

Board of Trustees of Northeastern Illinois University
Meeting Minutes

April 13, 2023

A meeting of the Board of Trustees of Northeastern Illinois University was convened on Thursday, April 13, 2023 in the third-floor lounge of the El Centro location at 3390 N. Avondale Avenue, Chicago, IL. Vice Chair, Marvin Garcia, called the meeting to order at 1:02 p.m.

Roll was called and the following Trustees were present: Betty Fleurimond; Marvin Garcia; Shyrice Howell; Ann Kalayil; Michelle Morales; J. Todd Phillips; and Paula Wolff

Also present: Gloria Gibson, President; G. A. Finch, University Counsel; Karl Voigt, Assistant Secretary to the Board; vice presidents, staff; students; and University community members

Vice Chair Garcia announced that Chair José Rico would be joining the meeting late.

Approval of Past Meeting Minutes

Trustee Wolff, seconded by Trustee Kalayil, moved to approve, by consent, the minutes of the following meetings: (i) the open and closed minutes from the November 17, 2022 Board meeting; (ii) the open minutes from the January 26, 2023 Academic/Student Affairs, Enrollment, and Technology Committee meeting; (iii) the open and closed minutes from the March 6, 2023 Regular Board meeting; (iv) the open minutes from the March 16, 2022 Academic/Student Affairs, Enrollment, and Technology Committee meeting; and (v) the open and closed minutes from the March 20, 2022 Executive Committee Special meeting; and to keep all closed minutes closed.

Discussion: Trustee Kalayil noted a typo in the March 16 minutes. Trustee Phillips asked that the record reflect that several new Trustees are being asked to approve minutes from meetings at which they were not in attendance.

The motion carried by acclamation.

Opportunity for Public Comment in Accordance with P. A. 91-0715

Vice Chair Garcia announced the opportunity for public comment. There were 27 registrations received in advance and 10 presentations were made.

1. **Erica Meiners**, as NEIU faculty member
Topic: advocating for the learning community that NEIU serves
2. **Gabriel Cortez**, as NEIU faculty member
Topic: to highlight the equity-based best practices that Proyecto Pa'Lante, El Centro, and the ENLACE Leadership Institute have engaged with our local communities and student body.
3. **Isaura Pulido**, as self
Topic: statewide enrollment and how NEIU fits into that discussion
4. **Tim Scherman**, as self
Topic: greeting to the full board
5. **David Rubin**, as self
Topic: interim President comments
6. **Nancy Wrinkle**, as Chair of the Faculty Senate
Topic: sharing the Senate's hopes and expectations for the entire University leadership including Board
7. **Brandon Bisbey**, as member of UPI Local 4100
Topic: urging the Board to appoint Manish Kumar as Interim President

8. **Mirza Baig**, as member of the Civil Service staff
Topic: endorsement of VP Kumar for Interim President
9. **Dan Maurer**, as member of the student body and Sociology Club
Topic: comments on the unique and diverse student body at NEIU
10. **Rosita Lopez**, as member of El Centro Advisory Council
Topic: welcome to the new Board on behalf of the council

Chair Rico asked Student Trustee Howell to present a statement on behalf of the Student Government Association. Trustee Howell presented the following remarks: “We the students of Northeastern Illinois University call on administration and UPI faculty NEIU chapter 4100 to take action in reaching a negotiation prior to a strike. Due to the inability to reach an agreement on the UPI NEIU chapter 4100 contract, students’ education, along with our lives outside of the classroom, may be compromised. Our education is not a bargaining chip due to your inability to negotiate. We are depending on both parties to reach a timely resolution. It is imperative that NEIU’s administration and UPI 4100 do what is best for their students’ education specifically ensuring a path without interruption. We deserve an education that works. Here is what Student Government knows: certain steps need to be reached before a strike can take place. Faculty are waiting to vote on an authorization to strike. If the vote passes, that does not indicate they will go on a strike immediately. A notice needs to be sent to the Department of Labor 10 days in advance before a strike can happen and mediation needs to be in place and will need to declare that bargaining is at an impasse. A mediator was recently requested by UPI 4100 NEIU chapter. For more information pertaining to a strike, there is link. What can you do as a student? You can let other students about the potential strike and the process of it. Spread awareness of it on social media using the hashtag neiu student {inaudible}. If you or other students have questions or concerns, please email Student Government at sga@neiu.edu. There is a petition that 162 other students have signed in support of both parties in reaching a timely agreement, and to not compromise our education. Regards, Northeastern Illinois University Student Government Association. Thank you.”

Chair’s and President’s Remarks

Chair Rico thanked everyone for being at today’s meeting and for their enthusiasm and feedback. Chair Rico further impressed his appreciation for everyone’s passion for the University, and he is aware of the need for institutional healing. He expressed the Board’s commitment to working together with the University to find solutions to the problems facing the community and to make the institution stronger. Chair Rico thanked the staff at El Centro for hosting today’s meeting.

President Gibson welcomed the newest Trustees to today’s meeting and to the Board. President Gibson invited all Trustees to the May 12 Commencement Exercises to be held at the CreditUnion One Pavilion at the University of Illinois Chicago. As of today over 800 students have been cleared to graduate, and over 600 students have ordered caps and gowns.

COMMITTEE REPORTS

Academic/Student Affairs, Enrollment, and Technology Committee

The ASAET Committee met on March 16, 2023 in the Golden Eagles Room on the main campus. The committee received several informational briefings and recommends approval of the following item:

Action Item I. A. Approval of 2023 Tenure Recommendations

President Gibson is pleased to present the following individuals who are recommended for tenure and have the endorsement of the Interim Provost and Vice President for Academic Affairs, Dr. Andrea Evans.

<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

Trustee Kalayil, seconded by Trustee Garcia, moved to approve the 2023 tenure recommendations as presented.

Discussion: Trustees offered their congratulations to this year's class. The Student Trustee may not vote on tenure.

Roll was called and the vote was as follows:

Fleurimond: Yes	Howell:	Morales: Yes	Rico: Yes
Garcia: Yes	Kalayil: Yes	Phillips: Yes	Wolff: Yes

The motion carried.

Action Item I. B. Approval to Confer the University's Honorary Doctor of Humane Letters upon Illinois Attorney General and Commencement Speaker, Kwame Raoul, at the May 12, 2023 Commencement Exercises.

Trustee Phillips, seconded by Trustee Kalayil, moved to approve conferral of the University's honorary Doctor of Humane Letters on the May Commencement Speaker, Illinois Attorney General, Kwame Raoul.

Discussion: there was no discussion

Roll was called and the vote was as follows:

Fleurimond: Yes	Howell: Yes	Morales: Yes	Rico: Yes
Garcia: Yes	Kalayil: Yes	Phillips: Yes	Wolff: Yes

The motion carried.

Committee-of-the-Whole

Action Item I. C. Approval of Recommended Revisions to the Board's Regulations: Section V., B. 1 a. and b.

The University is requesting that the Board change its current regulations pertaining to spending threshold authority requiring Board approval. At the Board's March 6, 2023 regular meeting, Manish Kumar presented this matter as an information item for the Board's approval consideration at its next regular meeting.

Section V. of Northeastern Illinois University's Board Regulations has been in place since April 7, 1998. Since 1998, all other Illinois public universities have changed the monetary thresholds by which board approval is required for procurement; most all of them have been increased to at least \$250,000.

Northeastern Illinois University is the last remaining public university to abide by the \$100,000 threshold amount carried over from the Regulations of the former Board of Governors.

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.*

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.*

Trustee Wolff, seconded by Trustee Garcia, moved to approve the changes in the Board's Regulations noted in Section V., Administrative Affairs, B. Purchases, 1. Approval, a. and b.

Discussion: The University surmises this change might affect fewer than 50 transactions per year. Trustees considered the proposed revisions, but ultimately weighed this against the administrative changes on the horizon and tabled the matter for later.

Roll was called and the vote was as follows:

Fleurimond: Abst.	Howell: No	Morales: No	Rico: No
Garcia: No	Kalayil: Abst.	Phillips: No	Wolff: No

The motion was defeated.

Action Item I. D. Consideration and Approval to Hire an External Search Firm: Vice President of Enrollment Services Search

Trustee Phillips, seconded by Trustee Howell, moved to approve the hiring of an external search firm to conduct the search for a new Vice President for Enrollment Management.

Discussion: Trustees asked several questions about the search firm. An approval is being sought today to be available for the next President to conduct a search for a new Vice President, if they see the need. There is no commitment of funding with an approval today, only an approval to use a search firm. Trustees asked whether the University has considered conducting an in-house search. President Gibson responded

that the University initially performed an in-house search for this position which failed, and the Board ultimately approved the use of a search firm for the search that identified that most recent Vice President.

Roll was called and the vote was as follows:

Fleurimond: Yes	Howell: Abst.	Morales: Yes	Rico: Yes
Garcia: No	Kalayil: Yes	Phillips: No	Wolff: Yes

The motion carried.

Action Item I. E. Consideration and Approval of Recommended Purchases \$100,000 or Greater: Legal Services

Trustee Phillips, seconded by Trustee Wolff, moved to approve legal expenses with the firm Davis & Campbell, LLC for litigation support, labor negotiations and general University employment matters up to \$140,000 for fiscal year 2023.

Discussion: Trustees asked for clarification that the legal services provided do not extend to representation of the Board. VP Kumar confirmed the services are for employment-related matters only.

Roll was called and the vote was as follows:

Fleurimond: Abst.	Howell: Yes	Morales: Yes	Rico: Yes
Garcia: Yes	Kalayil: Yes	Phillips: Yes	Wolff: Yes

The motion carried.

Action Item I. F. Consideration and Approval of Recommended Purchases \$100,000 or Greater: Child Care Center Catering Services

Trustee Garcia, seconded by Trustee Wolff, moved to 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.

Discussion: Trustees asked general questions for clarification.

Roll was called and the vote was as follows:

Fleurimond: Yes	Howell: Yes	Morales: Yes	Rico: Yes
Garcia: Yes	Kalayil: Yes	Phillips: Yes	Wolff: Yes

The motion carried.

ITEMS FOR INFORMATION

Information Item II. A. Mike Nardini and Matt Dobry made a brief presentation to the Board on the Bryn Mawr property development project. 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 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.

CBRE is presenting as the highest and best use of the property would be for a four or five story building on one side of the street with apartments above and retail on the ground floor. Some parking would be available. The CBRE team expects to be able to make an offering to the public development community no earlier than September. Mike reviewed the current calendar of the project and answered Trustees' questions.

Information Item II. B. Interim Budget Director, Justin Krieg, presented the 3rd quarter budget to actual expenses. 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. 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.

Through the third quarter, the University spent \$60,560,438 or 72.1% percent of the total \$83,940,000 unrestricted general operating budget. VP Kumar answered Trustees' questions.

Information Item II. C. Director of Procurement, Vicky Santiago, presented the University's annual Business Enterprise Program (BEP) spending report from FY22. 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 University 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. In fiscal year 2022, the University established a BEP Compliance Plan Goal of \$1,739,540.00. Actual expenditures were \$3,123,163.76 or 35.9%, an increase of \$1,383,623.76 or 15.9%. Ms. Santiago answered Trustees' questions.

Information Item II. D. VP Kumar presented the report on expenses of at least \$50,000 but less than \$100,000 since the last report to the Board.

- Glass Specialists Inc. (non-BEP) \$53,360 – broken window replacement at El Centro
- Faciliserv Inc, d/b/a/ BR Bleachers (non-BEP) \$58,075 – repair of bleachers and basketball hoops in main gym
- Hansen Reynolds (non-BEP) \$60,000 – legal services and litigation support
- Security Specialist Group, Inc. \$75,552 – security services for CCICS and El Centro locations

Motion to Convene in Closed Session

At 3:10 p.m., Trustee Rico, seconded by Trustee Phillips, moved to convene in Closed Session.

Discussion: there was no discussion

Roll was called and the vote was as follows:

Fleurimond: Yes	Howell: Yes	Morales: Yes	Rico: Yes
Garcia: Yes	Kalayil: Yes	Phillips: Yes	Wolff: Yes

The motion carried. Trustees moved into the conference room behind the lounge.

Motion to Reconvene in Open Session

At 5:55 p.m., Trustee Garcia, seconded by Trustee Phillips, moved to reconvene in Open Session. The motion carried by acclamation.

Legal Report

Trustees received the Legal Report in advance and had an opportunity to ask questions about it during Closed Session.

Motion to Release Prior Closed Session Minutes

Chair Rico announced that the Board would defer this approval until the next meeting.

Motion to Destroy Prior Closed Session Verbatim Records

Chair Rico announced that the Board would defer this approval until the next meeting.

Old / New Business

Chair Rico asked if there was any old or new business to present. Trustee Phillips asked that future Board meetings have less paper.

Upcoming Board Committee Meetings:

- May 8, 2023 Executive Committee
- May 11, 2023 Academic/Student Affairs, Enrollment, and Technology Committee
- June 15, 2023 Regular Board Meeting

Upcoming Events:

- Academic Honors Ceremonies May 1
- Master's Hooding Ceremonies May 2
- Board Orientation week of May 8 (no firm date yet)
- Commencement Exercises May 12 at 4:00 p.m. Credit Union One Arena

There was no further business.

Motion to Adjourn

At 5:59 p.m., Trustee , seconded by Trustee , moved to adjourn. The motion carried by acclamation.

Respectfully submitted,

José Rico, Chair of the Board
Karl Voigt, Assistant Board Secretary
Approved September 21, 2023