



# President's Report

to the  
Board of Trustees

April 13, 2023

 **Northeastern**  
ILLINOIS UNIVERSITY



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## ACTION ITEM I. A.: APPROVAL OF 2023 TENURE RECOMMENDATIONS

<u>Name</u>	<u>Department</u>
Patricia Aguado	Social Work
Sarah Bey West	World Languages and Cultures
Samantha Brown-Xu	Chemistry
Aissetu Barry Ibrahima	Social Work
Ahmed Khaled	Computer Science
Hsiao-Chin Kuo	Literacy, Leadership and Development
Lauren Meranda	Art + Design
Amanda Montes	Teacher Education
Noreen Powers	Literacy, Leadership and Development
Beth Reinke	Biology

**Patricia Aguado** earned a Ph.D. from the University of Illinois at Chicago. She is an Assistant Professor in the Department of Social Work. Dr. Aguado's teaching philosophy builds on the foundational principles of establishing rapport, developing trust and building relationships with students. Her research centers on understanding the socio-structural barriers to linkage and retention in health care, particularly for Latino communities; developing and implementing innovative interventions designed to address the barriers to engaging and staying retained in HIV care; and understanding how COVID-19 has impacted the mental health and well-being of young people and Latinx communities. She has received numerous grants, served as Co-P.I. on two federally funded grants, and appeared in several peer-reviewed publications for her research.

**Sarah Bey West** earned a Ph.D. from the University of Illinois at Urbana-Champaign. They are an Assistant Professor in the Department of World Languages and Cultures. Dr. Bey West's work with students on theses and Research and Creative Activity Awards have led to peer-reviewed publications on Spanish-language U.S. literature and on Indigenous cinema in Guatemala; furthermore, this work has provided Dr. Bey West avenues to design courses on colonialism, trans theory and fat studies. Dr. Bey West has presented at various conferences, published their work in several peer-reviewed journals and recently submitted their book proposal for review at Minnesota University Press.

**Samantha Brown-Xu** earned a Ph.D. from Ohio State University. She is an Assistant Professor in the Department of Chemistry. Dr. Brown-Xu's research has been conducted on methods to chemically degrade and recycle plastic waste using inorganic photocatalysts, and she has supervised and mentored 12 undergraduate students on this project over the past five years. In addition to presenting this work with students at various conferences, she presented her work, "Framing Scientific Literacy as a Pathway to Environmental Justice," at the Biennial Conference on Chemical Education in West Lafayette, Indiana, in August 2022. She uses Universal Design for Learning principles when designing and disseminating course materials, and has created prerecorded lecture videos for Chemistry courses to assist students with learning new material.

**Aissetu Barry Ibrahima** earned a Ph.D. from the University of Illinois at Chicago. She is an Assistant Professor in the Department of Social Work. Dr. Ibrahima's research focuses on understanding the impact of international policies such as Millennium Development Goals and Sustainable Development Goals on the health policies of indigenous communities in Sub-Saharan Africa, and promoting indigenous development and health policies and programs. In addition to presenting at conferences and being published in peer-reviewed publications, she received a fellowship in 2018 to teach a Ph.D. course titled "Indigenous Social Work and Multiculturalism in Ethiopia - SWKD 7018" at Gondor University in Ethiopia. She teaches through building genuine relationships with and among students, and creating an environment where everyone in the classroom (including the instructor) is a student participating in the cocreation of knowledge.

**Ahmed Khaled** earned a Ph.D. from the University of Florida. He is an Assistant Professor in the Department of Computer Science. In addition to working with Honors and McNair Scholars students, and overseeing independent studies, Dr. Khaled was the primary advisor for 19 graduate students, co-advisor for 17 graduate students and served as third committee member for three graduate theses/projects. His research interests are the Internet of Things (IoT), and the emerging technologies of cloud computing and distributed systems, mainly

### **ACTION ITEM I. A.: APPROVAL OF 2023 TENURE RECOMMENDATIONS**

in the healthcare area. He has been published in many peer-reviewed journals, mostly recently in the Journal of Computer and Communications Vol. 10, No. 8 (2022) for his work titled "Internet of Medical Things (IoMT): Overview, Taxonomies, and Classifications."

**Hsiao-Chin Kuo** earned a Ph.D. from Indiana University. She is an Assistant Professor in the Department of Literacy, Leadership and Development. Over the years, Dr. Kuo's research and creative activities reflect her commitment to serving marginalized populations and addressing relevant sociocultural issues; multimodal literacy and its wide range of applications; and school-family-community partnerships. She published four articles and conducted nine presentations, which include seven in peer-reviewed conferences and three in professional development events. Her latest manuscript, "Beyond the Professional Me: Constructing Teacher Identities within ePortfolios through a Multimodal Approach," has been submitted to Reading Research Quarterly and is currently under review. Dr. Kuo submitted five grant proposals and two were awarded via internal funding.

**Lauren Meranda** earned an M.F.A. from the University of Illinois at Chicago. She is an Assistant Professor in the Department of Art + Design. Throughout the various forms her work takes, the concept of Socially Engaged Design is a thread that ties them all together. In 2018, Meranda founded Studio Brazen, a multidisciplinary socially engaged design practice specializing in projects for cultural institutions, social activism, civic engagement, and public memory through experimental media, collaborative storytelling, and interactive design for physical spaces. She has had three NEIU students as interns with Studio Brazen throughout the years. In addition to other speaking and research projects, Meranda spoke at the 2021 Design Principles & Practices Conference about her research on rethinking monuments and was awarded the Emerging Scholar Award.

**Amanda Montes** earned a Ph.D. from Arizona State University. She is an Assistant Professor in the Department of Teacher Education. Dr. Montes' research centers on intersecting language education communities—applied linguistics, TESOL, bilingual education and multicultural education—looking at practitioners themselves, to study their pedagogical practices and to understand what makes educators feel inspired to teach language and content through language. She was awarded a Fulbright grant in academic year 2021-2022, and spent the year as a Fulbright Senior Lecturer at Kadir Has University in Istanbul, Turkey. In addition, she has presented at both local and international conferences, and has been published in journals, books and conference proceedings.

**Noreen Powers** earned a Ph.D. from DePaul University. She is an Assistant Professor in the Department of Literacy, Leadership and Development. Dr. Powers' research activities have focused on advising graduate students, self-directed learning in post-secondary contexts, coaching and mentoring school leaders, and school improvement (PK-12). For students in the M.A. in Educational Leadership program, with the State of Illinois Principal Endorsement, Dr. Powers created "Mock Video-Taped Interviews" to prepare students for real-world career situations to build confidence in the interviewing process. She published two peer-reviewed journal articles, secured a signed book contract with Taylor & Francis Group, completed seven presentations, published nine book reviews and published two juried professional proceedings.

**Beth Reinke** earned a Ph.D. from Dartmouth College. She is an Assistant Professor in the Department of Biology. Dr. Reinke's research focuses on the evolution of biological diversity, using evolutionary and demographic approaches. Most classroom and lab projects focus on the themes of animal coloration and demography with the overarching goal of better understanding phenotypic diversity and variation. Part of her research focuses on science communication by bridging science and art. She uses animal coloration as a topic for practicing science communication and works with students to effectively communicate their work to non-scientists. She has published eight peer-reviewed journal articles, submitted to four external research grant funding sources, collaborated with artists on science-art exhibits, presented at the Purdue University Biology Department and received several internal awards.

**ACTION ITEM I. A.: APPROVAL OF 2023 TENURE RECOMMENDATIONS**

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<https://www.neiu.edu/faculty/patricia-aguado-phd-msw>

<https://www.neiu.edu/faculty/sarah-bey-west-phd>

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<https://www.neiu.edu/faculty/lauren-meranda>

<https://www.neiu.edu/faculty/amanda-lg-montes-phd>

<https://www.neiu.edu/faculty/dr-noreen-powers>

<https://www.neiu.edu/faculty/beth-reinke>

## **ACTION ITEM I. B.: HONORARY DEGREE FOR ILLINOIS ATTORNEY GENERAL KWAME RAOUL**

The Board of Trustees is being asked to consider the award of the honorary degree of *Doctor of Humane Letters* to Illinois Attorney General, Kwame Raoul. Attorney General Raoul is a graduate of DePaul University and earned his law degree from Chicago-Kent College of Law. The University received confirmation that Attorney General Raoul has accepted Northeastern's invitation, to serve as its May 2023 Commencement speaker.

Attorney General Raoul's commencement speech will honor the dedicated Northeastern students and faculty. His achievements are of true value and inspiration to many. His accomplishments are testimonies to our students that they too can achieve great things in life. Attorney General Raoul's background, as well as his successful experience, is not only an affirmation of Northeastern's work, mission, and values, but is also a tangible and enduring source of inspiration for our students.

### **Biography of Attorney General Kwame Raoul**

Illinois Attorney General, Kwame Raoul, was born in Chicago to Haitian immigrants, and brings a lifetime of legal experience and advocacy to the office. He was sworn in as Illinois' 42nd Attorney General in 2019 and took the oath to serve a second term on January 9, 2023.

Attorney General Raoul launched his legal career as a Cook County prosecutor and went on to become a partner at two national corporate law firms. Prior to being elected as Attorney General, he served as an Illinois State Senator representing the 13th legislative district for 14 years, which included Northeastern's Carruthers Center for Inner City Studies. As a senator, Raoul led negotiations and sponsored many significant measures that became law, including those to abolish the death penalty, to required mandatory background checks on private transfers of guns, as well as law enforcement and criminal justice reform, workers' compensation reform, and some of the strongest voting rights protections in the nation.

Attorney General Raoul has initiated legislation to counter the long-term effects of violent crime and to support survivors. He created the first-of-its-kind task force to take down Organized Retail Crime networks. He protects children from online predators as leader of the Illinois Internet Crimes Against Children Taskforce.

Attorney General Raoul partners with federal law enforcement to prevent mass shootings in schools and places of worship, fight violent crime, and to investigate fraud and public corruption. He led a collaboration with state and local law enforcement that brought about an improved system to foster professionalism, accountability, and transparency for law enforcement officers statewide.

Attorney General Raoul also safeguards Illinois consumers. The office manages tens of thousands of consumer fraud complaints, saving residents millions through litigation and mediation each year. He holds accountable the industries that threaten public health with opioids, e-cigarettes, and environmental pollution. He continues to fight against scams related to home repairs, auto sales, mortgages, identity theft, and student lending.

The Attorney General regularly coordinates his advocacy efforts with other state attorneys general to defend access to quality healthcare and reproductive health services for all, protect our natural resources, fight for just immigration policies, curb gun violence, and to uphold civil rights for all individuals.

He is married to Dr. Lisa Moore, and the couple are the parents of four children, Che, Mizan, John, and Madison.

**ACTION ITEM I. B.: HONORARY DEGREE FOR ILLINOIS ATTORNEY GENERAL  
KWAME RAOUL**

**Recommended Action**

I request that the Board of Trustees confer its honorary Doctor of Humane Letters upon Attorney General Kwame Raoul at its May 12, 2023 commencement exercises.

**ACTION ITEM I. C.: APPROVAL OF RECOMMENDED REVISIONS TO THE BOARD'S REGULATIONS – SECTION V. ADMINISTRATIVE AFFAIRS, B. PURCHASES, 1. APPROVAL a., AND 2. REPORTS**

**Background**

Section V. of Northeastern Illinois University's Board Regulations has been in place since April 7, 1998. Prior to formal adoption, these purchasing and reporting regulations were followed by the Board of Governors of the State of Illinois until January 1, 1996, when, under 110 ILCS 680 Northeastern Illinois University Law, all such rules and regulations became the rules and regulations of the Board of Trustees of Northeastern Illinois University.

Since 1996, all other Illinois public universities have changed the monetary thresholds by which board approval is required for procurement. Northeastern Illinois University is the last remaining public university to abide by the threshold amounts carried over from the Regulations of the former Board of Governors.

<u>University</u>	<u>Threshold for Board Approval</u>
CSU	250,000
EIU	250,000
GSU	250,000
ISU	500,000
<b>NEIU</b>	<b>100,000</b> <i>emphasis added</i>
NIU	250,000
SIU	1,000,000
WIU	500,000
U of I (see detail below)*	

\*From University of Illinois Procedures and Rules, Board of Trustees Schedule and Approval Thresholds, Approval Thresholds:

The following purchase transactions require prior approval by the Board of Trustees:

- Contracts for professional services requiring payment by the University of Illinois System in one fiscal year: \$1,000,000 or more
- Purchases of supplies, equipment and non-professional services requiring payment by the U of I System in one fiscal year: \$1,000,000 or more
- Individual capital project budgets: \$5,000,000 or more
- Contracts for professional services related to capital projects requiring payment by the U of I System: \$1,000,000 or more
- Construction contracts requiring payment by the U of I System: \$2,500,000 or more

Change orders related to medical center operations that exceed 25% of the original Board approved contract or purchase agreement, and change orders that are not related to the medical center operations that exceed 5% of the original Board approved contract for construction or professional services or original Board approved purchase agreements for supplies or equipment, will be reported to the Board at its next scheduled meeting but do not require prior authorization of the Board.

**Proposed Change**

Section V., Administrative Affairs, B. Purchases, 1. Approval would be changed

**from:**

- a. All transactions involving the acquisition of real property and purchases of \$100,000 or more (except as specified in paragraph d. below) shall require approval by the Board of Trustees.



**ACTION ITEM I. C.: APPROVAL OF RECOMMENDED REVISIONS TO THE BOARD'S REGULATIONS – SECTION V. ADMINISTRATIVE AFFAIRS, B. PURCHASES, 1. APPROVAL a., AND 2. REPORTS**

**to:**

- a. *All transactions involving the acquisition of real property and purchases of **\$250,000** or more (except as specified in paragraph d. below) shall require approval by the Board of Trustees.*

and

Section V., Administrative Affairs, B. Purchases, 2. Reports would be changed

**from:**

*At each regular meeting of the Board, the President shall present a report on purchases of at least \$50,000 but less than \$100,000 (other than purchases listed in paragraph 1. d. above) made since the preceding regular Board meeting.*

**to:**

*At each regular meeting of the Board, the President shall present a report on purchases of at least **\$100,000 but less than \$250,000** (other than purchases listed in paragraph 1. d. above) made since the preceding regular Board meeting.*

**Recommended Action:**

I request that the Board of Trustees approve the recommended revisions to its Regulations, Section V. Administrative Affairs, B. 1. Purchases a., and 2. Reports, to increase the University's purchasing authorization and reporting levels to the Board of Trustees from its current level of \$100,000 to not greater than \$250,000. This request would align Northeastern Illinois University to be consistent with purchasing approval and reporting thresholds established at every other Illinois public university.

**ACTION ITEM I. D.: CONSIDERATION AND APPROVAL TO HIRE AN EXTERNAL SEARCH FIRM:  
VICE PRESIDENT OF ENROLLMENT MANAGEMENT SEARCH**

**Background**

University policy E1.08.01 Hiring of External Search Firms states: "in accordance with 10 ILCS 680/25-175, Northeastern Illinois University may employ an external search firm to facilitate the hiring of the President or the hiring of an individual when there is a demonstrated and justifiable need for guidance from a firm or individual with specific expertise in the field of hiring."

In accordance with the University's policy and Northeastern Illinois University Law, the President may request Board approval to engage an external search firm when the specialized nature and scope of the position, including the academic, fiscal, technical and managerial responsibilities, indicate that the hiring will require a level of professional search experience exceeding that available from the University.

Northeastern seeks a permanent Vice President of Enrollment Services. A professional external search firm will significantly enhance the University's efforts to attract the most qualified and diverse pool of applicants for this critical position. The President requests that the Board approve the use of a search firm to hire a Vice President of Enrollment Services (VPEM) based on this stated University need and policy.

The Illinois Public Higher Education Cooperative (IPHEC) has awarded contracts to multiple search firms for administrative and academic positions. Northeastern plans to select one of these vendors and use unrestricted net assets to pay for it.

**Recommended Action**

In accordance with Board Regulations and University policy, I request that the Board approve the University's engagement of an external search firm to conduct a search for the Vice President for Enrollment Services.

**ACTION ITEM I. E.: CONSIDERATION AND APPROVAL OF PURCHASES \$100,000 OR GREATER:  
LEGAL SERVICES**

The University has retained the firm of Davis & Campbell, LLC, to represent Northeastern with legal services in connection with litigation, labor negotiations and general employment matters. The University has engaged Davis & Campbell for the past several years because of its unique expertise in these matters, specific to Northeastern, as well as for its significant experience working with other public entities across the state of Illinois. Historically, the University has not incurred expenses with this firm for the services outlined beyond the \$100,000 threshold. The University's current contract with Davis & Campbell, LLC, is for \$99,000.00 and it is estimated to reach this cap by May 1.

Because of the complexity of the matters facing the University, the best possible estimate for the total expenditure for legal expenses will exceed \$100,000, but are not expected to exceed \$140,000. Board of Trustees approval is requested for the expenditure for the continued retention of the firm of Davis & Campbell, LLC.

Original Contract Amount: \$75,000	Date: 8/11/2022
Amendment 1- Increase: \$24,000	Date: 2/10/2023
Amendment 2- Increase <u>\$41,000</u> (approximate)	Date: TBD
<b>Total</b>	<b>\$140,000</b>

**Requested action:**

I request that the Board approve the contract with Davis & Campbell, LLC for expenses up to \$140,000 for legal services in connection with litigation, labor negotiations and general employment matters.

**ACTION ITEM I. F.: CONSIDERATION AND APPROVAL OF PURCHASES \$100,000 OR GREATER:  
CHILD CARE CENTER CATERING SERVICES**

**Background**

Northeastern Illinois University's Child Care Center contracts with an outside vendor to provide catering services to the children enrolled in Child Care Center. The current contract expires on June 30, 2023, with no renewal options available. An Invitation for Bid solicitation was advertised on January 10, 2023. The solicitation included a 30% Business Enterprise Program (BEP) goal. Four bids were received on January 25, 2023. H & B Catering, LLC, a BEP vendor, was the lowest responsible and responsive bidder.

**Considerations**

The vendor is responsible for catering services for the Child Care Center. The scope of services includes delivering hot lunches for approximately 60 children between the ages of 15 months to 5 years old Monday through Friday, except holidays. The vendor provides a monthly menu, a variety of food items for hot lunches, a hot box to transport hot lunches, fruit, snacks, milk, napkins, plastic cups, and plastic ware.

The contract award is for a three (3) year term, with a three (3) year renewal option. The cost for the initial three-year term is \$215,246.63 (\$71,748.88/year). The annual renewal cost will remain the same for a total six-year cost of \$430,493.25.

H & B Catering, LLC is a certified BEP vendor, therefore, 100% of the BEP goal will be met by the vendor. The University is seeking the Board's approval to enter into a three (3) year contract, with a three (3) year renewal option with H & B Catering, LLC.

**Cost**

\$215,246.63 for 3 years (\$71,748.88/year)

**Source of Funds**

Child Care Center

**Recommended Vendor**

H & B Catering, LLC  
872 Rosedale Terrace  
Crete, IL 60417

**Summary of Bids**

Four vendors submitted bids. A list will be provided upon request.

**Recommended Action:**

I request that the Board approve the three-year contract award with a three-year renewal option between the University and H & B Catering, LLC to provide catering services for the University's Child Care Center at a total cost of \$215,246.63.

## INFORMATION ITEM II. A.: CBRE BRYN MAWR PROPERTIES PRELIMINARY ANALYSIS OF GROUND LEASES

The proposed transaction structure is for NEIU to lease the Bryn Mawr properties to a developer under a 99-year lease term. The developer would be required to make an upfront payment in FY2025 and then the developer would make annual ground lease payments to NEIU. The University would be required to pay certain costs prior to the execution of the ground lease and current estimates for these costs are \$1.7 million, spread across four years.

CBRE is currently proposing going to market with a ground lease structure that includes an initial upfront payment of \$2.5 million in Year 3 and then annual lease payments that start at \$100,000/year and escalate 3% per year starting with the lease payment in year 5.

The primary motivation for this structure is to help alleviate the cost burden of the Bryn Mawr project by capitalizing some of the annual lease revenue through a high initial lump sum lease payment. The upfront payment is currently oversized. The expected net costs of the four-year project period total \$1.7 million, and the current lump sum payment is \$2.5 million. The additional cushion of approximately \$800,000 should be thought of as a reserve against the uncertain remediation costs and overall construction cost inflation.

### Status of Current Properties

NEIU currently owns 12 parcels on either side of Bryn Mawr Avenue, between Bernard Street and Kimball Avenue. These parcels are shown on the map to the right.

Only two parcels currently have paying tenants; Pete's Auto and 7-Eleven. While the NEIU Human Resources Department also occupies the parcels that make up the Bernard Office Building.

Exhibit B shows the Operating Revenue and Expenses, including property taxes for these properties. For FY23, the properties are bringing in \$89,549 in lease revenue but are estimated to have \$131,650 in operating expenses, leading to a \$42,102 estimated operating loss for FY23.

This is important context to consider when evaluating the financial returns from the proposed ground lease, as not only is NEIU generating annual lease income, but NEIU is also projected to avoid the current operating losses.



### Cost of Getting to a Ground Lease

The total cost to NEIU of moving forward with the ground lease project for the Bryn Mawr properties is estimated to be around \$1.5 million and an additional net expense of \$191,260 from operations. The net expenses are spread across the next four fiscal years but increase with time; \$112k (FY23), 417k (FY24), \$550k (FY25), \$640k (FY26). The full breakdown of costs is found in Exhibit C.

## **INFORMATION ITEM II. A.: CBRE BRYN MAWR PROPERTIES PRELIMINARY ANALYSIS OF GROUND LEASES**

### **Risk of Environmental Remediation**

The parcels currently occupied by Pete's Auto and 7-Eleven are former gas stations. If the old tanks remained buried on the site, the cost of environmental remediation would rise significantly than the current projections. In 2013, NEIU commissioned a Phase 2 investigation of the Pete's Auto site and while the investigation largely cleared the site for "industrial/commercial" use, they indicated that additional testing and evaluation would be required to remove the land use restriction. The University was not able to identify any environmental documentation regarding the current 7-Eleven site.

Given the current use limitations, one proposed approach would be to limit affected parcels/land to parking but this may place limits on the type of projects that can built on the given sites.

### **Anticipated Revenue from the Ground Lease Project**

CBRE is currently proposing going to market with a lease structure that includes an initial upfront payment of \$2.5 million in Year 3 and then annual lease payments that start at \$100,000/year and escalate 3% per year starting with the lease payment in year 5. This structure results in total payments to the University of approximately \$56 million, spread over 99 years. Using the current 20-year U.S. Treasury rate as the discount rate, these payments, spread over 99 years, would be valued at approximately \$8.2 million.

For purposes of illustration, two additional scenarios are outlined below. These are included to further explain how the upfront and annual payments interact to determine the current value of 99 years of payments.

#### **Scenario 2: Initial lease payment starts at \$50,000 instead of \$100,000**

If the initial annual lease payment was reduced by 50%, what would the upfront payment need to be to maintain an \$8.2 million valuation? Using the discount rate of 3.74%, the upfront or lump sum payment would need to be \$5.8 million. In Scenario 2, the total payments over 99 years equal to \$32.6 million (relative to the \$56 million in CBRE's proposed structure).

#### **Scenario 3: Set the Upfront Payment at \$0**

If the upfront or lump sum payment is set to \$0, then we can calculate the maximum annual payment that can be paid on the ground lease while maintaining the \$8.2 million valuation. Using the discount rate of 3.74%, the maximum annual lease payment is \$137,220 (relative to the \$100,000 in CBRE's proposed structure). In Scenario 3, the total payments over 99 years equal to \$73.5 million (relative to the \$56 million in CBRE's proposed structure).

**INFORMATION ITEM II. A.: CBRE BRYN MAWR PROPERTIES PRELIMINARY ANALYSIS OF GROUND LEASES**

**Exhibit A – Projected Timeline for Bryn Mawr Ground Lease Project**

*Note: Year is a calendar and not an NEIU Academic or Fiscal Year*

Year	Task
2022	Meet with Alderman to discuss project steps
	Develop marketing materials
	Post public meeting dates in ward bulletin and NEIU website
2023	Host community presentation at NEIU
	Create use restriction based on community input
	Bid notification in Sun Times, Tribune, and NEIU purchasing website
	Public bid package released on NEIU website and Aldermanic Ward site
	Due date for bid established
	Target reach out to prospects
	Bid review and recommendations
	Stakeholder approvals
	Design development
	Hire attorney, draft ground lease document, negotiate ground lease terms
Execute ground lease	
2024/ 2025	Site concepts
	Zoning & Municipal Approvals
	Traffic reports
	City intake meeting
	Ward approval
	University approval
	NFR approval
	Plan commission approval
	Council approval
Building permit	
2026	Construction Year
	Rent Commencement
2027	Occupancy
	Closeout

**INFORMATION ITEM II. A.: CBRE BRYN MAWR PROPERTIES PRELIMINARY ANALYSIS  
 OF GROUND LEASES**

**Exhibit B – Current and Projected Operating Revenue and Expenses for the Bryn Mawr Properties.**

Operating Revenue and Expenses by FY (year ending)	FY2023 6/30/23	FY2024 6/30/24	FY2025 6/30/25	FY2026 6/30/26	FY2027 6/30/27	Total
<b>REVENUE</b>						
Space Rental 7-Eleven	37,476	38,563	39,681	20,416	-	136,136
Space Rental Pete's Auto	52,073	53,583	55,137	28,368	-	189,160
<b>Total, Revenue</b>	<b>89,549</b>	<b>92,146</b>	<b>94,818</b>	<b>48,784</b>	<b>-</b>	<b>325,296</b>
<b>EXPENSES</b>						
Tenant's Cost						
Gas	13,555	13,948	14,352	7,384	-	49,239
Water	5,319	5,474	5,632	2,898	-	19,323
Electricity	6,339	6,522	6,712	3,453	-	23,026
Real Estate Taxes	86,438	98,325	109,215	58,338	-	352,316
Maintain & Upkeep Carry Costs	20,000	20,580	21,177	10,895	-	72,652
<b>Total, Expenses</b>	<b>131,650</b>	<b>144,849</b>	<b>157,088</b>	<b>82,969</b>	<b>-</b>	<b>516,556</b>
<b>NET OPERATING INCOME</b>	<b>(42,102)</b>	<b>(52,703)</b>	<b>(62,270)</b>	<b>(34,185)</b>	<b>-</b>	<b>(191,260)</b>

**Exhibit C – Projected Cost for the Bryn Mawr Ground Lease Project**

Total Expenses by FY (year ending)	FY2023 6/30/23	FY2024 6/30/24	FY2025 6/30/25	FY2026 6/30/26	FY2027 6/30/27	Total
<b>Total, Operating Expenses</b>	<b>131,650</b>	<b>144,849</b>	<b>157,088</b>	<b>82,969</b>	<b>-</b>	<b>516,556</b>
<b>Expenses Related to Ground Lease</b>						
Legal	10,000	60,000	30,000	-	-	100,000
Environmental - Phase One	5,000	-	-	-	-	5,000
Environmental - Phase Two	20,000	-	-	-	-	20,000
ALTA Survey	-	15,000	-	-	-	15,000
Document Reproduction Existing Building	5,000	-	-	-	-	5,000
Selective Demolition	-	10,000	20,000	20,000	-	50,000
Financial Consulting & Analysis	25,000	25,000	25,000	-	-	75,000
Public Notice	3,000	-	-	-	-	3,000
Environmental Remediation	-	150,000++	-	-	-	150,000
Title Search & Commitment	-	3,000	-	-	-	3,000
Real Estate Transaction Fees / Commissions	-	-	-	480,000	-	480,000
Public Meeting @ NEIU	2,000	2,000	-	-	-	4,000
Current Tenant Costs (HR Move/Reno)	-	100,000	400,000	100,000	-	600,000
Billboard Transfer	-	-	-	-	-	-
Keys	-	-	-	2,000	-	2,000
Engineering Close Out	-	-	10,000	-	-	10,000
<b>Total, Ground Lease Expenses</b>	<b>70,000</b>	<b>365,000</b>	<b>485,000</b>	<b>602,000</b>	<b>-</b>	<b>1,522,000</b>
<b>Total Expenses (Operations + Ground Lease)</b>	<b>112,102</b>	<b>417,703</b>	<b>547,270</b>	<b>636,185</b>	<b>-</b>	<b>1,713,260</b>



## **INFORMATION ITEM II. B.: 3<sup>RD</sup> QUARTER BUDGET TO ACTUAL REPORT**

### **Summary**

Through the third quarter of FY2023, the University is tracking at, to slightly above, budgeted revenues and tracking at, to slightly below, budgeted expenditures. Tuition revenues are slightly favorable to budgeted amounts due to Spring semester enrollments above the level suggested by forecasts. Expenses are consistent with budgeted levels across a number of budget categories, including personal services and contractual expenses. Tuition revenues are tracking ahead of year-to-date levels from FY2022 but expenses are similarly tracking ahead of their year-to-date levels from FY2022. The Office of University Budgets continues to monitor enrollments for the Summer 2023 term and expenses through the remainder of the fiscal year.

### **Overview**

The Northeastern Illinois University Board of Trustees at its June meeting approved the University preliminary operating budget, which represented preliminary spending plans for fiscal year 2023 (FY2023). A revised version was presented to the Finance, Building and Grounds Committee on August 15, 2022 and a second revision was presented to a special meeting of the Finance, Building and Grounds committee on October 3, 2022. The information herein reflects a comparison of actual expenditures to that budget, as well as previous year-to-date actual expenditures.

The operating budget for FY2023 totals \$143,219,300. Of that total, \$83,940,000 is the University's unrestricted general operating budget supported by state appropriation and student tuition. In addition, the University's restricted funds budget amount of \$59,279,300 is supported by student fee programs, auxiliary services, grants and contracts.

At the Board's request, quarterly reports are provided for the unrestricted operating budget, which supports most University departments and ongoing operations. This report provides an update on third quarter spending in the unrestricted budget and is summarized in Table 1 at the end of this report. Table 1 also includes a comparison with year-to-date spending from FY2022.

### **Revenues**

The FY2023 budget includes state support of \$37,345,300 for the University's unrestricted general operating budget, or 44.5 percent of that budget. University income funds are comprised primarily of tuition revenues. The FY2023 budget includes estimated tuition revenue of \$43,144,600, or 51.4 percent of the general operating unrestricted budget. Other income sources make up \$3,450,100, or 4.1 percent and is primarily comprised of investment income.

Through the third quarter, the University has vouchered a total of \$37,036,488 against its state appropriation, nearly all of which has been received.

Through the third quarter, 96.4 percent of FY2023 planned tuition and income fund revenue was recorded, after adjusting for anticipated waivers and bad debt. Registrations for Summer 2023 are ongoing, and the University continues to monitor enrollments and revenue projections for summer.

Enrollment projections and the resultant revenue projections for the FY2023 budget are based upon historical enrollment trends, the advice of Enrollment Management staff, and available current registration data. The adopted FY2023 budget was built against an anticipated 11.9 percent decline in student credit hours from FY2022 levels and 16% fewer new enrolled student than anticipated for Fall 2022. Spring credit hour enrollment was 1.8% higher than initially projected and overall enrollment for FY2023 is currently forecast to be 3.2% higher (or about 3,600 credit hours) than initial FY2023 enrollment forecasts. Despite this positive result, FY2023 enrollment is still projected to be 8.8% lower than FY2022 levels on a credit hour basis and 14.4% lower than FY2022 level on a revenue basis.

## **INFORMATION ITEM II. B.: 3<sup>RD</sup> QUARTER BUDGET TO ACTUAL REPORT**

It is important to note that for both the State appropriation and tuition income, revenues are recorded and reflected in this report as they are billed. Final revenue numbers will be available after the University makes all accounting adjustments during the year-end reconciliation period following June 30, 2023. These adjustments are required to account for activity such as class drop refunds, statutory waivers, bad debt allowances, and fees associated with outstanding account balances.

The FY2023 budget included \$2,400,000 in anticipated COVID-19 relief funding. The University can claim this under federal guidelines and will do so as necessary to support University operations and ensure that FY2023 actual revenues are sufficient to meet current year expenses.

### **Expenses**

Through the third quarter, the University spent \$60,560,438 or 72.1% percent of the total \$83,940,000 unrestricted general operating budget. This is an increase in the rate of spending compared to the prior year, which saw actual expenses well below budget due to hiring delays and the availability of federal COVID-19 relief funding to cover qualifying expenditures. Labor market conditions in the broader economy have created planned and unplanned vacancies that have delayed the University's planned hiring. This difficulty was accounted for in the revised FY2023 budget expense and the salary salvage process is ongoing and should ensure a better matching of final budget and actual expenses.

Table 1 provides an outline of the actual University revenues and expenses compared to budget and the previous year actuals through the third quarter of FY2023.

**INFORMATION ITEM II. B.: 3<sup>RD</sup> QUARTER BUDGET TO ACTUAL REPORT**

**Table 1**  
 NORTHEASTERN ILLINOIS UNIVERSITY  
 FISCAL YEAR 2023 BUDGET TO ACTUAL COMPARISONS  
 FOR THE PERIOD ENDING March 31, 2023  
 UNAUDITED FIGURES

**General Operating Budget**

	<b>FY2022</b>			<b>FY2023</b>			
	Actual Prior Year to Date	Budget Prior Year	% of Budget	Actual Year to Date	Adopted Budget	Current Budget	% of Current Budget
<b>Revenue</b>							
State Appropriations	\$ 35,263,283	\$ 35,566,900	99.1%	\$ 37,036,488	\$ 37,345,300	\$ 37,345,300	99.2%
Net Tuition Revenue	44,054,649	50,780,200	86.8	40,673,732	42,172,200	42,172,200	96.4
Net Differential Tuition Revenue	766,822	692,000	110.8	721,802	972,400	972,400	74.2
All other sources	418,190	3,188,700	13.1	2,512,404	3,450,100	3,450,100	72.8
<b>Total Revenue</b>	<b>\$ 80,502,945</b>	<b>\$ 90,227,800</b>	<b>89.2%</b>	<b>\$ 80,944,425</b>	<b>\$ 83,940,000</b>	<b>\$ 83,940,000</b>	<b>96.4%</b>
<b>Expenditures</b>							
Personal Services	\$ 47,565,706	\$ 71,683,348	66.4%	\$ 48,705,618	\$ 67,142,441	\$ 67,330,715	72.3%
Contractual Services	6,919,987	12,805,062	54.0	8,070,312	11,208,876	10,879,622	74.2
Equipment	171,991	787,215	21.8	362,463	846,410	739,345	49.0
Commodities	289,113	877,788	32.9	339,923	775,075	850,049	40.0
Telecommunications	93,828	222,872	42.1	87,630	176,422	225,853	38.8
Travel	21,247	209,469	10.1	134,939	168,841	241,675	55.8
Permanent Improvements	-	47,845.0	-	-	25,000.0	20,000.0	-
Operation of Auto Equip	16,951	31,039	54.6	15,819	20,935	39,241	40.3
Tuition Scholarships	902,628	1,330,162	67.9	1,140,031	1,299,000	1,336,500	85.3
Debt Service	1,674,750	2,233,000	75.0	1,703,703	2,277,000	2,277,000	74.8
<b>Total Expenditures</b>	<b>\$ 57,656,201</b>	<b>\$ 90,227,800</b>	<b>63.9%</b>	<b>\$ 60,560,438</b>	<b>\$ 83,940,000</b>	<b>\$ 83,940,000</b>	<b>72.1%</b>

**Notes:**

1. Adopted Budget column reflects the FY2023 budget presented to the Finance, Building and Grounds Committee 10/3/22
2. Year-to-date expense activity does not include encumbrances, which are currently calculated at \$16.56 million.
3. The Current Budget reflects budget transfers processed between organizations and accounts.

## **INFORMATION ITEM II. C.: FY22 BUSINESS ENTERPRISE PROGRAM (BEP) REPORT**

This report provides an update of the University's FY22 BEP expenditures and its efforts in attaining contracting goals for minority, women, and persons with disabilities owned businesses.

### **Overview**

The State of Illinois established the Business Enterprise Program for Minorities, Women, and Persons with Disabilities (BEP) to promote and encourage the continuing economic development of businesses owned by minorities, women, and persons with disabilities. The Business Enterprise for Minorities, Women, and Persons with Disabilities Act (30 ILCS 575/) became effective August 1994.

To further increase the state's commitment to the program, the Commission on Equity and Inclusion (CEI) was created through the passage of 30 ILCS 574/40-10. CEI was created to expand access to state contracts for minorities, women, persons with disabilities, and veterans and assist the state in enhancing the equity and inclusion throughout its workforce. The Business Enterprise Program is now under the purview of the CEI.

To comply with the guidelines established by BEP program, the State of Illinois sets goals for all state agencies and public universities and specifically requires Northeastern Illinois University (NEIU) to make a certain percentage of purchases of commodities, equipment, and contractual service from certified minority, women, and persons with disabilities owned businesses.

NEIU is committed to meeting the goals established by CEI and submits two separate reports each year to the BEP Office. The reports are the Fiscal Year Compliance Plan, which details the University's goals for the upcoming fiscal year, and the Fiscal Year Expenditure Report, which details the University's goal achievement relative to its goal for the past fiscal year.

The State's mandated BEP goal was 20%, however as of January 1, 2022, the BEP goal was increased to 30% which means that 30% of our expenditures must be with a BEP vendor. The Purchasing Office now establishes a minimum 30% BEP contracting goal, if feasible, for new solicitations advertised on the Illinois Public Higher Education Procurement Bulletin. Various BEP vendors are contacted as well to inform them of the availability of bid documents relevant to their field of expertise should they wish to submit a bid or proposal as a prime vendor. For small purchases that are not published on the Illinois Procurement Bulletin, the Purchasing Office encourages end user departments to search the BEP vendor database to solicit quotes for required goods and services.

Below is a summary of the University's FY22 BEP expenditures:

### **FY22 Purchases from BEP Vendors (Minority, Women, and Persons with Disabilities Owned Businesses)**

In fiscal year 2022, the University established a BEP Compliance Plan Goal of \$1,739,540.00. The table below summarizes FY2022 payments made to BEP vendors by certification designation. Actual expenditures were \$3,123,163.76 or 35.9%, an increase of \$1,383,623.76 or 15.9%.

African American Males	\$196,330.74
African American Females	114,421.44
Hispanic American Males	853,867.75
Hispanic American Females	126,608.58
Asian American Males	1,049,574.50
Asian American Females	77,435.00
Caucasian Females	695,187.17
Sheltered Workshops	9,738.58
<b>Total FY2022 Payments Made to BEP firms</b>	<b>\$3,123,163.76</b>

**INFORMATION ITEM II. C.: FY22 BUSINESS ENTERPRISE PROGRAM (BEP) REPORT**

The University strives to meet or exceed the established goal. We have consistently met the BEP goal, except in FY21, as shown in the table below.

<b>Fiscal Year</b>	<b>BEP Expenditures</b>	<b>BEP Percentage Achieved</b>
2020	\$1,447,895.22	25.8%
2021	\$1,316,701.00	16%
2022	\$3,124,362.54	35.9%

In FY21, the COVID pandemic greatly affected our ability to meet the 20% aspirational goal. The shortfall was primarily due to little or no expenditures for goods and services in the following categories: Catering Services, Security Services, Bus Transportation Services, Travel Agency Services, Cafeteria Services and construction projects.

The Purchasing Office continues its efforts to increase BEP participation in contracting. For example, we reach out to current University vendors to encourage registration in the BEP program. The Purchasing Office also provides training to University personnel on how to search for vendors in the BEP database. The training video is available to all staff via the Purchasing channel in NEIUport.

In FY22, the University did not participate in BEP vendor fairs due to restrictions with in person meetings. However, we look forward to hosting and attending these meetings in the future.

**Summary**

The University will continue its efforts and commitment to ensure economic opportunities for minority, women, and persons with disabilities owned businesses to participate in the university's procurement process. The University recognizes the value of diversity and inclusion in public contracting and is committed to exploring additional opportunities to improve the equitable distribution of University business, and to be a supportive partner of the Business Enterprise Program.

INFORMATION ITEM II. C.: FY22 BUSINESS ENTERPRISE PROGRAM (BEP) REPORT

Corrected - 620 - NEIU FY22 BEP PE11R20 Expenditures Report - 1.10.23.xlsx

EXPENDITURE TOTALS: 3,123,163.76 186,390.74 114,421.44 853,667.75 126,668.58 1,049,574.50 77,435.00 0.00 695,187.17 0.00 9,738.58

FY 2022

INSTITUTION ID NUMBER	CONTRACTS	CONTRACT NAME	BUS VENDOR NAME	TOTAL BUDGETARY SPEND	ASIAN MALE SPEND	ASIAN FEMALE SPEND	HISpanic MALE SPEND	HISpanic FEMALE SPEND	BLACK MALE SPEND	BLACK FEMALE SPEND	LATINE MALE SPEND	LATINE FEMALE SPEND	CAUCASIAN FEMALE SPEND	PREG SPEND	SCHEDULED WORKSHOP SPEND	SUBCONTRACTOR P / S
620	P0058158	Chemistry Lab Renovation	Bailey Edward Design, Inc.	58,183.50									58,183.50			P
620	P0057235	Fingerprint & Background Checks	Accurate Biometrics	2,530.50									2,530.50			P
620	P0056767; P0059033	Electrical Supplies	Active Electrical Supply	4,893.41									4,893.41			P
620	P0058345; P0058346	Bus Transportation Services	A.M. Bus Company, Inc.	670.00					670.00							P
620	P0057762	Catering Services	Amazing Edibles	2,070.00				2,070.00								P
620	P0055463; P0056530; P0057510; P0057626; P0057669; P0057736; P0057790; P0057914; P0058164; P0058347; P0058617	Bus Transportation Services	Announs Transportation	27,080.25												P
620	P0058621	Bus Transportation Services	Alies Charter Transportation, Inc.	616.20				616.20								P
620	P0057716; P0057765; P0058484	Rock Salt	Arthur Chese	25,489.50										25,489.50		P
620	P0056208	Purchase of Coffee	Back of the Yards Coffee, LLC.	321.96				321.96								P
620	P0056537; P0057498; P0057737; P0058163; P0058346; DPV	Bus Transportation Services	BI'S Transportation, Inc.	6,875.00				6,875.00								P
620	P0057670	Furniture Installation Services	Brookdale Decorating, Inc.	3,950.00										3,950.00		P
620	P0057022; DPV	Legal Services	Burke, Burns & Pinelli, Ltd.	56,433.66										56,433.66		P
620	P0056230; P0056618; P0056635; P0056644; P0056667; P0056887; P0057021; P0057408; P0057689; P0057872; P0057941; P0057942; P0058172; P0058757; P0058867; P0058893; DPV	Painting Services	Celtic Commercial Painting, Inc.	146,569.05											146,569.05	P
620	P0056670	Bus Transportation Services	Continental Transportation Solutions, Inc.	17,657.32										17,657.32		P
620	P0057048 (8/16/21); P0057890 (1/6/21); P0057894 (12/6/21); P0057894 (12/6/21); P0058325 (3/7/22); P0058303 (3/22/22); P0058325 (3/7/22); P0058344 (3/22/22); P0058350 (3/9/22); P0058351 (3/9/22); P0058342 (4/1/22); P0058738 (4/28/22); P0058802 (5/9/22)	Promotional Items	Corporate Motivation, Inc. CERTIFICATION EXPIRED 7/2/22 (all PCS issued before expiration date)	26,766.50											26,766.50	P
620	P0057049; P0057050; P0057127;	Various facilities construction/maintenance projects	Craft Mechanical, LLC	17,012.05				17,012.05								P
620	P0057222	AD Migration Project	CTG, Inc. of Illinois	8,960.00											8,960.00	P



**INFORMATION ITEM II. C.: FY22 BUSINESS ENTERPRISE PROGRAM (BEP) REPORT**

Corrected - 620- NEU FY22 BEP PE11R20 Expenditures Report - 1-10-23-Abs

620	P0055985; P0056361; P005562; P005628; P0056518; P0056335; P0056534; P005660; P0056701; P0056848; P0058871; P005622; P0057003; P0057023; P0057050; P0057138; P0057163; P0057187; P0057369; P0057385; P0057444; P0057491; P0057502; P0057573; P0057627; P0057663; P0057808; P0057815; P0058233; P0058237; P005833; P0058431; P0058475; P0058476; P0058537; P0058583; P0058587; P0058783; P0058912; P0059102; P0059132	Promotional Items	Monitore & Associates	51,406.52	51,406.52	32,560.00																		P
620	P0058748	Professional IT Services	MSM-RET, Inc.	32,560.00	32,560.00																			P
620	P0056996	Recycling Services	New Star, Inc.	5,966.38	5,966.38																			P
620	P0056934; P0057927; P0057984; P0058908; P0058042; P0058139; P0058080; P0057819; P0057874; DPV	Various IT Equipment/Services	Pace Systems	860,036.50	860,036.50																			P
620	P0057774 (11/15/21), DPV	Electrical Services	Peters Electric & Technology, Inc.	83,132.00	83,132.00																			P
620	P0058175	Workshop Software, Maintenance & Support	Precision Task Group	500,688.75	500,688.75																			P
620	P0057556	Promotional Items	Pro Biz Products, LLC	1,090.50	1,090.50																			P
620	P0056655	Janitorial Services	RBC Z Corporation	21,395.00	21,395.00																			P
620	P0057001; P0057100; P0058036; P0058269; P0058346; P0058384	Various HVAC Projects	RD's HVAC, Inc.	33,790.39	33,790.39																			P
620	P0058098	Parent Workshops	Blum's Way, Inc.	6,628.00	6,628.00																			P
620	P0056798; P0056853; P0056886; P0057209; P0058385; P0058815; P0058816	Electrical Services	RL Group, Inc.	57,762.00	57,762.00																			P
620	P0057079	Security Services	Security Specialists Group, Inc.	45,320.66	45,320.66																			P
620	P0057385	HVAC Filters	SeHerbilt, LLC of D/B/A Freononair Filtration & Wholesale	27,285.91	27,285.91																			P
620	P0058773	Catering Services	Shamrock Catering, Inc.	8,176.94	8,176.94																			P
620	P0059551, DPV	Various Marketing Services	Isl Advertising, Inc.	55,950.00	55,950.00																			P
	P0058199; P0058328; P0058536	Catering Services	Suga 8, Spice, Inc.	4,711.25	4,711.25																			P
	P0058689; P0058690	Cygen Software services	Sys-Power Company	49,770.00	49,770.00																			P
	P0053278; P0057051; P0057754; P0058277	Various asbestos removal projects	Universal Asbestos Removal, Inc.	55,240.00	55,240.00																			P
	P0056786; P0057818; P0058995	Insulation Services	Universal Insulation	13,850.00	13,850.00																			P
	P0056242; P0056284; P0056302; P0057174; P0057243; P0057395; P0057465; P0057644; P0057875; P0057906; P0057914; P0058088; P0058336; P0058659; P0058884	Various IT & Office supplies	Volunteer Supply Industries	13,602.18	13,602.18																			P



**INFORMATION ITEM II. C.: FY22 BUSINESS ENTERPRISE PROGRAM (BEP) REPORT**

Connected - 630- NEIU FY22 BEP PE 11000 Expenditures Report - 1-10-23.xlsx

620	P0058717		Furniture Installation Services	Westworx, Ltd.	15,885.00									15,885.00									P
	P0056202, P0056206, P0056541, P0056542, P0057238, P0057590, P0057610, P0058156, P0058270, P0058399, P0058458, P0058534, P0058537		Promotional Items	World of Promotions	33,451.75									33,451.75									P
	P0056671, P0056672, P0056673, P0056772, P0056773, P0056954, P0056955, P0057695, P0057696		Various consulting services	Zion Leadership Group	62,750.00					62,750.00													P
	P0058627		Legal Services	Zubert Lawler, LLP	2,500.00																		P
620	IPHEC2009		Mailing Services	Milwest Mailing	48.00																		S
620	IPHEC2010		Office Supplies	Southcoast Solutions	8,931.52																		S
620	INSUREFY1BR		Insurance	Paralign Risk Management	3,055.65																		S
620	EN05212/IPHEC202		Various Supplies	Inter City Supply Co., Inc.	27,920.64					27,920.64													S
620	IPHEC1905		Furniture Installation Services	Pantagra Group	17,479.00									17,479.00									S
620	IPHEC2101		Insurance	CS Insurance Strategies, Inc.	2,292.50																		S
620	IPHEC2011		Various IT Supplies	Berks Group, Inc.	797.60									797.60									S
620	P0057793		Financial Advisory Services	Mohanty Gargapol, LLC	6,660.00												6,660.00						S
620	P0057099		Legislative Consulting Services	Fuentes Consulting Services	21,249.94															21,249.94			S
620	P0058387		A/E Services - CCICS Big center	CCJM Engineers, Ltd.	7,280.00																7,280.00		S
620	P0056761		Sanitization Services - El Centro	Safety Supplies Illinois, LLC.	8,870.00																		S
620	P0057855		Media Advertising (Billboards)	LIT Group, Ltd.	78,750.00																		S
620	P0055724		Snow Removal Services	AMS Earth Movers	4,727.25																		S

**INFORMATION ITEM II. C.: FY22 BUSINESS ENTERPRISE PROGRAM (BEP) REPORT**

PE11R20

FISCAL YEAR 2022

1/10/2023

STATE OF ILLINOIS COMMISSION ON EQUITY AND INCLUSION  
 BUSINESS ENTERPRISE PROGRAM FOR BUSINESSES  
 OWNED BY MINORITIES, WOMEN, AND PERSONS WITH DISABILITIES  
**ANNUAL EXPENDITURE REPORT**

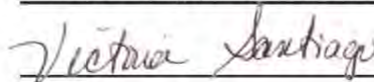
STATE INSTITUTION NAME & ID # Northeastern Illinois University 620

	BEP VENDOR EXPENDITURES	TOTAL CONTRACTS
AFRICAN AMERICAN MALES	\$ 196,330.74	40
AFRICAN AMERICAN FEMALES	\$ 114,421.44	64
HISPANIC AMERICAN MALES	\$ 853,867.75	32
HISPANIC AMERICAN FEMALES	\$ 126,608.58	36
ASIAN AMERICAN MALES	\$ 1,049,574.50	17
ASIAN AMERICAN FEMALES	\$ 77,435.00	6
NATIVE AMER/AK NATIVE MALES	\$ -	0
NATIVE AMER/AK NATIVE FEMALES	\$ -	0
CAUCASIAN FEMALES	\$ 695,187.17	84
<b>PERSONS WITH DISABILITIES:</b>		
(ETHNICITY & GENDER)	\$ -	0
<b>BEP TOTALS:</b>	\$ 3,113,425.18	279
<b>SHELTERED WORKSHOPS</b>	\$ 9,738.58	8
<b>TOTALS:</b>	\$ 3,123,163.76	287

Print name and position title:

Victoria Santiago, Director of Procurement Services

Sign and date:



January 10, 2023

**INFORMATION ITEM II. D: NOTIFICATION TO THE BOARD OF CERTAIN EXPENDITURES:  
PURCHASES OF AT LEAST \$50,000 BUT LESS THAN \$100,000**

Board of Trustees' Regulations require that the President report to the Board purchases of at least \$50,000 but less than \$100,000 other than those exempt from Board approval (e.g. utilities). The following lists those purchases since the last Board meeting.

<b>VENDOR</b>	<b>DESCRIPTION</b>	<b>PURCHASE ORDER AMOUNT</b>
Glass Specialists, Inc. (Non-BEP)	Replace broken windows at El Centro	\$53,360.00
Faciliserv, Inc. d/b/a BR Bleachers (Non-BEP)	Repair of various basketball hoops and bleacher seats in the main gym	\$58,075.00
Hansen Reynolds (Non-BEP)	Legal Services & Litigation Support	\$60,000.00
Security Specialists Group, Inc. (BEP)	Security Guard Services for El Centro and CCICS locations	\$70,552.00

\*BEP- African American Male