



# Board of Trustees

TEMPLE UNIVERSITY-OF THE COMMONWEALTH SYSTEM OF HIGHER EDUCATION

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## Finance and Investment Committee

Public Session Agenda

January 28, 2026

<u>Item</u>	<u>Description</u>
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Approvals

AR-1 Minutes of Prior Meeting October 9, 2025

***Finance and Investment – Chair Cohen***

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

Recommendation: That 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

Recommendation: That 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 – Chair Cohen***

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

Recommendation: That 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

Recommendation: That 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

Recommendation: That 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

Recommendation: That 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

Recommendation: That 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

Recommendation: That 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

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

Old Business  
New Business

**Adjournment**