



Board of Trustees Meetings

Experiential Engineering Building, Room 164

AGENDA

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**Wichita State University Foundation
Updates to WSU Board of Trustees
as of February 28, 2018**

ROT Owned Facilities Maintenance Quasi-Endowed Fund Balance - 611036

\$459,470

	Fiscal Year 2018 <u>Budget</u>	Revenue Received as of <u>02/28/18</u>	Budget Remaining	Percent of Budgeted Revenue <u>Received</u>
<u>Revenues</u>				
Revenue	\$7,853,926	\$5,116,796	\$2,737,130	65.15%
Contingent Revenue	300,000	0	300,000	0.00%
Total Revenues	\$8,153,926	\$5,116,796	\$3,037,130	62.75%

	Fiscal Year 2018 <u>Budget</u>	Expenditures as of <u>02/28/18</u>	Budget Remaining	Percent of Budget <u>Expended</u>
<u>Expenditures</u>				

Capital Improvement

National Center for Aviation Training Suppor.16 35.7 Tc 0.00MC /P <</3.4001 Tm [2T0 1 Tf 0.282 (r)][2T0 1 Tf 0.282 (r)][2T0(9T TJ EMC /P <</MCID

Economic and Community Development

Interns-City/County	\$136,000	\$136,000	\$0	100.00%
Business and Economic Research	150,000	0	150,000	0.00%
City Government Services	80,000	43,500	36,500	54.38%
County Government Services	80,000	43,729	36,271	54.66%

Total Economic and Community Deve4.088 -3d [(43,-)7 (725)700EMC /9m1 (t8 (i)940,585-RCI2 -54.088 -2,63,715 [(T)-12 (723)691 -54.088 -2 (s)]%65

Contingency

Contingency	\$300,000	\$0	\$300,000	0.00%
Total Contingency	\$300,000	\$0	\$300,000	0.00%

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Wichita State University Board of Trustees
 Operating Budget for Fiscal Year 2018 (B.O.T. Unrestricted Budget)
 Revenue and Expenditures as of February 28, 2018

	Fiscal Year 2018 <u>Budget</u>	Actual Expenditures as of 02/28/18	Budget Remaining	Percent of Budget <u>Expended</u>
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Expenditures				
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General and Administrative:				
Maintenance and Repairs	\$15,000	\$12,560	\$2,440	83.73%
Professional Fees	17,000	22,407		131.81%
Insurance	8,800	6,501	2,299	73.88%
Other	450	117	333	26.00%
Transfer to Cash Flow Reserve	15,750	0	15,750	0.00%
Total Expenditures	<u>\$57,000</u>	<u>\$41,585</u>	<u>\$15,415</u>	72.96%

Revenues	Fiscal Year 2019 Budget	Fiscal Year 2018 Budget	Increase (Decrease)	
Revenue	\$ 8,011,005	\$ 7,853,926	\$ 157,079	
Contingent Revenue	300,000	300,000		r
Funding from Wichita State Innovation Alliance	r			r
Total Revenues			r	
Total Capital Improvement				
	\$ 2,494,536	\$ 3,137,457	\$ (642,921)	
<u>Student Support/Workforce Development</u>				
WSU Tech Support	\$ 800,000	\$	800,000	
Undergraduate Support	3,796,333	3,796,333		r
Graduate Support	417,136	417,136		r
Total Student Support	\$ 5,013,469	\$ 4,213,469	\$ 800,000	
<u>Economic and Community Development</u>				
Interns City/County	\$ 136,000	\$ 136,000	\$	r
Business and Economic Research	150,000	150,000		r
City Government Services	80,000	80,000		r
County Government Services	80,000	80,000		r
Total Economic and Community Development	\$ 446,000	\$ 446,000	\$	r
<u>University Research and Support Services</u>				
Organization and Development	\$ 57,000	\$ 57,000	\$	r
Total University Research and Support Services	\$ 57,000	\$ 57,000	\$	r
<u>Contingency</u>				
Contingency	\$ 300,000	\$ 300,000	\$	r
Total Contingency				

FISCAL YEAR 2019
WICHITA STATE UNIVERSITY
CITY COUNTY MILLELVY BUDGET REQUEST

Capital Improvements \$2,494,536

WSU Innovation Campus \$2,474,140

Goal: To provide capital for strategic initiatives needed to improve the Innovation Campus and the campus as a whole.

Create a live, work, play environment for students, staff, where bond proceeds were used to fund the construction costs of the buildings. No changes requested in this budget item for Fiscal Year 2019.

Student Support \$5,013,469

WSU Tech Support \$800,000

FISCAL YEAR 2019
WICHITA STATE UNIVERSITY
CITY/COUNTY MILLER BUDGET REQUEST

Economic and Community Development \$446,000

Funding for Economic and Community Development activities allows Wichita State University to continue expanding its involvement with the City of Wichita and Sedgwick County through education and training programs in support of economic development. The funding also provides opportunities to utilize faculty expertise in the analysis of community issues in partnership with the City and County, utilize student internships related to specific local needs and provide services related to maintaining and analyzing important socioeconomic databases.

Interns City/County \$136,000

Goal: To attract pre service students considering professional degree programs and provide them with financial assistance to provide an enriched learning experience for students, and to contribute to the quality of community decision making through intern assistance to the Offices of the City Manager and County Manager.

The City/County intern program is directed by the Hugo Wall School of Urban and Public Affairs and is used to enhance the learning experience of four Master of Public Administration students through internships with

SUMMARY OF FOUNDATION LEASE AGREEMENT

Date of Lease: _____, 2018

Landlord Address: Board of Trustees, Wichita State University
Attn: Andy Schlapp, Executive Director
Wichita State University
1845 Fairmount St.
Campus Box 1, 203 Morrison Hall
Wichita, KS 67260

Tenant Address: Wichita State University Foundation
Attn: Elizabeth H. King, President/CEO
Wichita State University
1845 Fairmount St.
Wichita, KS 67260

Property Located at: K.T. and Mary Inez Woodman Alumni Center
4205 E. 21st St. N.
Wichita, KS 67260

Tenant's

LEASE
Foundation-Woodman Center

THIS LEASE is made this 1st day of March, 2018, between the Landlord and Tenant herein below on the following terms.

Definitions

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Terms

1. PREMISES: Landlord leases to Tenant and Tenant leases from Landlord the Premises to be occupied by Tenant as an endowment association for the benefit of Wichita State University and such related uses and operations normally incident to the conduct of the business of a university endowment association (Permitted Use). The Premises shall be used by Tenant for the sole purpose of conducting the business or profession named, and no other business or profession shall be conducted there without the written consent of Landlord, which consent shall not be unreasonably withheld. Tenant shall have nonexclusive general use of all Common Areas consistent with other tenants and occupants of the Woodman Center. The files, records, computer programs and like information of Tenant are the private property of Tenant, proprietary in nature, highly confidential, and in no way subject to inspection, review or distraint by the Landlord.
2. TERM: The term shall be three (3) years, commencing July 1, 2018 and ending June 30, 2021.
3. CONDITION OF PREMISES: Tenant

To the extent not covered by the University Agreement, Tenant shall be responsible for the costs of routine maintenance of the Premises, such as minor plumbing and electrical wiring and fixtures, and the necessary to maintain the same in a reasonable state of repair.

Notice to Landlord - It shall be the responsibility of Tenant to notify Landlord, in writing, of any repairs or maintenance needed to the Premises which are the responsibility of Landlord under this Lease (Landlord's Repairs and Maintenance'). Landlord has no duty to inspect the Premises for Landlord's Repairs and Maintenance, and may rely exclusively on notice from Tenant as to whether Landlord's Repairs and Maintenance are needed

Improvements - All alterations, additions and improvements, except trade fixtures put in at the expense of Tenant, shall (a) be the responsibility of Tenant and shall remain the property of Tenant at the termination of this Lease. Tenant shall not make material improvements to the Premises without Landlord's prior written consent. However, such consent shall not be considered as subjecting the Landlord's interest in the Premises to a lien for labor and materials, pursuant to K.S.A. 60-1, et seq

8. ASSIGNMENT AND SUBLETTING : Landlord is free to transfer and assign this Lease and upon execution of an assignment, Landlord shall be fully relieved of all obligations arising under this Lease as of the date of assignment provided that those obligations are satisfied by Tenant. Tenant shall not assign and/or sublet this Lease without the prior written consent of Landlord. Tenant shall not be released from the obligations of this Lease upon assignment by Tenant. The power of Landlord to give or withhold its consent to any assignment or subletting shall not be exhausted by the exercise on one or more occasions

that the Rent reserved to be paid hereunder shall be equitably adjusted according to the amount and value of such remaining space.

The foregoing procedures shall be without prejudice to the rights of either Landlord or Tenant to recover compensation from the condemning authority for any loss or damage caused by such condemnation. Tenant shall have no rights in or any award made to the Landlord by the condemning authority.

19. MECHANICS' LIENS : Tenant shall not do, or allow anything to be done, whereby the Premises may be encumbered by a mechanic's lien or similar lien for labor performed or material or services furnished in connection with any work in, on, or about the Premises done by, for, or under the authority of Tenant or anyone claiming by, through, or under Tenant. If such a lien is claimed, Tenant shall reimburse Landlord for any expense which Landlord may incur in defending or otherwise dealing with such lien. Nothing in this Lease shall authorize or permit Tenant to encumber Landlord's interest in the Premises with any such mechanic's or similar lien.

20. FORBEARANCE NOT A WAIVER : Any failure by Landlord to declare a default of this Lease or a breach thereof shall not be considered as a waiver of the right thereafter to declare a default or breach for any other succeeding default or breach.

21. REMOVAL BY TENANT : Upon the termination of this Lease, Tenant shall:

32. RULES & REGULATIONS: Landlord may, from time to time, establish rules and regulations for operations of the tenants of the Woodman Center, including but not limited to rules for: parking, hours of operation, and window signs. Tenant agrees any such rules and regulations become a covenant of Tenant under this Lease provided that they do not materially alter the terms of this Lease.

33.

Revenues	Fiscal Year 2019 Budget	Fiscal Year 2018 Budget	Increase (Decrease)
University EEG for WSIA	\$ 1,852,376	\$ 1,619,078	\$ 233,298
WSIA Innovation Campus (BOT)	2,474,140	2,317,061	157,079
Total Revenues	\$ 4,326,516	\$ 3,936,139	\$ 390,377
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Expenditures			
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<u>Capital Improvements</u>			
Debt Service WSIA Series 2014B (2054)	\$ 1,748,359	\$ 1,748,359	\$
Debt Service WSIA Series 2014A (2054)	749,445	750,463	(1,018)
Total Capital Improvements	\$ 2,497,804	\$ 2,498,822	\$ (1,018)
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<u>Innovation Campus Support</u>			
Innovation Campus Infrastructure	\$ 600,000	\$ Contingency	
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Contingency	\$	\$ 779,214	\$ (779,214)
Total Contingency	\$	\$ 779,214	\$ (779,214)
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Total Expenditures	<hr/>		

	FY2017	FY2018	FY2019	FY2020	FY2021	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028
Revenues												
UniversityEEfor WSIA	\$ 2,200,000	\$ 1,619,078	\$ 1,852,376	\$ 2,092,730	\$ 2,340,352	\$ 2,595,463	\$	\$	r \$	r \$	r \$	r
ExperientiaEngineeringBldgChangeOrders	68,243											
CampusDevelopmentfrom BOT	539,441	2,206,681	2,361,348	2,519,110	2,680,030	2,844,170	417,158	491,802	569,771	645,937	720,577	804,402
Total Revenues	\$ 2,807,684	\$ 3,825,759	\$ 4,213,724	\$ 4,611,840	\$ 5,020,382	\$ 5,439,633	\$ 417,158	\$ 491,802	\$ 569,771	\$ 645,937	\$ 720,577	\$ 804,402
Expenditures												
CapitalImprovements												
DebtService WSISeries2014B	\$ 1,748,359	\$ 1,748,359	\$ 1,748,359	\$ 1,748,359	\$ 1,748,359	\$ 1,748,359	\$	\$	r \$	r \$	r \$	r
DebtService WSISeries2014A	185,463	750,463	749,445	746,795	746,878	749,778	r	r	r	r	r	r
Balanceof DebtServiceper bond documents	66,178		r	r	r	r	r	r	r	r	r	r
ExperientiaEngineeringBldgConstruction	122,277											
BondTrusteeAdminFees	5,830											
StudentAthlete Building	2,500,000		r	r	r	r						
InnovationCampusInfrastructure		600,000	600,000	600,000	600,000	1,600,000	r					
FitnessFacility Health& Wellness	r		1,250,000	r 1,250,000	2,500,000		r	r	r	r	r	r
SubtotalCapitalImprovements	\$ 4,628,160	\$ 3,098,822	\$ 4,347,804	\$ 4,345,154	\$ 5,595,237	\$ 4,098,137	\$	\$	r \$	r \$	r \$	r
Contingency	\$ r	\$	r \$	r \$	r \$	r \$	r \$	r \$	r \$	r \$	r \$	r
Total Expenditures	\$ 4,628,160	\$ 3,098,822	\$ 4,347,804	\$ 4,345,154	5,595,23							