

Board of Trustees of Northeastern Illinois University

Board Meeting Minutes

June 9, 2022

A regular meeting of the Board of Trustees of Northeastern Illinois University was convened on Thursday, June 9, 2022 in the Alumni Hall located at 5500 N. St. Louis Avenue, Chicago, IL. Jim Palos, Chair of the Board, called the meeting to order at 1:05 p.m.

Roll was called and the following Trustees were present: Carlos Azcoitia; Sherry Eagle; Marvin Garcia; Ann Kalayil; Javonti Mordican; Jim Palos; Charlie Serrano; and Jonathan Stein

Also present: Gloria Gibson, President; G. A. Finch, University Counsel; Mary Pat Burns, Board Counsel; Mike Nardini, First Vice President from CBRE, Inc.; Matt Dobry, Senior Vice President from CBRE, Inc.; Karl Voigt, Assistant Secretary to the Board; vice presidents; staff; and University community members

Approval of Past Meeting Minutes

Trustee Serrano, seconded by Trustee Azcoitia moved to approve, by consent, the following open and closed session minutes, and to keep the closed session minutes closed: open and closed session minutes from the April 14, 2022 Board of Trustees meeting; open and closed session minutes from the May 9, 2022 Executive Committee meeting; open session minutes from the May 12, 2022 Academic/Student Affairs, Enrollment, and Technology Committee meeting; and the open session minutes from the May 16, 2022 Finance, Buildings and Grounds Committee meeting.

Discussion: there was no discussion

The motion carried by acclamation.

Opportunity for Public Comment

Chair Palos announced the opportunity for public comment in accordance with P.A. 91-0715. There were two requests to speak.

1. **Dr. Nicholas Hoel**, NEIU faculty member and Chair of the University Advisory Committee
Topic: to thank the Board for its commitment to shared governance and to encourage its continuation
2. **Dr. Rachel Birmingham**, NEIU faculty member
Topic: to share an observation about the University's bookstore

Chair's and President's Remarks

President Gibson congratulated and thanked everyone for a successful academic year. Dr. Gibson introduced the new Assistant Dean of Students for Undocumented Student Resources and Care, Quintiliano Rios Perez. The new Dean of the Goodwin College of, Dr. Thomas Phillion, will begin July 1. Finalists for the Executive Director of Marketing and Communications will be coming to campus soon. The Seal of Excelencia application is due tomorrow. Thank you for the many people who have given their time to complete this application. Dr. Gibson, Chair Palos and others recently met with the Chicago Public Schools CEO, Pedro Martinez to discuss various partnerships and collaborations. A similar meeting with City Colleges of Chicago Chancellor, Juan Salgado, will happen soon. Governor Pritzker's Executive Order is still in place regarding COVID-19. The University continues to offer Shield Illinois testing. No clusters or spread at the University. Vaccinations will be required for all incoming freshmen. As of June 3, NEIU has received 527 intent-to-enroll commitments for first-time, full-time freshmen. The University has surpassed its 2021 application goal of 4,801 with more than 5,000 applications received to date. 187 first-time, full-

time freshmen have already registered for fall classes. This same time last year, there were 34 students registered. So far, the University has awarded over \$100,000 for students who qualify for the NEIU for You top-off aid program. There are 285 first time students have already registered for orientations next week. Orientation will take place throughout the summer. Additional enrollment updates will be provided to the Board in July and August. ASPIRA schools are celebrating their commencement exercises this afternoon in the University's Auditorium and a Northeastern registration table is set up nearby. Trustee Kalayil and Dr. Gibson hosted a stakeholder meeting with members from across the University to discuss the proposed new enrollment and admission processes. Northeastern has entered into a formal agreement with Hope Chicago to provide tuition, fee, books, computer, annual stipend, and housing at The Nest for qualifying Chicago Public School students. This past year, Northeastern had just under 100 local high school students who participated in the University's Dual Enrollment program. Students will continue to take classes over the summer and the University expects to expand the program next fall to schools on the city's south and west sides. Trustees expressed their appreciation to Vice Presidents Kimberley Buster-Williams and Manish Kumar for their efforts in the enrollment initiatives and work for the upcoming fall semester.

Chair Palos thanked his fellow Trustees for their participation in the May Commencement exercises, and thanked the faculty and staff for everything they did to navigate learning and services through the pandemic. Chair Palos recognized the incoming Student Trustee-elect, Ms. Shyrice Howell, and asked Dr. Terry Mena, Vice President for Student Affairs and Dean of Students, to introduce her. Shyrice is a Junior Accounting major. Her term will begin on July 1. Trustees' learning session on Freedom of Expression on Campus was presented during their luncheon by Dr. Jackie Merrill from the Bipartisan Policy Center and Associate Provost Shayne Cofer. Trustees received a copy of the non-material audit findings from the University independent auditors. The President will work with staff to begin addressing the findings. Thank you to Trustees who have completed the event participation form for upcoming events. The next big event will be the 50th Annual Kane Golf Outing on August 1st.

Shared Governance Presentation: University Planning and Budget Council

DeMara Campbell, Admissions and Records Associate and Chair of the University Planning and Budget Council, made a presentation about the Council, its mission, and current membership.

COMMITTEE REPORTS

Executive Committee

Chair Palos reported that the committee met on Monday, May 9, 2022 in the Golden Eagles Room on the main campus. The committee discussed several items and is presenting one item today for action.

Action Item I. A. Approval of 2022-23 Learning Session Topics

Trustee Serrano, seconded by Trustee Azcoitia, moved to accept the 2022-23 Learning Session Topics as presented.

Discussion: Trustees reviewed the list and asked general questions about the topics. Chair Palos recommended that the Board hold a summer retreat and possibly have one or more the topics highlighted.

The motion carried by acclamation.

Academic/Student Affairs, Enrollment, and Technology Committee

The Academic/Student Affairs, Enrollment, and Technology Committee met on May 12, 2022 in the Golden Eagles Room on the main campus. The committee received several informational reports. A particular issue regarding University enrollment procedures that arose prompted a separate meeting on May 19 at the behest of Trustee Kalayil and organized by the President and Dr. Buster-Williams. Various

stakeholders from across the University participated in a round-table discussion that addressed enrollment practices and their alignment with Higher Learning Commission policies number eight and nine. The meeting was facilitated by Dr. Shireen Roshanravan, Executive Director of Diversity, Equity, and Inclusion. Trustees responded that they look forward to learning the steps to be implemented that enhance the University's enrollment practices.

Finance, Buildings and Grounds Committee

Trustee Eagle reported that the Finance, Buildings and Grounds Committee met on Monday May 16, 2022 in the Golden Eagles Room on the main campus. The committee received several informational briefings and presents three items recommended today for action.

Action Item I. B. Approval of Recommendation for Purchases \$100,000 or Greater: Real Estate Broker Services for the Bryn Mawr Properties

Trustee Serrano, seconded by Trustee Azcoitia, moved to approve the recommendation of the selection of CBRE, Inc. as the real estate broker and owner's representative for the Bryn Mawr Properties for an initial five-year agreement with five one-year renewal options, and an eight percent commission rate based on final ground leases. *Although the Trustees voted on five one-year renewals for this contract, the RFP only accounted for three one-year renewal options. The contract will be written with three one-year renewal options.*

Discussion: Trustees were apprised of the University's obligations and responsibilities regarding demolition, surveying, and site preparation, as well as the longer-term goal of recouping these upfront costs. Trustee Eagle explained that the University will have the final say as to who can lease the property and for what purpose. Trustees engaged in a discussion about the services of the owner's representative. Mr. Mike Nardini explained this and answered other general questions.

Roll was called and the vote was as follows:

Azcoitia: Yes	Garcia: Yes	Mordican: Yes	Serrano: Yes
Eagle: Yes	Kalayil: Abstain	Palos: Yes	Stein: Yes

The motion carried.

Action Item I. C. Approval of Recommendation for Purchases \$100,000 or Greater: Snow Plowing Services

Trustee Eagle, seconded by Trustee Kalayil, moved to approve the five-year contract with no renewal option with Snow Systems, Inc. for snow plowing services on the main campus and the Carruthers Center on an as-needed basis and on the terms presented for an amount not to exceed \$500,000 over the life of the contract.

Discussion: Trustees asked clarifying questions

Roll was called and the vote was as follows:

Azcoitia: Yes	Garcia: Yes	Mordican: Yes	Serrano: Yes
Eagle: Yes	Kalayil: Yes	Palos: Yes	Stein: Yes

The motion carried.

Action Item I. D. Approval of FY23 Preliminary Operating Budget

Trustee Stein, seconded by Trustee Serrano, moved to approve the FY23 Preliminary Operating Budget as presented.

Discussion: while the final budget will be approved at the September Board meeting, that approval is predicated on the tuition revenue variable as expressed through enrollment and credit hours. Trustees thanked Manish Kumar, Vice President for Finance and Administration, and Mike Wenz, Executive Director of University Budgets, for their work on this document and for making the content clear and understandable.

Roll was called and the vote was as follows:

Azcoitia: Yes	Garcia: Yes	Mordican: Yes	Serrano: Yes
Eagle: Yes	Kalayil: Yes	Palos: Yes	Stein: Yes

The motion carried.

Motion to Convene in Closed Session

At 2:40 p.m. Trustee Eagle, seconded by Trustee Serrano, moved to convene in Closed Session.

Discussion: there was no discussion

Roll was called and the vote was as follows:

Azcoitia: Yes	Garcia: Yes	Mordican: Yes	Serrano: Yes
Eagle: Yes	Kalayil: Yes	Palos: Yes	Stein: Yes

The motion carried.

Motion to Reconvene in Open Session

At 5:03 p.m. Trustee Eagle, seconded by Trustee Serrano, moved to reconvene in Open Session. The motion carried by acclamation.

Board Action Items

Action Item I. E. Approval of the President's Annual Evaluation

Chair Palos reported that after discussion in Closed Session, the Board presented a draft of its evaluation of the President and will make further revisions to it. A Special Meeting will be scheduled within 30 days to vote on the final evaluation.

Action Item I. F. Consideration and Approval of Possible Amendment to the President's Contract and Delegation to Executive Committee Regarding Said Contract

Trustee Serrano, seconded by Trustee Garcia, moved to approve an extension of the President's contract for a period of two years contingent upon successful negotiation of terms.

Discussion: the Board has authorized the Chair of the Board to negotiate those terms with the President. A finalized term-sheet will be presented at the upcoming Special Board meeting.

The motion carried by acclamation.

Action Item I. G. Action to Elect Board Officers

Chair Palos reported that a slate of incumbent officers had been recommended in Closed Session. The following Trustees are recommended for the Officer roles to serve in two-year terms:

Jim Palos, Chair
Sherry Eagle, Vice Chair
Jonathan Stein, Secretary

Trustee Azcoitia, seconded by Trustee Stein, moved to approve the slate of board officers as presented to serve a two-year term.

Discussion: there was no discussion.

The motion carried by acclamation.

Action Item I. H. Consideration and Approval of Extension of Board Counsel Contract

Chair Palos reported that there is no need for the board to take formal action on this item and requested that the University engage the firm of Burke, Burns & Pinelli, Ltd. as the Board's counsel for fiscal year 2023 in the amount of the \$60,000.

Action Item I. I. Consideration and Approval of RFP for the El Centro Property

Trustee Eagle, seconded by Trustee Stein, moved to approve the release of the RFP for the parcels adjacent to the El Centro location and to include the options of commercial and industrial usage.

Discussion: there was no discussion

The motion carried by acclamation.

Additional Action Items

Trustee Serrano, seconded by Trustee Eagle, moved to schedule a summer retreat for the Board of Trustees.

Discussion: Trustees applaud the effort to return to this annual practice. Proposed dates and times will be forthcoming.

The motion carried by acclamation.

Chair Palos announced that he is recommending the appointment of Trustee Sherry Eagle as a member of the Audit Committee.

Trustee Stein, seconded by Trustee Serrano, moved to approve the appointment of Sherry Eagle as a member of the Audit Committee.

Discussion: there was no discussion.

The motion carried by acclamation.

Legal Report

Chair Palos reported that the Board had received the legal report in advance of the meeting and had the opportunity to ask questions in Closed Session. The Board also received a Title IX report.

Old/New Business

No old business was raised.

New business: the following resolution was recited.

Resolution Honoring Javonti Mordican

WHEREAS, Javonti Mordican was elected to serve as the Student Trustee on the Northeastern Illinois University Board of Trustees from September 14, 2021 through June 30, 2022; and

WHEREAS, Javonti Mordican, a 2022 George Floyd Social Justice Scholarship recipient, is a Dean's List student at Northeastern Illinois University working toward a Bachelor of Arts degree in Communication; and

WHEREAS, Javonti Mordican, in addition to his impressive academic work, has tirelessly promoted Northeastern Illinois University and the success of its students through his diligent involvement in Student Government; and

WHEREAS, Javonti Mordican has been an active member of the Student Black Caucus, the Student Theater Council, and has served as a Peer Leader and mentor in the Success and Retention Center at Northeastern, in addition to being an engaged member in organizations serving the local community; and

WHEREAS, Javonti Mordican has earnestly pursued equity among the entire student body, and has admirably represented his fellow students as a member of the Board of Trustees, as well as being a respected ambassador of Northeastern Illinois University.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Trustees of Northeastern Illinois University honors Javonti Mordican and expresses its sincere gratitude for his exemplary service.

Presented on behalf of the Board of Trustees, June 9, 2022.

Trustee Azcoitia, seconded by Trustee Serrano, moved to adopt the resolution honoring Student Trustee, Javonti Mordican.

Trustee Mordican expressed his thanks and appreciation for the opportunity to serve as a Student Trustee and as a representative of his community, and to be a student leader. Trustee Mordican asked that the Board consider lobbying the Legislature to revise Northeastern's statute to allow the Student Trustee to serve more than one term.

Motion to Adjourn

At 5:29 p.m. Trustee Mordican, seconded by Trustee Azcoitia, moved to adjourn. The meeting was adjourned by acclamation.

Respectfully submitted,

Jim Palos, Chair of the Board
Karl Voigt, Assistant Board Secretary
Approved September 22, 2022