

TO: Members of the Board of Trustees
FR: Nathan Manges, Senior Director, Real Estate
DATE: December 2, 2024
RE: Approval to Execute Lease for a Portion of Lux on Capitol

Attachments:

- Resolution

Lease Description:

- *Lux on Capitol* is located at 501 N. Capitol Ave., Indianapolis near the Purdue University in Indianapolis campus. The facility is owned by Scion Group.
- Lux on Capitol is an 11-story, 370,000 square foot housing facility that includes 672 beds in 196 apartments and 374 parking spaces.
- For the 2025-2026 and 2026-2027 academic years, Purdue University will amend and extend the master lease with Scion Group by adding the remaining 272 beds in 74 apartments and 259 parking spaces.

Lease Benefits:

- The lease will provide housing for students at the Purdue in Indianapolis campus for the 2025-2026 and 2026-2027 academic years.
- The university currently master leases 400 beds at this location for the 2024-2025 and 2025-2026 academic years (Year 1 and Year 2), and the new lease will extend current per bed and parking rates for the remaining beds for Year 2.
 - Year 2 rent will increase by \$3,414,815.
- By leasing all of the beds and parking spaces at the facility, the university will have the opportunity for additional branding, streamlined operations and increased safety protocols.

Lease Cost:

- Total Lease Commitment: \$16,861,181
 - Year 2: \$8,051,181
 - Year 3: \$8,810,000
- Sources of Funds: Auxiliary Funds—Housing/Dining

c: Chairman Mike Berghoff
President Mung Chiang
Treasurer Chris Ruhl
Provost Patrick Wolfe
Corporate Secretary Cindy Ream
General Counsel Steve Schultz

**RESOLUTION OF THE BOARD OF TRUSTEES
OF THE TRUSTEES OF PURDUE UNIVERSITY
(THE “BOARD”)**

- 1. APPROVING TERMS OF A LEASE FOR A PORTION OF THE BUILDING KNOWN AS LUX ON CAPITOL (“LUX ON CAPITAL”); AND**
 - 2. AUTHORIZING THE TREASURER AND OTHER OFFICERS TO NEGOTIATE AND FINALIZE SUCH LEASE**
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WHEREAS, the Trustees of Purdue University (the “Corporation”) desires to amend the lease by adding two hundred seventy-two (272) beds at Lux on Capitol to meet projected enrollment demands for the 2025-2026 academic year and increase the lease commitment to Eight Million Fifty-One Thousand and One Hundred Eighty One Dollars (\$8,051,181), and extend the lease for the 2026-2027 academic year for Eight Million Eight Hundred Ten Thousand Dollars (\$8,810,000), for a total lease commitment of Sixteen Million Eight Hundred and Sixty-One Thousand and One Hundred Eighty One Dollars (\$16,861,181), to be funded by Auxiliary Funds—Housing/Dining (the “Lease”);

WHEREAS, the Board, has received and reviewed a proposal setting forth the terms of the Lease;

WHEREAS, having reviewed the general terms and benefits of the proposed Lease, the Board has determined that it is in the best interests of the Corporation and of Purdue University (the “University”) to approve the transaction and authorize the necessary actions to move forward with it;

NOW, THEREFORE, BE IT RESOLVED by the Board as follows:

1. The Board hereby approves the Lease by the Corporation (in its own name or in the name of the University) on the terms reviewed and discussed at this meeting.
2. The Treasurer and Assistant Treasurer of the Corporation, and the Chief Financial Officer and Treasurer and the Vice President and Assistant Treasurer of the University, and each of them, are hereby authorized, in the name and on behalf of the Corporation, or of the University, to negotiate, prepare and execute a definitive lease agreement and any such other documents as are deemed by them to be necessary or expedient to effectuate the transactions contemplated above, in each case setting forth the proposed terms of the lease(s) and such other provisions and conditions as, in their judgment, are reasonably necessary or desirable to make the leased premises available on terms favorable to the University, and the Secretary and Assistant Secretary of the Corporation, and each of them, are hereby authorized and directed to attest the execution of such lease and other documents.
3. The above-designated officers, together with the Chairman, Vice Chairman, General Counsel, Deputy General Counsel, Secretary and Assistant Secretary of the

Corporation, and each of them, are hereby authorized and empowered for, on behalf and in the name of the Corporation, or of the University, to execute and deliver any and all such other documents and instruments, make such filings, seek such governmental approvals, and take such other actions as are deemed by them to be necessary and proper to carry out the purpose and intent of this Resolution, whether herein specifically authorized or not, except such actions as are specifically required by law to be taken by the Board as the governing board of the Corporation.

4. The Treasurer of the Corporation be, and hereby is, further authorized and empowered to delegate to one or more officers and representatives of the Corporation or the University such tasks and responsibilities with respect to the actions described in this Resolution as he, in his sole discretion, shall deem to be in the best interests of the Corporation and the University and consistent with the exercise of the authority granted above.

5. All acts of said officers in conformity with the intent and purposes of this Resolution, whether taken before or after this date, are ratified, confirmed, approved and adopted as the acts of the Corporation.