The meeting of the Board of Trustees of Northeastern Illinois University was convened on Thursday, February 27, 2014, at 1:46 p.m., in the Golden Eagles room at Northeastern Illinois University, 5500 N. St. Louis Ave. Dr. Carlos Azcoitia, Chair of the Board, called the meeting to order.

Roll was called and the following trustees answered present:

Carlos Azcoitia, Chair; Bob Biggins, Omar Duque, Secretary; Barbara Fumo, Marvin Garcia, Jin Lee, Vice Chair; Darlene Ruscitti, Jonathan Stein, and Franklin Ortega

The following trustees were absent: none

Also present were the following:

Sharon Hahs, President; Tom Arkell, Legal Counsel; Mimi Crespo, Assistant Secretary; University Provost, Vice Presidents, and Staff

Approval of Minutes

Written Minutes of the meeting of November 14, 2013 and the Minutes of the Confidential Executive Session dated November 14, 2013 were prepared and submitted.

Chair’s Announcements

- Chair Azcoitia expressed his condolences for the recent loss of two NEIU students, Victor Maldonado and David Roman, who lost their lives in a tragic car accident. Azcoitia held a moment of silence to honor the students.

- Chair Azcoitia announced that he met with the Student Government Association (SGA) along with Student Trustee Ortega. Students shared their experiences with the University. Azcoitia was impressed with the students’ questions and engagement.

President’s Announcements

- President Hahs introduced Michael Pierick, our new Vice President for Finance and Administration. Pierick’s appointment is the result of a national search. He has more than 25 years of administrative affairs leadership experience in higher education, and most recently served at the University of Wisconsin-Rock County as the assistant campus dean for administration and finance.

- President Hahs announced two administrative changes – Erika Kreibiel will now serve as Chief Communications Officer and Director of University Outreach in the President’s Office and Dr. Effie Kritikos will serve as acting dean in the College of
President’s Report
The entire President’s Report is incorporated herein by reference.

Action Item I. A. TUITION AND FEE RECOMMENDATIONS
Annually, the Board of Trustees sets tuition and fee rates for the next academic year. Preliminary information brought to the November meeting of the Board of Trustees demonstrated the serious fiscal considerations that needed to be addressed. The Board agreed to hold a special meeting of the Finance Committee. The Finance Committee met on January 14, 2014, and examined the issues surrounding tuition and fee rates. The consensus reached in that meeting is reflected in the recommendations for the FY2015 tuition and fees presented below:

a) No increase in fee rates;

b) A tuition rate change for incoming Fall 2014 undergraduate students that is 5.9 percent higher than the rate for incoming Fall 2013 undergraduate students. (Note that the original consensus from the Finance Committee is 6 percent, based on rounding percentages. Rounding to the nearest whole dollar results in 5.9 percent.)

c) A tuition increase of 7.0 percent for graduate students; and

d) A tuition increase of 9.2 percent for undergraduate students who will have been at the University for more than six academic years. (Note that the original consensus is 9 percent; rounding to the nearest dollar results in 9.2 percent.)

The proposed rates were presented to the Student Government Association on February 4, 2014. While there were some general concerns with student affordability, it was a good discussion and there were no objections to the tuition proposal consensus reached by the Board of Trustees Finance Committee. However, on February 18 President Hahs received a resolution from the SGA that proposed no tuition increase.

Trustee Lee expressed his concerns regarding the tuition and fee increases and recommended a 3 percent increase for incoming undergraduate students, a 3.5 percent increase for graduate students, and a 4 percent increase for students who have been at the University for more than six academic years. Lee provided this solution based on a Chicago Crain’s newspaper article. The article showed an increase in applications at most local universities, for example, Loyola and IIT experienced double digit enrollment increases. Lee suggested that Northeastern work hard and devote most of its energy to increasing its marketing efforts to increase enrollment. A reduction in the tuition increase coupled with an increase in enrollments would cover University expenses. – Added underlined section from original recording.

Trustee Garcia explained that approximately 29 percent of incoming students may not receive financial support. Is there anything in terms of support for them in case of financial hardship? President Hahs explained that students who experience hardship do qualify for aid. Trustee Duque explained that 71 percent of students receive a full financial aid package and the remaining 29 percent don’t necessarily receive zero aid; some students will receive some...
form of aid.

Mr. Duque, seconded by Mr. Stein, moved to approve the TUITION AND FEE RECOMMENDATIONS.

Roll was called and the vote was as follows:

Azcoitia  Yes  Duque   Yes  Garcia   Yes  Ruscitti   Yes
Biggins  Yes   Fumo    Yes  Lee    No  Stein   Yes   Ortega   No

The motion carried.

Action Item I. B. APPROVE MICHAEL PIERICK AS BOARD TREASURER
Board approval is requested to appoint Michael Pierick, our new Vice President for Finance and Administration, to the ex-officio position of Board Treasurer as stated by the (110 ILCS 680/25-30) Board Statute.

Mr. Stein, seconded by Mr. Duque, moved to APPROVE MICHAEL PIERICK AS BOARD TREASURER.

Roll was called and the vote was as follows:

Azcoitia  Yes  Duque   Yes  Garcia   Yes  Ruscitti   Yes
Biggins  Yes   Fumo    Yes  Lee    Yes  Stein   Yes   Ortega   Yes

The motion carried.

Action Item I. C. EXPENDITURE RECOMMENDATIONS FOR PURCHASES OF $100,000 OR MORE – SNOW REMOVAL SERVICE
Northeastern contracts with a firm to provide snow removal services during major snow accumulations. The excessive snow fall that the University has experienced has caused a heavier than expected reliance on outside contractor services and expenditures are now estimated to reach $175,000 for this season, over twice the original estimate. It should be noted that the University’s Facilities Management Department handles snow removal for minor accumulations without the contracted service. The contracted service provider, Snow Systems, Inc., was selected through a competitive bidding process advertised on the Illinois Public Higher Education Procurement Bulletin. Board approval is requested for expenditures specifically related to this contractor for these services.

Trustees Duque and Lee asked about other vendors and competitive bidding. At this time, the University is requesting to add more funds to an existing contract with a current vendor. Other vendors will have an opportunity to compete for the bid when the current contract expires.

Mr. Duque, seconded by Mr. Biggins, moved to approve EXPENDITURE RECOMMENDATIONS FOR PURCHASES OF $100,000 OR MORE – SNOW REMOVAL SERVICE.
Roll was called and the vote was as follows:

Azcoitia  Yes  Duque  Yes  Garcia  Yes  Ruscitti  Yes
Biggins  Yes  Fumo  Yes  Lee  Yes  Stein  Yes  Ortega  Yes

The motion carried.

**Board Committee Reports**

**Executive** – no reports at this time.

**Academic and Student Affairs** – Trustee Garcia represented the committee and announced that there are no reports at this time.

**Buildings and Grounds** – Trustee Duque represented the committee and explained that the Construction Update was read during the committee.

**Finance** - Trustee Duque represented the committee and explained that all issues have been discussed during the committee.

**Legal Counsel Report**

Mr. Arkell explained to the Board that the Legal Counsel Report was distributed and he would answer any questions in executive session.

**Old Business**

Trustee Lee thanked President Hahs for providing him with the employee status report he requested during the previous meeting. Lee explained that the report will determine how the University is maintaining the status of employees. Also, Lee suggested again that the University only sell healthy snacks and drinks in its vending machines. Perhaps the SGA can do some research on the topic. Further, Lee requested that the amount of time offered during public comment be increased from 2 to 3 minutes. Mr. Arkell explained that changing the public comment section would have to be addressed at the next meeting through Board procedures.

Chair Azcoitia asked for a status update on the doctoral program. President Hahs explained that a consultant visited Northeastern to specifically work on the doctorate in Special Education. The consultant produced a report on what is needed. The Dean of Graduate Studies and Research, the Dean of the College of Education (COE), and faculty are working through the report. The Dean of COE and the Dean of the Graduate College are responsible for creating a budget. Part of this report is expected by May and the rest by the end of the Summer.

Trustee Lee was very happy to report that he visited the new El Centro campus construction site and he was very impressed with the construction progress and encouraged the Board to visit the site.
New Business/Announcements
Trustee Stein was very pleased to see the sample press release regarding tuition. The release takes a very proactive stand and explains why there needs to be a tuition increase.

President Hahs made the following announcements.

1. At each Trustee’s place there is an invitation from Ensemble Espanol to celebrate its 40th anniversary at a special gala event on Friday, April 4, compliments of the Institutional Advancement Office.

2. President Hahs may bring to the Board in April a potential honorary degree confirmation. University Trustees confer these degrees.

3. The University is preparing for a comprehensive fundraising campaign. When the campaign is properly organized, President Hahs will present to the Trustees.

Upcoming Events

Chair Azcoitia announced the following upcoming events:

1. **Student Awards Program** – Wednesday, April 23 at 2:45 p.m. in Alumni Hall.

2. **Academic Honors** - Thursday, April 24 at 4:45 p.m. in the Auditorium.

3. **Commencement** - Monday, May 12 at 4:00 p.m. at the UIC Pavilion.
   Chair Azcoitia and Trustee Stein plan to attend.

4. **Next Board Meeting** - Thursday, April 10, 2014 at our CCICS campus located at 700 E. Oakwood Blvd. Chair Azcoitia will be in Ohio attending the Coalition of Community Schools meeting. Therefore, Vice Chair Lee will conduct this Board meeting.

Opportunity for Public Comment in Accordance with Public Act 91-0715
Chair Azcoitia announced, we now come to the Opportunity for Public Comment section of the Agenda. The purpose of Public Comment is for the Board to hear from the public regarding matters of interest or concern. We will not enter into general discussion or open debate on issues that might be raised. So, while the Board welcomes Public Comments, we will not respond to them at the present time.

Today we have 2 individuals scheduled to speak; the requests were placed in advance. Time is limited to 2 minutes. To assist us, our Board Secretary, Mimi Crespo, will announce when 30 seconds remain and when time is up and the Chair will alert the speaker to please conclude.

Please begin…
Public Comment Speakers:

1. **Dr. Brett Stockdill**, professor of Sociology
   Dr. Stockdill discussed issues regarding denial of tenure to Dr. John Boyle, keeping anti-gay Lech Walesa’s name on a building where LGBT students, faculty and staff learn, teach and work; and the University threatening to take the property of local business owners in the name of residence halls.

2. **Dr. Mark Melton**, professor of Special Education
   Dr. Melton discussed the denial of tenure to Dr. John Boyle.

Convene in Executive Session
At 2:34 p.m., Mr. Lee, seconded by Mr. Duque, moved to convene in executive session to consider: The employment, appointment, compensation and performance of employees as permitted by Section 2. (c) (1) of the Open Meetings Act and pending, probable or imminent litigation, as permitted by Section 2. (c) (11) of the open meetings Act.

Roll was called and the vote was as follows:

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The motion carried.

Reconvene in Open Session
At 4:02 p.m., Mr. Lee, seconded by Ms. Fumo, moved to reconvene in open session.

Roll was called and the vote was as follows:

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The motion carried.

Mr. Stein, seconded by Mr. Duque, **moved to adopt a resolution as drafted and presented by the Board of Trustees that Northeastern Illinois University acquire the Bryn Mawr properties as exactly described in Exhibit A.**

Trustee Lee presented another motion to substitute the motion above. Lee would like to remove certain language that he considers harsh from the original resolution. For example, sections that include “quick-take authority” and “exercise right of eminent domain by condemnation.” There was no second to support Lee’s motion therefore the Board voted on the original motion. Lee would like to state for the record that he supports the construction of student housing on the Bryn Mawr block; his concern is with the wording within the resolution.

Roll was called and the vote was as follows:
Ms. Fumo, seconded by Mr. Duque moved that the confidential written minutes of the executive session dated February 21, 2013 no longer require confidential treatment and are available for public inspection.

Roll was called and the vote was as follows:

Azcoitia  Yes  Duque   Yes  Garcia   Yes  Ruscitti   Yes
Biggins  Yes   Fumo    Yes  Lee    No   Stein   Yes   Ortega   Yes

The motion carried.

Mr. Ortega, seconded by Mr. Duque, moved to approve the destruction of verbatim records for the meeting held on June 14, 2012 as follows:

Whereas, 5 ILCS 120/2.06(a) requires public bodies to keep verbatim records of all closed meetings in the form of a video or audio recording; and

Whereas, 5 ILCS 120/2.06(c) provides that these verbatim records may be destroyed after eighteen (18) months but only after: 1) the public body approves destruction of a particular recording; and 2) the public body approves Minutes of the closed meeting that meet the written requirements applicable to open meetings; and

Whereas, the Board of Trustees has reviewed written Minutes of the closed meetings held on June 14, 2012 and those written Minutes meet the written minutes requirements; and

Whereas, the Board of Trustees believes that the destruction of the verbatim records is appropriate:

Therefore, be it resolved that the Board of Trustees of Northeastern Illinois University approves 1) the written Minutes of the closed meetings held on June 14, 2012 2) the destruction of the verbatim records of the closed meetings held on June 14, 2012 and, 3) directs the Assistant Secretary of the Board of Trustees to destroy said verbatim records.

Roll was called and the vote was as follows:

Azcoitia  Yes  Duque   Yes  Garcia   Yes  Ruscitti   Yes
Biggins  Yes   Fumo    Yes  Lee    Yes  Stein   Yes   Ortega   Yes

The motion carried.

Adjourn

At 4:12 p.m., the Board unanimously agreed to adjourn.

Carlos Azcoitia, Chair
Mimi Crespo, Assistant Secretary
Confidential for Executive Session
February 27, 2014

NORTHEASTERN ILLINOIS UNIVERSITY

A RESOLUTION AUTHORIZING THE ACQUISITION
OF REAL PROPERTY BY NEGOTIATION OR CONDEMNATION
FOR EDUCATIONAL AND OTHER PUBLIC PURPOSES
AND REQUESTING
STATE LEGISLATIVE APPROVAL OF QUICK-TAKE AUTHORITY

WHEREAS, Northeastern Illinois University, County of Cook, State of Illinois has the
authority to adopt ordinances and to promulgate rules and regulations that pertain to its mission and
affairs as a State of Illinois institution of higher education; and

WHEREAS, the Board of Trustees has determined that the absence of affordable residential
housing near the campus of the University is an impediment to the ability of the University to fulfill
its educational mission to its students with their diverse ethnic, racial and economic backgrounds;
and

WHEREAS, the Board of Trustees has identified suitable properties for residential housing
that would help overcome the current deficit in such housing and thereby enable the University to
fulfill more of its mission; and

WHEREAS, the Illinois Constitution of 1970 and Section 25-40 of the Northeastern Illinois
University Law authorize Northeastern to exercise the right of eminent domain by condemnation
proceedings to acquire property that is appropriate, useful, advantageous or desirable for courses of
instruction, research, and such other public services and purposes as determined by the Board of
Trustees; and

WHEREAS, the Board of Trustees has determined that certain property commonly known as
3400, 3401-03, 3407-09, 3411, 3414, and 3417 Bryn Mawr and more accurately and legally
described in Exhibit A hereto (hereinafter collectively referred to as the “Subject Property”) are
appropriate, useful, advantageous or desirable for the mission of the University to serve students by
making residential housing available on and proximate to the University’s primary campus, and
likewise useful for other public services and purposes; and,

WHEREAS, Northeastern Illinois University must therefore acquire the Subject Property,
now privately owned, for the use of the University; and

WHEREAS, the Board of Trustees have determined that the Subject Property must be
acquired with the utmost expediency so that the residential units may be constructed and provided to
students as quickly as reasonably possible; and

WHEREAS, the Board of Trustees have therefore determined that it is necessary and
appropriate to request legislative approval of the use of “Quick Take” authority from the State of
Illinois;
NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF NORTHEASTERN ILLINOIS UNIVERSITY, COUNTY OF COOK, STATE OF ILLINOIS, AS FOLLOWS:

SECTION ONE: The facts and statements contained in the preambles to this Ordinance are found to be true and correct and are hereby adopted as part of this Ordinance.

SECTION TWO: It is hereby determined that it is appropriate, useful, advantageous and desirable for the mission of the University to serve students and for other public services and purposes that Northeastern acquire the Subject Property described in Exhibit A. The President and Legal Counsel are authorized and directed to offer to the owners of the Property or their legal representative the fair market value of the Property and just compensation for any damage to the remainder. If negotiations are unsuccessful, the President, her designees, and Ancel Glink, as special Legal Counsel, are authorized to issue all correspondence and to take all other such steps necessary, including the filing of a complaint, to acquire the Property through the exercise of the power of eminent domain, and to do so as soon as reasonably possible.

SECTION THREE: It is also hereby determined, in light of the needs of the University, that if the negotiations prove fruitless, it may become necessary and appropriate to request legislative approval of the use of Quick Take Authority from the State of Illinois so that the University may accomplish its educational purposes and serve its students with all deliberate speed.

SECTION FOUR: For purposes of Section 10-5-15 of the Eminent Domain Act, Erika Krehbiel, employed as Chief Communications Officer for Northeastern Illinois University, is hereby designated to respond to all requests arising from any notifications given under the Eminent Domain Act and to respond to property owners’ questions about the authority and procedures of Northeastern Illinois University in acquiring property by condemnation and about property owners’ general rights under those procedures.

SECTION FIVE: This Resolution shall be in effect immediately from and after its passage and approval.

SECTION SIX: All prior Resolutions in conflict or inconsistent herewith are hereby expressly repealed to the extent of such conflict or inconsistency.

APPROVED and ADOPTED by the President and Board of Trustees of Northeastern Illinois University this 71 day of February, 2014 pursuant to roll call vote as follows:

AYES: 3

NAYS: 1

ABSENT: 5

ABSTAIN: 0
Confidential for Executive Session
February 27, 2014

On behalf of the Trustees of
Northeastern Illinois University

Carlos M. Azcoitia, Chair
Board of Trustees

[Signature]
Sharon K. Hahs, President
Northeastern Illinois University

[Signature]
Parcel 2: Lots 18 to 21 in Block 64 in W. F. Kaiser and Company's Bryn Mawr Avenue Addition to Arcadia Terrace, being a subdivision of that part of the Southwest quarter of Section 1 and of the South half of the Southeast quarter of Section 2, lying West of the Westerly line of the right of way of North Shore Channel of Sanitary District of Chicago (except streets heretofore dedicated), in Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 3: Lots 15, 16 and 17 in Block 64 in W. F. Kaiser and Company's Bryn Mawr Avenue Addition to Arcadia Terrace, being a subdivision of that part of the Southwest quarter of Section 1 and of the South half of the Southeast quarter of Section 2, lying West of the Westerly line of the right of way of North Shore Channel of Sanitary District of Chicago (except streets heretofore dedicated), in Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 5: Lots 6 and 7 in Block 3 in S. Milton Eichberg's Subdivision of Lot 2 (except the West 33.00 feet thereof) and Lot 3 (except the East 33.00 feet thereof) in Subdivision of the North half of Section 11, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 6: Lots 4 and 5 in Block 3 in S. Milton Eichberg's Subdivision of Lot 2 (except the West 33.00 feet thereof) and Lot 3 (except the East 33.00 feet thereof) in Subdivision of the North half of Section 11, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 7: Lot 3 in Block 3 in S. Milton Eichberg's Subdivision of Lot 2 (except the West 33.00 feet thereof) and Lot 3 (except the East 33.00 feet thereof) in Subdivision of the North half of Section 11, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 8: Lots 1 and 2 in Block 3 in S. Milton Eichberg's Subdivision of Lot 2 (except the West 33.00 feet thereof) and Lot 3 (except the East 33.00 feet thereof) in Subdivision of the North half of Section 11, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

The last disclosed Grantee(s) of record are:

Bryn Mawr Terrace, LLC, as to Parcel 2; Kimball - Bryn Mawr Stores, LLC, as to Parcel 3; Emmanuel Pathieu and Magdolin Pathieu, his wife, as joint tenants, as to Parcel 5; Betty B. Tong, Dolly B. Tong, William K. Tong, Jerry T. Tong and Linda Chan, as to Parcel 6; Reza Mostofi and Shahla Mostofi, his wife, as joint tenants, as to Parcel 7; and Soteros Boudouvas and Helen Boudouvas, as Co-Trustees of the Soteros Boudouvas Revocable Trust, dated March 31, 2009, as to an undivided 1/2 interest and Helen Boudouvas and Soteros Boudouvas, as Co-Trustees of the Helen Boudouvas Revocable Trust, dated March 31, 2009, as to an undivided 1/2 interest; as to Parcel 8.