THE BOARD OF TRUSTEES
Temple University - Of The Commonwealth System Of Higher Education

Finance and Investment Committee

Wednesday, January 28, 2026, at 10:15 a.m.

Sullivan Hall Room 200 / Video Conferencing

MINUTES

PUBLIC SESSION

PARTICIPANTS

Trustees:

Alan M. Cohen, Chair
Mitchell L. Morgan, Ex-Officio
Ellen Cooper
Amy Larovere
Anthony J. McIntyre
Charles E. Ryan
Tiffany A. Wilson

President: John Fry
University Secretary: Michael B. Gebhardt
University Counsel: Cameron J. Etezady

Administration and Staff:

David Boardman. Interim Provost
Martin Droz, Associate VP, Project Delivery Group
Marylouise C. Esten, VP and Deputy Provost
Brian Keech, Vice President Government and Community Relations
Jaison Kurichi, Senior Associate VP for Budget and Planning
Gennaro J. Leva, VP, Planning and Capital Projects
David Marino, Interim COO and Treasurer
Joseph Monahan, Associate VP, Facilities and Operations
Gerald Oetzel, Chief Financial Officer (TUHS)
Angela Polec, VP for Strategic Marketing and Communications
Danton Ponzol, Senior Director Treasury Inv Operations
Jonathan Reiter, Vice President, Business Affairs and Administration
Amid Ismail, Dean, Kornberg School of Dentistry
Matthew Wilson, Dean, Temple University Japan

Mr. Cohen, Chair of the Finance and Investment Committee, called the meeting to order.

AR-1 Prior Meeting Minutes

Chair Cohen called for a motion to approve the minutes of the prior meeting held on October 9, 2025. Upon a motion duly made and seconded, the minutes were approved.

Finance and Investment

AR-2 Revised Policy – Approval of Capital Expenditures (#04.32.01)

Upon motion duly made and seconded, the Finance and Investment Committee recommend to the Board of Trustees that the officers be authorized to revise the policy on Approval of Capital Expenditures (04.32.01), as described in Agenda Reference 2.

AR-3 New Policy – Real Estate Transactions

Upon motion duly made and seconded, the Finance and Investment Committee recommend to the Board of Trustees the establishment of a new, separate policy addressing review and approval of real estate transactions, as described in Agenda Reference 3.

Facilities

AR-4 Lease for Dental Clinic Space in Tamaqua, PA

Upon motion duly made and seconded, the Finance and Investment Committee recommend that the Board of Trustees authorize the officers to proceed with the lease agreement of 205 Center Street, Tamaqua, PA for a dental clinic, for a 15 year initial term at an initial annual lease cost of $218,500, with the funding and Financing source being Kornberg School of Dentistry (100000-07183-7520-04; $4,951,970), as described in Agenda Reference 4.

AR-5 Lease for Student Housing in Tamaqua, PA Associated with Dental Clinic

Upon motion duly made and seconded, the Finance and Investment Committee recommend that the Board of Trustees authorize the officers to proceed with the lease of 24 W. Broad Street, Tamaqua, PA for student housing associated with the new dental clinic, for a 15 year initial term at an initial annual lease cost of $316,800, with the funding and Financing source being Kornberg School of Dentistry (100000-07183-7520-04; $6,432,233), as described in Agenda Reference 5.

AR-6 Furniture, Fixtures and Equipment for Tamaqua PA, Dental Clinic

Upon motion duly made and seconded, the Finance and Investment Committee recommend that the Board of Trustees authorize the officers to proceed with the purchase of Furniture, Fixture and Equipment for the Tamaqua, PA dental clinic at a cost not to exceed $3,192,550 with the funding and Financing source being Kornberg School of Dentistry (100000-07183-7973-04; $3,192,550), as described in Agenda Reference 6.

AR-7 Beury Hall Demolition – Campus Quad Phase 1

Upon motion duly made and seconded, the Finance and Investment Committee recommend that the Board of Trustees authorize the officers to proceed with the Beury Hall Demolition – Campus Quad Phase 1 project at a cost not to exceed $4,780,700, inclusive of $300,000 previously approved, with the funding and financing source being the University Reserves Fund (100000-66009-7730-06; $4,480,700), as described in Agenda Reference 7.

AR-8 Howard Gittis Student Center – Essential Needs Hub

Upon motion duly made and seconded, the Finance and Investment Committee recommend that the Board of Trustees authorize the officers to proceed with the Howard Gittis Student Center – Essential Needs Hub project at a cost not to exceed $7,200,000, inclusive of $1,234,650 previously approved, with the funding and financing source being the University Reserves Fund (100000-66009-7730-06; $5,965,350), to be offset by existing and future philanthropy, all as further described in Agenda Reference 8.

AR-9 TUJ Property Acquisition

Upon motion duly made and seconded, the Finance and Investment Committee, upon the recommendation of the board of directors of Temple Educational Support Services Ltd. (TESS) recommends to the Board of Trustees of Temple University – Of The Commonwealth System of Higher Education, that the officers of TESS be authorized to proceed with the acquisition of real estate for a second Tokyo campus, with the funding and financing source being TESS reserves and a bank loan incurred by TESS, as described in Agenda Reference 9.

Reports for Information

R1	1500 N. Broad Improvements (Burk Mansion)	$2,500,000
R2	STEM Building Feasibility Study	$750,000
R3	Edberg Olson Locker Room Design	$2,345,700
R4	Ritter Annex Roof Replacement	$2,384,740

Adjournment

The public session adjourned at approximately 12:05 p.m.