

**TEXAS SOUTHERN UNIVERSITY
BOARD OF REGENTS AGENDA**

COMMITTEE: Academic Affairs, Research, & Student Life

ITEM: Request Approval to Renew Student Housing Master Lease Agreement for the Icon and Loft Apartments

DATE PREVIOUSLY SUBMITTED: October 17, 2024

SUMMARY:

Approval is requested to exercise the first of two, one-year renewal options under the Student Housing Master Lease Agreement for the Icon and Loft Apartments. The original lease was approved by the Board at the October 17, 2024, Board meeting. The lease term runs from August 1, 2025, to July 31, 2027, with two, one-year renewal options, which must be exercised no later than September 15th of the year preceding the termination of the term.

Renewal of the agreement will continue to provide apartment-style housing for upper-class students while preserving on-campus residence hall capacity for first-year students. The original lease was signed on January 2025 and the terms are from 8/1/2025 - 7/31/2027.

Exercising the renewal option will provide the following benefits:

- Provides approximately 702 beds for upper-class students in apartment-style housing.
- Supports the University's enrollment, retention, and student success initiatives by maintaining adequate housing inventory.
- Preserves on-campus residence hall space for first-year students.
- Allows Residential Life and Housing staff to continue providing student support, community development, and residential programming.
- Ensures continuity of housing operations for the 2027-2028 academic year without interruption.
- Provides students with housing located in close proximity to the University.

Contract Term

Two (2)-year term with option to renew for two (2) periods of one year each upon mutual agreement, with advance written notice to occur no later than September 15th of the year proceeding termination.

APPLICABLE FEDERAL OR STATE STATUTE(S) AND/OR REGULATION(S): N/A

FISCAL IMPACT: This should be a pass-through, students are billed for the rent of their assigned apartment unit through their TSU student account, and the University pays the vendor. If balances are unpaid, it's the university's responsibility to pay the vendor and the charge is on the student account blocking class registration for future term.

SUPPORTING DOCUMENTATION:

Contract - LMS

RELATED BOARD BYLAW, POLICY AND/OR MAPP:

Board Policy 51.01

MAPP 08.04.01

ACTION REQUESTED: The Administration recommends approval of this item.

ASCEND 2030 UNIVERSITY STRATEGIC INITIATIVES ALIGNMENT:

1.3 Grow total enrollment

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Legal Certification: Based on available information to date, this agenda item and its implementation will not be in violation of any applicable federal, state, or local law or regulation.



GENERAL COUNSEL

08/18/2026

DATE

Fiscal Certification: This fiscal note, shown above, details the true and actual positive or negative fiscal effect that implementation of this agenda item will have and the detailed reasons for such effect.



J'Maine Shubb (Aug 18, 2026 11:25:41 CDT)

CHIEF FINANCIAL OFFICER

08/18/2026

DATE



James Crawford (Aug 29, 2026 06:35:50 CDT)

PRESIDENT

08/29/2026

DATE