



WAYNE STATE UNIVERSITY

Student Auxiliary Services

June 9, 2020

Mr. Kurt Ehlers, Partnership Executive
Corvias Campus Living – WSU, LLC
Kurt.Ehlers@corvias.com
1405 South County Trail
East Greenwich, RI 02818

Delivered via Email to

Dear Kurt,

Thank you for your May 29, 2020 letter to Ms. Rebecca Cooke, Interim Vice President for Finance, Treasurer and Chief Financial Officer at Wayne State University (WSU), regarding the Service Concession Agreement (SCA) for the Operation and Management of Student Housing between the Board of Governors of Wayne State University and Corvias Campus Living – WSU, LLC (CCL-WSU, LLC). As the university's housing partnership account manager, I am responding to your letter on behalf of Ms. Cooke.

Since our partnership began on November 30, 2017, WSU has believed in and acted to promote a high level of cooperation and transparency between our two parties. In addition to our Management Review Committee and Executive Review Committee shared partnership meetings, Corvias staff are embedded in various planning and activity areas of WSU's Retained Service responsibilities such as our marketing group and our housing license agreement cancellation committee. WSU fully understands our obligations outlined in the SCA, and we believe the last 30 months have shown our transparent focus on the success of the partnership. You'll recall that WSU has voluntarily contributed \$6+ Million in immediate impact dollars since 2017 to jump start physical improvements in our housing facilities to the benefit of the partnership.

WSU shares with CCL-WSU, LLC the responsibility for the health, safety and quiet enjoyment of WSU housing facilities by our campus residents. The COVID-19 pandemic has certainly challenged our plans and operations as a partnership since March 2020 and continues to do so as we move toward the 2020-21 academic year. The health threats from COVID-19 remain an active concern for our entire campus community including students contemplating living on campus in the fall.

We agree with you that the guidance being provided by the Centers for Disease Control (CDC) are authoritative as our country mitigates the impacts of COVID-19. Since its publication in early May, we have also been sharing with Corvias staff the guidelines issued by the American College Health Association (ACHA) entitled, "Considerations for Reopening Institutions of Higher Education in the COVID-19 Era." ACHA's guidance is specific to colleges and universities and also speaks credibly to the specific needs and concerns of campus housing facilities in the context of college operations. Further, as your partner, WSU has brought to bear considerable expertise in managing our COVID-19 pandemic response as led by our president, M. Roy Wilson, MD, MS, a physician and epidemiologist along with an advisory board of nationally-recognized infectious disease physicians and public health experts from our School of Medicine, College of Nursing, the Detroit Medical Center and the Henry Ford Health System.

The health and safety of the Wayne State community is our highest consideration, and the success of our housing partnership will depend on the confidence that students, faculty and staff have that everything possible is being done, dependent on evidence-based science, to reasonably keep them safe. Because WSU does not have a housing requirement for our students, occupancy for fall 2020 will depend directly on creating an environment where residents are safe and feel safe.

In summary, we believe the university's interests and CCL-WSU, LLC's interests are aligned. We have invited Corvias staff to participate in our COVID-19 mitigation planning through membership on committees and frequent, transparent discussions about plans and strategies for housing for the 2020-21 academic year. We appreciate the collaborative way CCL-WSU, LLC staff have worked with us on solutions to the challenges we face for safe campus housing in the era of COVID-19. Continued flexibility and an emphasis on the health and safety of residents is our best path forward toward a successful partnership now and in the future.

Given the emphasis in your letter about the security of loans and payments obtained by the partnership, WSU staff remain available to communicate jointly with you to the CCL-WSU, LLC lenders. We are confident that our lender community will agree that the comprehensive, science-based mitigation strategies we are employing at WSU and in campus housing are in the best interests of their investments, and the best way to assure current and future interest by the WSU campus community in living on campus.

Please let me know if or when we need to meet with the lenders.

Sincerely,



Timothy L. Michael

Associate Vice President and Chief Housing Officer
Division of Student Auxiliary Services

Cc: Rebecca Cooke
Keith Whitfield, PhD
Office of General Counsel, WSU

TLM:tms