

Resolution on the Rental of a New Office Space

Graduate Labor Union - UE Local 1105

Presented to Membership at 4/15/26 GMM

GLU-UE Local 1105 currently rents an office space at the United Labor Center. In this office, three UE staffers work: David Munkvold and Alex Provan, who directly support the operations of GLU, and Noah Wexler, who works to support other UE locals. This office also serves as storage for GLU records and organizing materials.

However, the current office space, the usage of which was presented as part of the annual budget and led to a slight [budgetary adjustment](#) at the March GMM, is not large enough to support all three of these staffers and the materials that are stored there. This makes it necessary to move to a larger office space. Since this office would also be used by non-GLU staffers, it is likely that UE National will agree to subsidize the cost of a larger office space, though at the time of writing these conversations are still ongoing.

The currently budgeted and approved cost of the office rental is \$410 a month. The quote on this larger office lease is \$923.21 in year one, \$940 in year two, and \$957 in year three. But, these figures do not include any fluctuations in operating expenses and taxes, which can vary year to year but typically no more than +/-3%.

If UE National will agree to cover \$461.60 a month, which is half of the cost of a larger office, which would bring the monthly cost of this space to \$461.60, then moving to this new space would be viable. However, if this agreement is unable to be reached, then it makes more sense to remain in the current office space.

THEREFORE, BE IT RESOLVED

1. If UE National agrees to cover \$461.60 of the monthly rent, then GLU-UE Local 1105 will move from their current office, Suite #359 (173sqft) and sign a 3 year lease for Suite #386 (403 sqft) in the United Labor Center at 312 Central Ave SE, Minneapolis MN, 55414, at a cost to GLU-UE of \$461.60 per month. Otherwise, GLU-UE will sign a three-year lease for our current office space.
2. GLU-UE 1105 will make this space available to Executive Board members, Trustees, UE staff members, and potential future employees of the Local.
3. The Financial Secretary will amend the Annual Budget to reflect all adjustments for this change. Projected amounts for years two and three will be used in generating annual budgets for those years.