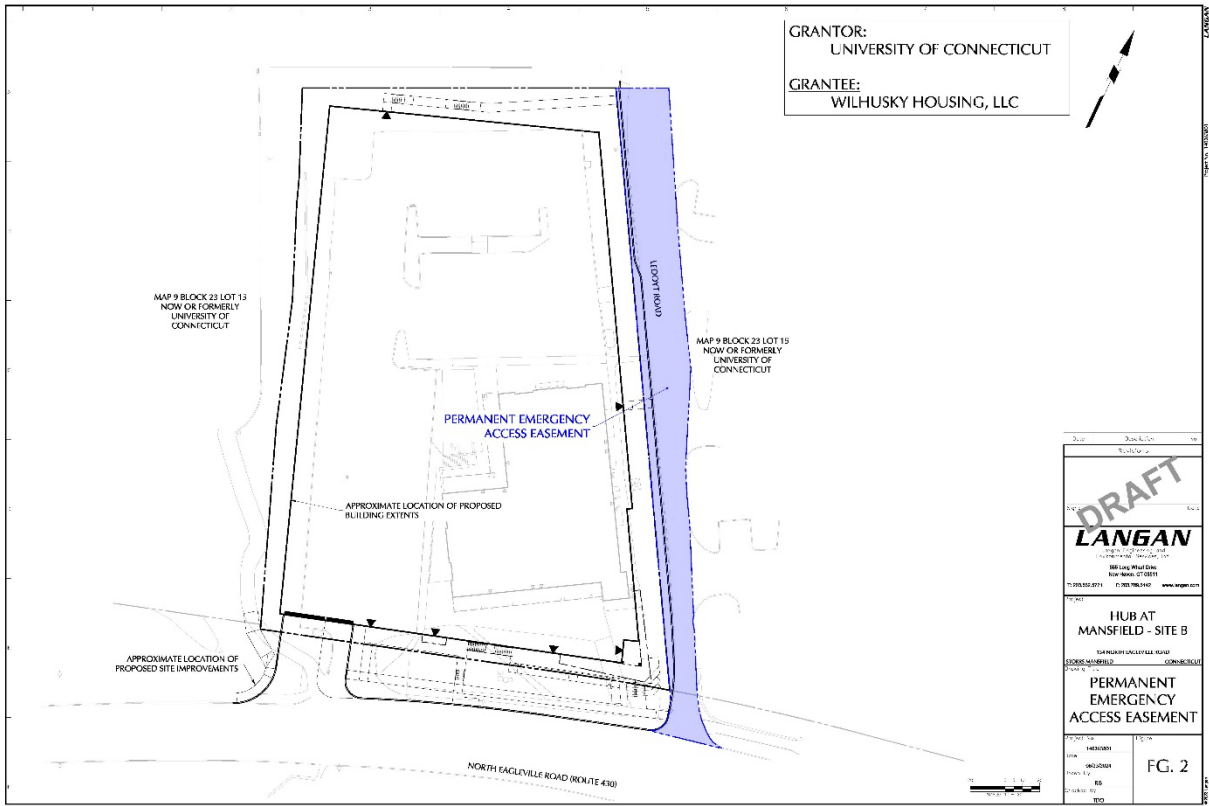
Attachment A: Easement Areas



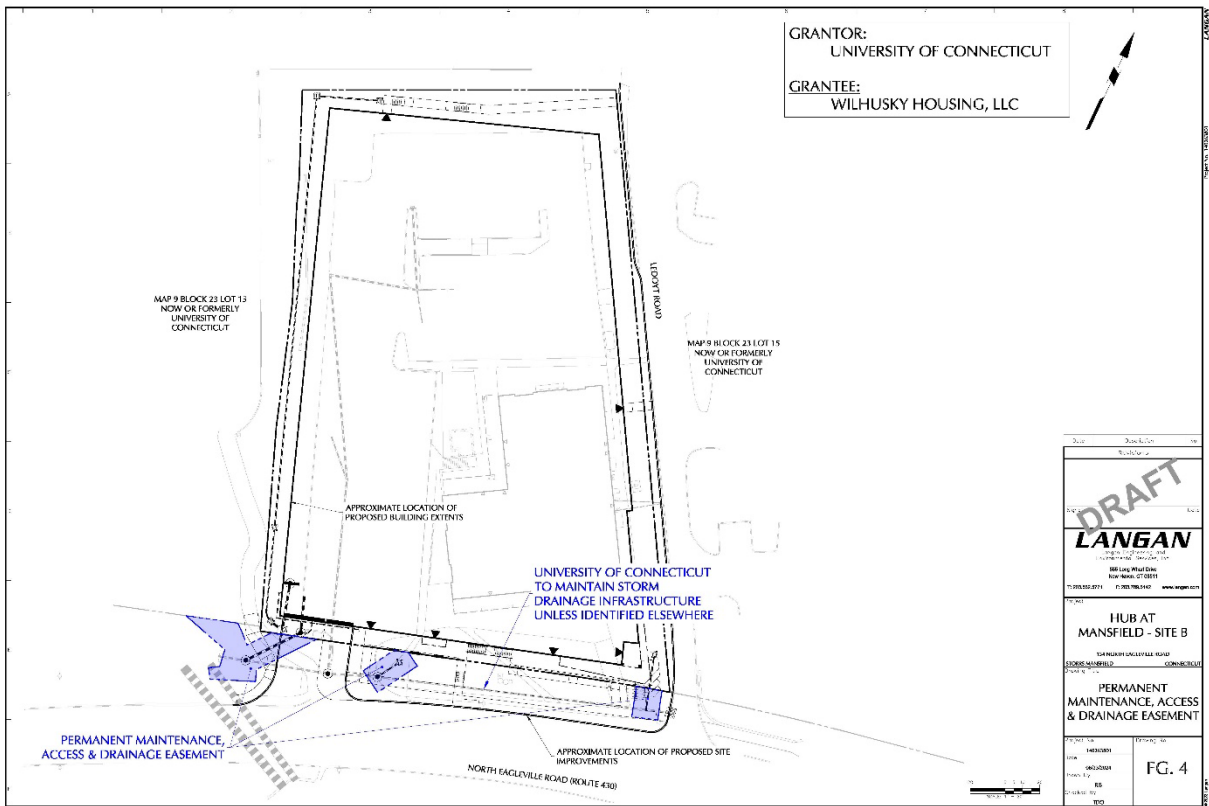
Temporary Construction Easement Area



Permanent Access and Maintenance Easement Area



Permanent Emergency Access Easement Area



Permanent Maintenance, Access and Drainage Easement Area