

COMMUNITY DEVELOPMENT AUTHORITY
OF THE CITY OF STEVENS POINT

1300 Briggs Court, Stevens Point, WI 54481

ADMINISTRATIVE OFFICE:
TDD Relay: 1-800-947-3529
FAX: 715-341-4656
PHONE: 715-341-3444
www.stevenspoint.com

HI-RISE MANOR
MADISON VIEW
SCATTERED SITES
EDGEWATER MANOR

AGENDA

COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF STEVENS POINT

Date: November 5, 2013, 6:00 PM

Location: County/City Building, Conference Room D, 1516 Church Street, Stevens Point, WI 54481

1. Roll call.

Discussion and possible action on the following:

2. Acceptance of the recommendation by the Plan Commission on November 4, 2013 relating to subleasing the property located at 1101 Centerpoint Drive (Parcel ID 2408-32-2029-61) and the adjacent property (portions of Parcel IDs 2408-32-2029-65 and 2408-32-2029-66) from the Community Development Authority of the City of Stevens Point to Great Lakes Education Loan Services, Inc.
3. Acceptance of \$500,000 from the City of Stevens Point to be used towards the tenant improvements for 1101 Centerpoint Drive.
4. Approval of the sublease and developer's agreement for 1101 Centerpoint Drive with Great Lakes Educational Loan Services, Inc.
5. Use of housing trust fund interest revenue.
6. Adjourn.

PLEASE TAKE NOTICE that any person who has special needs while attending these meetings or needs agenda materials for these meetings should contact the Community Development Authority Office at 1300 Briggs Ct., Stevens Point, WI 54481, (715) 341-3444 Ex. 5 as soon as possible to ensure a reasonable accommodation can be made.

PLEASE TAKE FURTHER NOTICE that a quorum of the Common Council may attend this meeting.





Memo

Michael Ostrowski, Director
Community Development Authority
City of Stevens Point
1515 Strongs Avenue
Stevens Point, WI 54481
Ph: (715) 346-1567 • Fax: (715) 346-1498
mostrowski@stevenspoint.com

Community Development Authority of the City of Stevens Point

To: Community Development Authority Board of Directors
From: Michael Ostrowski
CC:
Date: 10/29/2013
Re: Agenda Item Summaries for November 5, 2013 CDA Board Meeting

1. Roll call.

Discussion and possible action on the following:

2. Acceptance of the recommendation by the Plan Commission on November 4, 2013 relating to subleasing the property located at 1101 Centerpoint Drive (Parcel ID 2408-32-2029-61) and the adjacent property (portions of Parcel IDs 2408-32-2029-65 and 2408-32-2029-66) from the Community Development Authority of the City of Stevens Point to Great Lakes Education Loan Services, Inc.

Before the CDA can sublease the property identified above, it must first review the recommendation by the City Plan Commission. They will be acting on this item at their November 4, 2013 meeting. I will provide you with their recommendation as soon as it becomes available.

3. Acceptance of \$500,000 from the City of Stevens Point to be used towards the tenant improvements for 1101 Centerpoint Drive.

As part of the sublease and developer's agreement with Great Lakes, the CDA would be required to provide Great Lakes with \$500,000 to be used towards the tenant improvements of the property. The City, at its October Common Council meeting agreed to fund the \$500,000 worth of tenant improvements. These funds, identified as the Redevelopment Cost Surcharge in the agreement, will be repaid by Great Lakes during years two through seven of the lease.

4. Approval of the sublease and developer's agreement for 1101 Centerpoint Drive with Great Lakes Educational Loan Services, Inc.

Enclosed you will find a sublease and developer's agreement with Great Lakes Educational Loan Services, Inc. for the property located at 1101 Centerpoint Drive. The following are the principles of the agreement:

- Term
 - The minimum lease term is 10 years. Upon expiration, the agreement can be extended by three year increments.

- Early termination is allowed if the federal contract with Great Lakes is cancelled or not renewed. Great Lakes is required to provide the CDA with a 180 day notice. They are also required to repay the Redevelopment Cost Surcharge within those 180 days.
- Consideration
 - The annual lease payment will be \$3.00 per square foot, based on a building square footage of 23,408, which equates to \$70,224 per year. The first year of the lease will be at no charge to Great Lakes.
 - The CDA will commit \$500,000 towards the tenant improvements (Redevelopment Cost Surcharge).
 - During years two through seven of the lease, Great Lakes will pay back the \$500,000 Redevelopment Cost Surcharge in addition to the \$3.00 per square foot base rent. The repayment shall be calculated based on a six-year repayment schedule for \$500,000.00 of borrowing at the actual cost to the City, up to an amount not to exceed five percent (5%).
 - The CDA will fund the cost to get a fiber optic connection to the building.
 - The minimum employment level shall be 150 FTEs within two years following the effective date. Great Lakes shall keep that employment level throughout the lease term. If they fail to keep that employment level, Great Lakes shall be required to repay the Redevelopment Cost Surcharge within one year.
- Subtenant's Rights and Obligations
 - Great Lakes will have use of the public parking areas surrounding the site.
 - Great Lakes will spend at minimum \$1,000,000 worth of tenant improvements. This amount includes the \$500,000 that will be committed by the City/CDA.
 - Great Lakes will be responsible for the maintenance and operation of the property.

5. Use of housing trust fund interest revenue.

The CDA receives interest revenue off of the housing trust funds. That interest revenue is then used to make loans for home ownership opportunities and housing rehabilitation. The two programs that the CDA offers are as follows:

- Home Ownership Opportunity Reserve Account (HOORA)

A loan program designed to assist qualified first time home buyers by providing a portion of the down payment and closing costs associated with the purchase of a house. The applicant's must be able to secure primary financing through a bank, credit union, or other authorized lending institution.

Terms:

 - Interest Rate - 0%
 - 30 year deferred loan, due when home is sold, if it is no longer primary residence or 30 years from date of closing.
- Housing Trust Fund (HTF) Housing Repair Program

A loan program designed to make home improvement loans available to low and moderate income homeowners. The loan funds must be used toward improvements to the house that correct health and safety problems, conserve energy, enhance the livability of the property, and/or extend the life of the property.

Terms:

- Interest Rate - 0%
- Repayment - Loan must be repaid when the property is sold, if it is no longer the primary residence, or 30 years from the date of closing.

There has been some concern regarding the homeownership program, and whether or not the CDA should be involved in loaning money for down payment and closing costs. Some of the concerns revolve around the potential loss of funds if the property goes into foreclosure, as opposed to using the funds for housing rehabilitation where there is typically a tax benefit to the community with a home that has been improved, even if it goes into foreclosure. However, homeownership and rehab are not mutually exclusive, as there are often times that first time homebuyers are also rehabbing the homes that they are purchasing.

In addition, arguments can be made that there are several advantages of homeownership and stable housing, including, but not limited to:

- Higher educational achievement;
- Higher civic participation;
- Health benefits;
- Reduced crime;
- Reduced use of public assistance programs; and
- Better maintained properties (National Association of Realtors, 2012).

This is being brought before you to decide how you wish to prioritize these funds, and whether you would like to look at other programs or modify the requirements or parameters of the current programs that we offer. In addition, given the need to further increase the occupancy level at Edgewater Manor, some of these funds could be used for maintenance and building improvements at this facility.

At this meeting, I do not expect to have a detailed plan to be worked out, but I would like general direction on how you wish to proceed with these funds. Additional discussion on programs and parameters can be discussed at future meetings.

6. Adjourn.

Works Cited

National Association of Realtors. (2012, April). Retrieved October 29, 2013, from Realtor.org:
<http://www.realtor.org/sites/default/files/social-benefits-of-stable-housing-2012-04.pdf>

DOWNTOWN REDEVELOPMENT PROJECT

SUBLEASE AND DEVELOPER'S AGREEMENT

between

GREAT LAKES EDUCATIONAL LOAN SERVICES, INC.

and

COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF STEVENS POINT,
WISCONSIN, a municipal body organized and existing under Wis. Stat. § 66.1335 and the
predecessors of such statute

and

THE CITY OF STEVENS POINT,
a Wisconsin municipal corporation

with its primary office located at 1515 Strongs Ave., Stevens Point, Wisconsin 54481

THIS SUBLEASE AGREEMENT (the "Agreement" or "Sublease"), made as of the ___ day of _____, 2013, is by and between GREAT LAKES EDUCATIONAL LOAN SERVICES, INC., a Wisconsin corporation, having a notice and mailing address of 2401 International Lane, Madison, WI 53704 ("Great Lakes" or "Subtenant", as appropriate), the COMMUNITY DEVELOPMENT AUTHORITY OF THE CITY OF STEVENS POINT, WISCONSIN, a municipal body organized and existing under Wis. Stat. § 66.1335 and the predecessors of such statute, having a notice and mailing address of 1515 Strongs Ave., Stevens Point, WI 54481 ("CDA" or "Sublandlord", as appropriate), and THE CITY OF STEVENS POINT, a Wisconsin municipal corporation with its primary office located at 1515 Strongs Ave., Stevens Point, Wisconsin 54481 (the "City")

PURPOSE

The purpose of this Agreement is to further the Redevelopment of the downtown area of the City of Stevens Point. Accordingly, the City, CDA, and Subtenant will cooperate in the remodeling of the Building to a condition suitable for office use. Subsequently, the Subtenant shall operate a call center at the Property with an employment level of at least 150 full time equivalent positions.

WITNESSETH:

1. **Construction and Definitions**

- 1.1 *Annual Rent:* The rent required to be paid by Subtenant annually in accordance with Section 4.1. This does not include any Operating Costs.
- 1.2 *Base Rate:* The amount of rent to be paid by Subtenant to Sublandlord per square foot of the Building, per year of the entire Term. This amount is due in addition to the Redevelopment Surcharge due during years two through seven of the Sublease Term as described in Section 1.13.

- 1.3 *Building*: The Building is the 23,408 square foot structure located on the Property.
- 1.4 *CDA*: The Community Development Authority of The City of Stevens Point, Wisconsin, a municipal body organized and existing under Wis. Stat. § 66.1335 and the predecessors of such statute.
- 1.5 *City*: The City of Stevens Point, Wisconsin.
- 1.6 *Commencement Date*: The date on which the Lease Term commences as specified in Section 3.
- 1.7 *Effective Date*: The date inserted on the first page of this Agreement.
- 1.8 *Laws*: All laws, statutes, regulations, rules, ordinances and orders of any Governmental Authority, including common law and rulings, decisions and interpretations of all judicial, quasi-judicial, and administrative bodies.
- 1.9 *Operating Costs*: All costs incurred or to be incurred during the Lease Term in connection with the management, operation, safety, security, replacement and maintenance of the Leased Premises. Operating Costs will include, but are not limited to, the following:
- (a) Utility and sewerage charges;
 - (b) Cleaning (including supplies and janitorial services);
 - (c) Pest control;
 - (d) Licenses, permits and inspection fees;
 - (e) Insurance premiums;
 - (f) Heating and cooling charges;
 - (g) Repairs and replacement of all improvements;
 - (h) Equipment rental;
 - (i) Charges of independent contractors performing work included within the definition of Operating Costs
 - (j) Exterior and interior landscaping;
 - (k) Snow removal;
 - (l) Costs of performance of obligations pursuant to covenants, conditions, easements (including parking and access easements) and operating agreements affecting or appurtenant to the Property; and
 - (m) All additional costs of compliance with Laws and other Legal Requirements directly applicable to the improvement or alteration, maintenance and operation of the building, including ADA.
- 1.10 *Property*: The tract of land described in attached **Exhibit 1** upon which the Building and improvements are located and all appurtenances thereto.

- 1.11 *Redevelopment*: The City of Stevens Point and the Community Development Authority of the City of Stevens Point, Wisconsin, pursuant to redevelopment powers granted by the Laws of the State of Wisconsin, determined that it is appropriate and desirable to undertake a current redevelopment of the downtown area pursuant to the redevelopment powers granted under Wisconsin law. This Sublease Redevelopment Agreement is entered into in accordance with that authority to redevelop the downtown area, and accordingly, the construction, reconstruction, modification, demolition, renovation, rearrangement, and related activities on and in connection with the Subleased Premises pursuant to the direction and authorization of the City and the CDA constitute redevelopment and may be referred to as Redevelopment or Redevelopment activities.
- 1.12 *Redevelopment Costs*: Costs and expenditures incurred by the CDA for its contribution to redevelopment of the Property as described in Section 4.2.
- 1.13 *Redevelopment Cost Surcharge*: The Redevelopment Cost Surcharge is the amount added to the Base Rate during years two through seven of the Sublease Term to reimburse the CDA for the Redevelopment Costs. It shall be calculated based on a six-year repayment schedule for \$500,000.00 of borrowing at the actual cost to the City, up to an amount not to exceed five percent (5%).
- 1.14 *Subleased Premises*: The Property and improvements, and all rights and appurtenances thereto.
- 1.15 *Sublease Rate*: The Sublease Rate for a given year is the sum of the Base Rate and the Redevelopment Cost Surcharge applicable for that year, if any.
- 1.16 *Sublease Term or Term*: The period of time designated at Section 3 as the same might be modified from time to time by the written agreement of Sublandlord and Subtenant.

2. **Lease of Premises.**

Sublandlord hereby leases to Subtenant the Subleased Premises, and Subtenant hereby leases the same from Sublandlord.

3. **Term**

- 3.1 *Minimum Lease Term*. The Minimum Lease Term for this Agreement is ten (10) years. Following the expiration of the Minimum Lease Term, the

Agreement may be extended in three (3) year increments by mutual agreement of the CDA and the Subtenant.

3.2 *Early Termination.* The Subtenant may terminate the Agreement and vacate the Property prior to the expiration of the Minimum Lease Term only if all of the following conditions are met:

3.1.1 The Subtenant's contract with the Federal government for administering student loan services is cancelled or not renewed.

3.1.2 The Subtenant has completed its renovations under Section 5.5.

3.1.3 The Subtenant provides the CDA notice of its intent to terminate the Agreement at least one hundred and eighty (180) days prior to the Agreement's termination under this Section.

3.1.4 If the notice required under Section 3.1.3 is delivered to the CDA prior to the end of year seven of the Sublease, the Subtenant shall repay to the CDA the balance of the Redevelopment Costs prior to terminating the Agreement.

4. **Consideration**

4.1 *Annual Lease Payments.* The Subtenant shall pay an Annual Lease Payment to Sublandlord yearly on or before [REDACTED]. The Annual Lease Payments shall be as stated in the attached **Exhibit B**. The Annual Lease Payments are calculated by multiplying the Building's square footage of 23,408 by the applicable Sublease Rate. Great Lakes will not pay any rent for the first year of the Term.

4.2 *Redevelopment Costs.* The CDA shall commit \$500,000.00 (five-hundred thousand dollars) toward the renovation of the Building as described in Section 5.5.

4.3 *Fiber Optic Connection.* The CDA shall install a fiber-optic data connection at the Building sufficient to reasonably serve the needs of the Subtenant's anticipated operations as a call center. The cost for this installation shall be in addition to the Redevelopment Costs under Section 4.3.

4.4 *Minimum Employment Level.* Subtenant shall, no later than two (2) years following the Effective Date, create and hire at least 150 full time equivalent positions at the Property. Subtenant shall maintain that Minimum Employment Level throughout the duration of the Agreement.

5. **Subtenant's Rights and Obligations**

- 5.1 *Use of Leased Premises.* Subtenant's use, development, and reuse of the Subleased Premises are unrestricted, subject only to the restrictions and requirements of this Agreement, the authorizations of the City or the CDA, and agreements in connection therewith. Improvements should be well maintained, and Subtenant will comply with the requirements of all Governmental Authorities having jurisdiction over the Subleased Premises. Sublandlord shall not be liable to Subtenant in damages or otherwise for any interruption or inadequacy of any utility or other services provided to the Subleased Premises. Additionally, any such interruption or inadequacy shall not be deemed an eviction of Subtenant and shall not relieve Subtenant from the obligation to fulfill all of Subtenant's obligations in this Sublease Redevelopment Agreement.
- 5.2 *Quiet Enjoyment.* So long as Subtenant pays the Annual Lease Payments and performs all of Subtenant's obligations under this Agreement, Subtenant will peacefully hold the Subleased Premises, free of interference from anyone, claiming by, through, or under Sublandlord, subject to remedies contained in Section 7.
- 5.3 *Parking.* Subtenant shall have use of the public parking areas surrounding the Building, adjacent to Centerpoint Drive, as depicted in **Exhibit 3**.
- 5.4 *Insurance*
- 5.4.1 *Liability Insurance.* Throughout the Term, Subtenant shall maintain at Subtenant's expense insurance insuring Subtenant and Sublandlord against all liability for injury to or death of any person occasioned by or arising out of or in connection with the occupancy of the Subleased Premises. The policy or policies shall provide not less than \$1,000,000.00 (one million dollars) combined single limit coverage, shall name the CDA, City, and Subtenant and their respective agents as insureds, and shall be maintained with an insurance company or companies authorized to do business in the State of Wisconsin.
- 5.4.2 *Policies.* Subtenant shall furnish evidence that is satisfactory to Sublandlord of the maintenance of all insurance required by this Section, including certificates of such insurance and evidence of the payment of premiums. Additionally, Subtenant shall obtain a written obligation on the part of each insurance company to notify Sublandlord at least thirty (30) days prior to cancellation or material change of any such insurance.
- 5.4.3 *Subrogation.* Subtenant hereby waives any cause of action which Subtenant or anyone claiming by, through, or under it, by subrogation or otherwise, might now or in the future have against

Sublandlord on account of any loss or damage which is insured against under any insurance policy which names Subtenant as a party insured. If possible, Subtenant agrees to provide Sublandlord a waiver of subrogation endorsement, satisfactory to Sublandlord, to all policies of insurance maintained pursuant to this Agreement. Sublandlord hereby waives any cause of action which Sublandlord or anyone claiming by, through, or under it, by subrogation or otherwise, might now or in the future have against Subtenant on account of any loss or damage which is insured against under insurance policy which names Sublandlord as a party insured. Sublandlord agrees to provide Subtenant a waiver of subrogation endorsement, satisfactory to Subtenant, to all policies of insurance maintained by Sublandlord and covering the Subleased Premises.

5.4.4 *Governmental Tort Claims.* Performance of obligations under this Agreement with respect to insurance, indemnity and liability shall not constitute a waiver of the protection against claims or limits of liability under Wis. Stat. Sec. 893.80, concerning claims against governmental bodies or officers, agents or employees; notice of injury; limitation of damages and suits.

5.5 *Subtenant's Renovation of the Building.* Subtenant shall undertake construction activities at the Building to convert it from its current retail configuration to a form suitable for use as a call center. Such configuration shall be of a kind generally in use in other call centers in the Stevens Point area. Subtenant shall expend a minimum of \$1,000,000.00 (one million dollars) to perform the renovation. The Subtenant shall complete the renovation within twelve (12) months of the effective date of this Agreement.

5.6 *Maintenance and Operation.* Subtenant shall be responsible for all Operating Costs as described in Section 1.9. The CDA shall have the right to direct Subtenant to perform specific maintenance on the Building if necessary to preserve or stabilize its structural elements. Such maintenance shall include, but is not limited to repair of roof leaks, maintenance of masonry, and stabilization of load-bearing walls.

5.7 *Assignment and Subletting.* Subtenant's rights under this Sublease shall only be assignable with the consent of the CDA.

5.8 *Indemnification.* Subtenant agrees to indemnify, defend, and hold harmless Sublandlord from suits, actions, damages, liability, claims and expenses arising from the occupancy or use of the Subleased Premises, by Subtenant, its agents, employees, assignees, and invitees.

6. **Sublandlord's Obligations and Rights**

6.1 The CDA shall have the unconditional right to transfer any and all of its rights under this Agreement and the Lease-Purchase Redevelopment Agreement attached as **Exhibit 4** to any other party. The CDA may execute such transfer with or without Subtenant's consent.

7. **Remedies and Default**

7.1 *Failure to Maintain Minimum employment Level.* If Subtenant fails to maintain the Minimum Employment Level under Section 4.4 at any time during the Term, the Redevelopment Cost Surcharge shall increase to an amount such that Subtenant shall will repay to the CDA any remaining balance of the Redevelopment Costs within one (1) year of the date on which the employment level at the Property falls below the Minimum Employment Level.

7.2 *Past Due Rent.* Subtenant's obligation to make Annual Lease Payments is an independent covenant, and in the event an Annual Lease Payment is not made within ten (10) days after its due date, such amount shall bear interest daily until paid at the rate of ten percent (10%) per annum with such interest accruing from the due date.

8. **Resolution of Disputes**

The parties shall settle any claim, controversy, or dispute arising out of or relating to this Agreement by submitting the matter to the Circuit Court for Portage County, Wisconsin.

9. **Construction Liens.** If a construction lien is filed against the Leased Premises, because of any work, labor, services, materials, or equipment furnished to or for Subtenant, Subtenant shall take all action necessary to fully satisfy the lien by bond or otherwise within sixty (60) days after receiving notice of filing the lien. Nothing in this Agreement shall be deemed or construed in any way as constituting the consent or the request of Sublandlord, express or implied, to any contractor, subcontractor, laborer or supplier for the performance of any labor or the furnishing of any materials for any improvement, alteration or repair of the Property.

10. **Miscellaneous**

10.1 *Notices.* All notices, requests, demands, instructions, or other communications required or permitted to be given under this Agreement shall be considered given upon personal delivery or upon three business days after deposit in the U.S. mail, postage prepaid, by registered or certified mail, return receipt requested or upon three business days after deposit with a commercial delivery system, with charges prepaid, to the

addresses set forth in the first paragraph above. Either party may change the address to which notices are to be given under this Agreement by giving notice in the manner provided in this Section.

- 10.2 *Provisions Surviving Termination.* Notwithstanding the expiration of the Term or termination of this Agreement, the provisions of the Agreement relating to the following shall survive and continue in effect: (a) any indemnification by Subtenant in favor of Sublandlord and its directors, trustees, officers, employees and agents, (b) resolution of disputes, (c) remedies available to the parties, and (d) any other provision which, by its nature, involves an obligation extending beyond the expiration of the Term or termination of this Agreement.
- 10.3 *Amendment.* This Agreement may not be altered, waived, amended, supplemented or extended, except by a written agreement signed by Sublandlord and Subtenant.
- 10.4 *Severability.* If any clause or provision of this Agreement is illegal, invalid or unenforceable under any present or future Law, the remainder of this Agreement will not be affected thereby.
- 10.5 *Binding Effect.* The provisions of this Agreement will be binding on and inure to the benefit of Sublandlord and Subtenant and their respective successors and permitted assigns.
- 10.6 *Governing Law.* This Agreement will be construed and enforced according to the Laws of the State of Wisconsin.
- 10.7 *Consent to Breach.* Any assent, waiver, or consent, express or implied, to any breach of any covenant in this Agreement shall operate as such only in the specific instance and shall not be construed as an assent, waiver, or consent of any condition or covenant generally, nor be applicable to any subsequent breach.
- 10.8 *Remedies Cumulative.* The various rights, powers, elections and remedies of the parties are cumulative, and not one of them is exclusive of the others or exclusive of any right or remedy permitted by law.
- 10.9 *Entire Agreement.* This Agreement, along with any exhibits hereto, encompasses the entire agreement of the parties, and supersedes all previous understandings and agreements between the parties, whether oral or written. The parties hereby acknowledge and represent, by affixing their signatures hereto, that said parties have not relied on any representation, assertion, guarantee, warranty, collateral contract or other assurance, except those set out in this Agreement, made by or on behalf of any other party or any other person or entity whatsoever, prior to the execution of

this Agreement. The parties hereby waive all rights and remedies, at law or in equity, arising or which may arise as the result of a party's reliance on such representation, assertion, guarantee, warranty, collateral contract or other assurance, provided that nothing herein contained shall be construed as a restriction or limitation of said party's right to remedies associated with the gross negligence, willful misconduct or fraud of any person or party taking place prior to, or contemporaneously with, the execution of this Agreement.

DRAFT



Company Overview
Who We Work With
Investing in Our Communities
Careers

Media Relations



Doing What's Right

Great Lakes Higher Education Corporation & Affiliates

We're Great Lakes, a non-profit organization dedicated to helping make college a reality. We also make successful student loan repayment possible, in partnership with the U.S. Department of Education and private lenders.

Students and their families borrow money for college because it is an important investment in their future. While we don't make student loans, we work with all groups involved in the student loan process to protect these investments. Our goal: to help students borrow responsibly, complete their education, and find repayment solutions that work for them.

We believe all students deserve a chance at higher education. Our community investments help students who are least likely to consider college to continue their education beyond high school, succeed on campus, and graduate ready to reach their full potential.

Headquartered in Madison, Wisconsin, with operating centers around the country, our employees share our mission: doing what's right to change lives for the better.

Our Sites

Student Loan Customers

Financial Aid Professionals

Business Partners

Community Investments

Working with others



Investing in our communities





Media Relations

Easily locate important background and [contact information](#).

Company Overview
Who We Work With
Investing in Our Communities

Careers at Great Lakes
Current Opportunities
Locations
Benefits

Media Relations
News Releases

Contact Us
Student Loan Customers
Financial Aid Professionals
Business Partners

Our Sites
Student Loan Customers
Financial Aid Professionals
Business Partners
Community Investments



Company Overview
Who We Work With
Investing in Our Communities
Careers

Media Relations



Investing in Our Communities

We know that everyone can benefit from college. Yet, we also know it's the students who are least likely to continue their education who have the most to gain. These are the students our philanthropy—an investment of more than \$88 million to date—aims to support.

Learn how [Great Lakes helps](#) in our communities.

Leveling the Playing Field

We lead [initiatives](#) and make [grants](#) to programs that are designed to help traditionally underserved students succeed in college, and reach their full potential in life. Our efforts focus specifically on students of color, students from low-income households, and those who are the first in their families to attend college.

A Comprehensive Approach

We understand that the path to and through college is challenging for all who take it. For this reason, our [philanthropic priorities](#) include improving college readiness, increasing college access, and boosting college success.

Making an Impact

Our goal is to maximize the impact of each dollar that we commit to [making a difference](#) for students and their families. That's why, with all our philanthropy, we place a premium on setting goals, measuring success, and sharing the lessons we learn through the partnerships we've forged.

[Company Overview](#)
[Who We Work With](#)
[Investing in Our Communities](#)

[Careers at Great Lakes](#)
[Current Opportunities](#)
[Locations](#)
[Benefits](#)

[Media Relations](#)
[News Releases](#)

[Contact Us](#)
[Student Loan Customers](#)
[Financial Aid Professionals](#)
[Business Partners](#)

[Our Sites](#)
[Student Loan Customers](#)
[Financial Aid Professionals](#)
[Business Partners](#)
[Community Investments](#)

[Terms of Use](#) | [Privacy Policy](#) | [Accessibility](#) | [Browser Support](#)

Great Lakes Higher Education Corporation & Affiliates
2401 International Lane Madison, WI 53704
(888) 686-6919

