



BOARD OF REGENTS

Tuesday, February 4, 2025
12 noon

Earl S. Richardson Library Conference Room

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Agenda



Board of Regents Meeting
Richardson Library Conference Room
Tuesday, February 4, 2025
12 Noon

Agenda

Public Session

- | | | |
|------|--|-----------------------|
| I. | Meeting Called to Order | Chair Kweisi Mfume |
| II. | Approval of Minutes of November 12, 2024 | Chair Mfume |
| III. | Opening Remarks | Chair Mfume |
| IV. | Report from the University President | Dr. David Wilson |
| V. | Report of the Executive Committee | Chair Mfume |
| VI. | Reports of Standing Committees | |
| | A. Academic and Student Affairs Committee | Regent Linda Gilliam |
| | Items for Information (see Board book for details) | |
| | 1. Academic Affairs | |
| | 2. Enrollment Management | |
| | 3. Student Affairs | |
| | 4. Athletics | |
| | B. Finance and Facilities Committee | Regent Shirley Malcom |
| | Items for Information (see Board book for details) | |
| | 1. Division of Facilities, Design and Construction Management Update | |
| | 2. Division of Research and Economic Development Update | |
| | 3. Division of Institutional Advancement Update | |
| | 4. Division of Enrollment Management and Student Success Update | |
| | 5. Division of Finance and Administration Update | |

Items for Action

1. Housing Rates – Enolia and Marble Hall Gardens
2. Altus Lease
3. HBCU Capital Financing Program Application
4. MEDCO Letter of Intent **for Campus-Wide Energy Upgrades**

C. Audit and Institutional Assessment Committee Regent Larry Ellis

VII. New Business

VIII. Adjournment of Public Session Chair Mfume

IX. Closed Session

A. **Proposed College of Osteopathic Medicine Update**

B. **Personnel Matter**

C. **Name, Image and Likeness (NIL) Update**

D. **EEO Report**

E. **Memorandum of Understanding - FOP and MSU**

F. **Real Estate Opportunities - Property Acquisition**

G. **Honorary Degree Candidate Recommendation**

H. **Academic Program Duplication Update**

Dr. David Wilson

Dr. David Wilson

Dr. David Wilson et al.

Ms. Tara Berrien

Regent Shirley Malcom

Regent Shirley Malcom

Regent Linda Gilliam

Dr. David Wilson

Public Session

Public Session Minutes

The meeting of the Morgan State University Board of Regents was called to order by Chair Kweisi Mfume at 12:01 p.m.

Present: Hon. Kweisi Mfume, Chair, Regent; General (Ret.) Larry Ellis, Vice Chair, Regent; Mr. Carl Turnipseed, Secretary, Regent; Ms. Swati Agrawal, Regent; Rev. Dr. Harold Carter, Regent; Dr. Linda Gilliam, Regent; Ms. Emily Hunter, Regent; Dr. Shirley Malcom, Regent; Hon. Tracey Parker-Warren, Regent; Mr. Jared Patterson, Student Regent; Mr. Brian Pieninck, Regent; Mr. William Sherman, Regent; Ms. Shelonda Stokes, Regent; Mr. Winston Wilkinson, Regent; Dr. David Wilson, University President; Mr. Thomas Faulk, Principal Counsel for Morgan State University, Office of the Attorney General

Remarks by the Chair

Chair Mfume opened the meeting by welcoming Regents, university administration, and members of the public in attendance. He extended appreciation to Regents for taking part in various events since the last Board meeting to include: Annual Faculty and Staff Institute; New Student Induction Ceremony; Matriculation Convocation; Grand Opening of New and Newly Renovated Residence Halls; Annual Scholarship Luncheon; School of Global Journalism and Communication Honors Dean Emeritus DeWayne Wickham; Grand Opening of the Health and Human Services Center; Dean Emeritus Eugene DeLoatch Lecture Hall Dedication; 40th Annual Homecoming Gala; and Founders Day Convocation. He stated that it does not go unnoticed each time a member of this Board goes beyond the Board meetings and interacts with students and the larger community as a representative of the MSU Board of Regents. Chair Mfume highlighted a few upcoming events to include: Fall Commencement; the Annual Choir Holiday Concert **and Regents' Reception**; and the next quarterly Board meeting to be held on February 4, 2025. He also offered an overview of the agenda and stated that following the Public Session, the Board would convene in Closed Session to address the matters identified as such on the agenda.

Minutes

Chair Mfume opened the floor for a motion to adopt the minutes of August 6, 2024. It was MOVED by Regent Turnipseed and SECONDED by Regent Malcom. The MOTION CARRIED unanimously.

Report of the President

Dr. Wilson provided a report to the Board covering some major developments that occurred at the University since the last meeting in August 2024. Those highlights include: (a) new leadership hire – Executive Director for the National Center for the Elimination of Educational Disparities; (b) fall 2024 enrollment; (c) fall move-in; (d) Matriculation Convocation; (e) New Student Induction Ceremony; (f) **President's fall town hall**; (g) Homecoming – gala, parade, football game and security; (h) opening/reopening of buildings; (i) presidential distinguished speaker series; (j) Founders Day Convocation; (k) Morgan faculty and staff; (l) Morgan students; and (m) Morgan student athletes.

Regent Stokes expressed excitement by all of the reports shared, which started yesterday during the Finance and Facilities Committee meeting. You can see the footprints and fingerprints of everyone, which speaks to the leadership of Dr. Wilson. She commended Ms. DeCordova for the phenomenal job she has done in raising the **University's brand**. She concluded with overall kudos on the accomplishments of our students, and in the areas of enrollment, research and others.

Regent Carter commented that, in this day and age when we start talking about millions of dollars, sometimes in meetings he has to remind our people that it has not always been that way. The report made him think of what he is doing as pastor of a church in the urban city, which is similar to what Morgan, as an institution, is essentially doing in an urban environment. He noted that this is probably one of the most expansive and exciting reports he has received from the President. It is a phenomenal piece in terms of the growth, development and where we are now.

Dr. Wilson stated that it is because of the team that we have in place at Morgan, the camaraderie we try to instill amongst the team, and the desire that they work laterally before they work vertically that has resulted in what we see happening at the University. He is here as the vessel articulating the many things taking place.

Chair Mfume recognized SGA representatives in attendance – Tamera Trimuel (President) and MarKayla Wilson (Vice President) – and yielded the floor to them for brief remarks. Ms. Trimuel stated that they are excited to be here. They are moving and shaking much like the Board. They feel like they have increased the student experience a lot and that the Board is doing the same. They are just super excited.

Report of the Executive Committee

Chair Mfume stated that there was no information to report from the Executive Committee.

Report of the Standing Committees

Academic and Student Affairs Committee

Regent Gilliam highlighted the information items to include: (i) Academic Affairs – degree programs (32 new programs between 2021-2024 with an enrollment of 800+), Morgan Completes You Program (robust discussion **about clarity of the website's marketing/target group and the program's goals**), program duplication (seven attempts since 2023), modality change request for M.S. in Nursing, new faculty hires (148 since 2021), and class offering increases due to enrollment increase; (ii) Enrollment Management – record enrollment (2,369 freshmen), freshmen female (63%) to male (36%) ratio, and black male initiative task force; (iii) Student Affairs – opening of four residence halls, introduction of the Enolia (leased property for student housing), successful homecoming, and Counseling **Center's new home** (HHS); (iv) SGA – reallocation of funds in support of the band and choir, need for additional housekeeping staff and learning assistance, initiatives (collaborative voting **registration, outdoor space to memorialize Morgan students, removal of Fizz app from Morgan's Wi-Fi**), pitch program, and scholarships; and (v) Athletics – academic progress rate (reached 1,000 in 2023-2024, averaging 988, in many benchmarks – **the highest score in Morgan's history**), graduation success rate (79% - another all-time high), wrestling joined the Eastern Intercollegiate Wrestling Association, and Ms. Freeman-Patton appointed as Co-**Chair of the Women's Sports Foundation College Subcommittee**.

Chair Mfume inquired about Name, Image and Likeness (NIL) in terms of looming deadlines or mandates set by governing bodies in higher education that we should be aware of. Regent Gilliam stated that the subject was not discussed as the Committee would like to have a deep dive meeting to understand it better. Dr. Wilson commented that he and Ms. Freeman-Patton have been discussing this and they will be prepared to give the Board a full briefing at the February meeting, especially in light of the House settlement case and the impact that it will have beyond NIL. Mr. Melvin Hines, Deputy Director of Athletics, noted that there are some deadlines as it relates to the House settlement and decisions to be made by institutions and conference-wide. He added that NIL is a different space and it as well as the House settlement are something very unique to college athletics. Chair Mfume concluded that further discussion would be rolled into the Closed Session so that the Board can have the ability to consult with counsel to get legal advice.

Finance and Facilities Committee

Regent Malcom stated that the Committee received updates from (i) Facilities, Design and Construction Management – overall plan for deferred maintenance continues; (ii) Research and Economic Development – new research support trending well toward \$100M, working diligently to understand the challenges/barriers related to Ph.D. production (assembling a group to look at curricular offerings in the social, behavioral and economic sciences similar to the blue-ribbon panel on STEM research expansion), and Morgan continues to distinguish itself in patenting (among the top 100); (iii) Institutional Advancement – in the planning and preparation stage (looking at policy changes) in order to be able to move forward with launching a campaign and the University receiving incredible media attention with people noticing what is going on here; (iv) Enrollment Management – black male initiative – different mix of top student majors that tend to be in areas dominated by females and looking internally at the kind of curricula offerings to attract students or message them differently; and (v) Finance and Administration – **Moody's affirmation of our A+ bond rating** supported by the high enrollment we have been able to maintain.

She stated that the Committee has two action items.

- **Enolia Lease** – The Enolia housing project is sponsored by local developer MCB Real Estate, and is being developed in collaboration with the University specifically for housing Morgan students. It is the only such project within a close proximity (walking distance) to the campus designed to support students. Regent

Malcom stated that the Committee reviewed the lease. She reminded the Board that it approved the terms at the August meeting. There are a few items that have not been fully completed; however, the Committee felt comfortable with asking that the President be given the authority to clean up those areas. The item received unanimous approval by the Finance and Facilities Committee.

Chair Mfume opened the floor for a motion to approve the Enolia Lease. It was MOVED by Regent Pieninck and SECONDED by Regent Turnipseed. The MOTION CARRIED unanimously.

- **Maryland Economic Development Corporation (MEDCO) Supplemental Letter of Intent** – Regent Malcom indicated that given the continued increases in enrollment and demand for student housing, the University is planning a comprehensive approach to student housing development and renovations over the next 10 years. Phases I, II and III (Thurgood Marshall housing and dining facility and Legacy Tower) have been completed and are operational. These facilities were successfully developed in collaboration with MEDCO. MEDCO has also been assisting the University in developing the revised student housing master plan. She added that we are working on an ambitious project of renovating three facilities – Baldwin and Cummings (completed) and Harper-Tubman (next spring) – while planning to demolish and rebuild **O’Connell**. **The Board previously approved part of the advance to MEDCO. However, the project has become much bigger that will require a supplement to the amount that was approved.**

Mr. David LaChina, EVP for Finance and Administration, stated that, in November 2023, the Board approved predevelopment costs associated with the renovation of Harper-Tubman and O’Connell in collaboration with MEDCO in the amount of \$3 million. After extensive project feasibility, analysis and planning for these two important student housing projects, an additional \$6 million is being requested to maintain development momentum for a total of \$9 million. These predevelopment costs (new cap of \$9 million) are expected to be reimbursed to the University as part of any related project financing.

Regent Malcom commented that what we are looking at now is a bit more complicated than what we started with. It is not just looking at the residence halls but also associated parking, etc. The item received unanimous approval by the Finance and Facilities Committee. Dr. Wilson added **that the proposed new O’Connell Hall** project will include a dining hall to accommodate enrollment growth and to avoid having all the dining facilities on the south end of campus.

Chair Mfume opened the floor for a motion to approve the MEDCO Supplemental Letter of Intent. It was MOVED by Regent Turnipseed and SECONDED by Regent Carter. The MOTION CARRIED unanimously.

Regent Malcom concluded that the Committee received updates on (i) the capital budget request; (ii) engagement with MSU Foundation – what we will need to move forward; (iii) status of negotiations with the Fraternal Order of Police; (iv) campus safety; and (v) real estate opportunities in Closed Session.

Audit and Institutional Assessment Committee

Regent Ellis stated that the Committee receive updates, in Closed Session, on the annual financial statement audit results from CliftonLarsonAllen (CLA); risk assessment template and project management initiative from Mr. Curbeam; and the legislative audit final status report and current audit status from Mr. Mauer.

He yielded the floor to Mr. Abraham Mauer to present the item for action.

- **FY 2025 Audit Plan** – Mr. Mauer, Director of Internal Audit and Management Review, stated that the office performs its own risk assessment each year. The audit plan (essentially process audits looking at administrative processes in various units) was developed to tackle some of the higher risk items that they would like to verify and obtain reasonable assurance that significant risks are mitigated to an acceptable level.

Chair Mfume opened the floor for a motion to approve the FY 2025 Audit Plan. It was MOVED by Regent Pieninck and SECONDED by Regent Parker-Warren. The MOTION CARRIED unanimously.

Dr. Wilson reported that Morgan had a clean, unmodified audit with no material weaknesses and no significant deficiencies. The news received unanimous applause by the Board.

New Business

Chair Mfume **directed the Board's attention to two articles** (hard copies provided), both of which were published by the Chronicle of Higher Education on November 6th – **“Outsized Growth at Nation's HBCUs Sparks Identity Crisis”** and **“When Trump Was First Elected, College Leaders Wrote Statements About It. And Now?”** He commented that they are very thoughtful pieces, particularly with respect to HBCUs, and encouraged Regents to read them.

On behalf of Dr. Wilson, Chair Mfume asked the Board to give some thought about the upcoming discussions before the Maryland General Assembly, which will likely take place in late January/early February. Funding from the General Assembly for the University is crucial to our existence. Dates for the President's **open** testimony to the chair and ranking members of the House and Senate Subcommittees are usually shared. It would be good for Board members to join him, if they can, in support of the University.

Adjournment of the Public Session

Chair Mfume announced that the Board of Regents would convene in Closed Session to consider items specifically exempted from public consideration under General Provisions Article § 3-305(b)(2)(7)(8)(10) of the Open Meetings Act. In Closed Session, the Board will consider an Honorary Degree Candidate Recommendation and receive updates on Campus Safety and Name, Image and Likeness (NIL). The Board may reconvene in Public Session at the conclusion of the Closed Session, if necessary.

After reading the citation into the record, Chair Mfume opened the floor for a motion to adjourn the Public Session to move into Closed Session. It was **MOVED** by Regent Gilliam and **SECONDED** by Regent Wilkinson to adjourn the Public Session. The **MOTION CARRIED** unanimously.

The Public Session adjourned at 1:28 p.m.

Honorary Degree Candidate Recommendation (Closed Session)

Chair Mfume opened the floor for a motion to approve the Honorary Degree Candidate Recommendation. It was **MOVED** by Regent Sherman and **SECONDED** by Regent Wilkinson. The **MOTION CARRIED** unanimously.

**MORGAN STATE UNIVERSITY
CITATION OF AUTHORITY FOR CLOSING A MEETING
UNDER THE OPEN MEETINGS ACT
BOARD OF REGENTS MEETING**

Date: Tuesday, November 12, 2024 Time: 12:00 p.m.

Location: Richardson Library
Conference Room

Motion to close meeting made by: Regent Gilliam

Seconded by: Regent Wilkinson

Members voting in favor: All Regents in attendance

Opposed:

Abstaining:

Absent:

THE STATUTORY AUTHORITY TO CLOSE THIS MEETING CAN BE FOUND AT (check all that apply):

General Provisions Article, § 3-305 (b)(2)(7)(8)(10):

____ (1) (i) To discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom this public body has jurisdiction; or (ii) any other personnel matter that affects one or more specific individuals;

X (2) To protect the privacy or reputation of individuals concerning a matter not related to public business;

____ (3) To consider the acquisition of real property for a public purpose and matters directly related thereto;

____ (4) To consider a matter that concerns the proposal for a business or industrial organization to locate, expand, or remain in the State;

____ (5) To consider the investment of public funds;

- ____ (6) To consider the marketing of public securities;
- X** (7) To consult with counsel to obtain legal advice on a legal matter;
- X** (8) To consult with staff, consultants, or other individuals about pending or potential litigation;
- ____ (9) To conduct collective bargaining negotiations or consider matters that relate to the negotiations;
- X** (10) To discuss public security, if the public body determines that public discussion would constitute a risk to the public or to public security, including: (i) the deployment of fire and police services and staff; and (ii) the development and implementation of emergency plans;
- ____ (11) To prepare, administer, or grade a scholastic, licensing, or qualifying examination;
- ____ (12) To conduct or discuss an investigative proceeding on actual or possible criminal conduct;
- ____ (13) To comply with a specific constitutional, statutory, or judicially imposed requirement that prevents public disclosures about a particular proceeding or matter;
- ____ (14) Before a contract is awarded or bids are opened, to discuss a matter directly related to a negotiating strategy or the contents of a bid or proposal, if public discussion or disclosure would adversely impact the ability of the public body to participate in the competitive bidding or proposal process.
- ____ (15) To discuss cybersecurity, if the public body determines that public discussion would constitute a risk to: (i) security assessments or deployments relating to information resources technology; (ii) network security information, including information that is: 1. Related to passwords, personal identification numbers, access codes, encryption, or other components of the security system of a governmental entity; 2. Collected, assembled, or maintained by or for a governmental entity to prevent, detect, or investigate criminal activity; or 3. Related to an assessment, made by or for a governmental entity or maintained by a governmental entity, of the vulnerability of a network to criminal activity; or (iii) deployments or implementation of security personnel, critical infrastructure, or security devices.

General Provisions Article, § 3-103 (a):

- ____ (1) To carry out an administrative function;
- ____ (2) To carry out a judicial function;
- ____ (3) To carry out a quasi-judicial function.

FOR EACH CITATION CHECKED ABOVE, THE REASONS FOR CLOSING AND TOPICS TO BE DISCUSSED:

1. To consider an Honorary Degree Candidate Recommendation.
2. To receive an update on Campus Safety.
3. To consult with counsel regarding Name, Image and Likeness (NIL).

THE BOARD MAY RECONVENE IN PUBLIC SESSION AT THE CONCLUSION OF THE CLOSED SESSION IF NECESSARY TO TAKE ANY FINAL AND BINDING ACTION.

This statement is made by Kweisi Mfume
Chairman of the Board of Regents

SIGNATURE:



***** FOR USE IN MINUTES OF NEXT REGULAR MEETING: *****

TOPICS DISCUSSED AND ACTION(S) TAKEN (IF ANY):

Academic and Student Affairs



Board of Regents
Academic and Student Affairs Committee Meeting
Monday, February 3, 2025 (Virtual)
1:00 - 4:00 P.M.

AGENDA

- | | |
|---|---|
| I. Remarks by the Chair | Regent Linda J. Gilliam |
| II. General Remarks | Dr. David Wilson, <i>President</i> |
| <u>Action Items</u> | |
| III. Approval of Committee Minutes of November 11, 2024 | Regent Linda J. Gilliam |
| <u>Brief Updates</u> | |
| IV. Academic Affairs | Dr. Hongtao Yu, <i>Provost and SVP</i>
<i>Academic Affairs</i> |
| 1. School of Business Ranks 60th Nationally, Top 15% | |
| 2. Nursing Student NCLEX Passing Rate Reaches New Height: 100% so far for 2024-2025 | Dr. Phyllis Keys, <i>Associate VP</i>
<i>Academic Affairs</i> |
| 3. Update on Course/Program Submission Process | |
| V. Enrollment Management (see Finance Section) | Dr. Kara Turner, <i>Senior VP</i>
<i>Enrollment Management & Student Success</i> |
| VI. Student Affairs | Dr. Kevin Banks, <i>Vice President</i>
<i>Students Affairs</i> |
| 1. Housing Fall 2025 | |
| 2. Strada Grant | |
| 3. SGA Updates | |
| VII. Athletics | Ms. Dena Freeman-Patton, <i>VP and</i>
<i>Director of Athletics</i> |
| 1. Building Bridges-Pathway to Education | |
| 2. MEAC Defensive Player of the Year Recognition | |
| VIII. New Business | |
| IX. Public Meeting Adjourned | Regent Linda J. Gilliam |

Closed Session

- | | | |
|-----|--|------------------|
| X. | Honorary Degree Candidate Recommendation | Dr. David Wilson |
| XI. | Academic Program Duplication Update | Dr. David Wilson |

COMMITTEE MINUTES OF NOVEMBER 11, 2024



**Board of Regents
Academic and Student Affairs Committee Meeting (Virtual)
Monday, November 11, 2024**

Committee Meeting Minutes

The meeting of the Board of Regents Academic and Student Affairs Committee was held on Monday, November 11, 2024. Committee Chair Linda Gilliam opened the meeting at 1:02 p.m.

Board Members

Present: Regent Linda Gilliam (Committee Chair), Regent William Sherman, Regent Swati Agrawal, Student Regent Jared Patterson, Regent Emily Hunter, Regent Larry Ellis

Staff Present: Dr. Wilson, Dean Asojo, Dr. Banks, Dean Barton, Dean Burnett, Dr. Dockery, Mr. Faulk, Ms. Freeman-Patton, Dean Garrison, Ms. Goodwin, Mrs. Grogan, Dr. Keys, Mr. Lockett, Dean Prime, Dr. Van Sluytman, Ms. Trimuel, Dr. Turner, Dr. Veal, Dean Westrick, Ms. Wilson, Dr. Yu

General Remarks by President Wilson

Chair Gilliam opened the Academic and Student Affairs Committee meeting. President Wilson commented on the historic highs in many departments across campus. President Wilson commented that for the fourth consecutive year, Morgan State University has been named a Fulbright leader. President Wilson commented that Morgan State University was able to start a student lead investment fund with the support of the Goldman Sachs Market Madness competition. Additionally, President Wilson stated that our faculty, staff, and students are being recognized on the world stage.

Action Items

Approval of Committee Minutes of August 5, 2024

- Approval of the Minutes of August 5, 2024- It was MOVED by Regent Sherman and SECONDED by Regent Agrawal to approve the minutes with correction. The MOTION CARRIED.

Brief Updates

Academic Affairs

New Degree Programs and Objections to Those Duplicating Morgan Programs

Provost Hongtao Yu presented for the Division of Academic Affairs. He commented on the new degree programs from 2021 - 2024, which included 32 new degree programs. The new program breakdown from 2021 - 2024 included eleven bachelor's degree programs, eight master's degree programs, and thirteen doctoral programs. Regent Sherman asked about the number of degree programs in the Morgan Completes You doctoral section. Provost Yu provided a breakdown of the five doctoral degree programs. Dr. Keys provided further clarification supporting Provost Yu's answer. Regent Agrawal asked if we are hitting our targets in the other degree programs, not including Morgan Completes You. Provost Yu responded that the programs listed are short term programs, most students complete their degrees in two years. Regent Agrawal asked if we are meeting our goals. Provost Yu responded that we are meeting and exceeding our enrollment goals in the degree programs. Regent Agrawal asked for clarification about the Morgan Completes You program. Provost Yu clarified that five master's degree programs listed are the five programs currently available for Morgan Completes You. Regent Agrawal commented that it would be best to provide detailed information on the website for Morgan Completes You, to include listing the degree programs on all levels. Dean Nicole Westrick commented that they are working on updating the marketing material and establishing the efforts of increasing enrollment and reevaluating the doctoral programs. President Wilson applauded Regent Agrawal for her inquiry and stated that they will follow up with the Office of Public Relations regarding marketing materials. Chair Gilliam commented on focusing on increasing the number of degree seekers in the Morgan Completes You program because it is an outstanding program, and we have the opportunity to improve messaging. Regent Agrawal requested additional clarity and improved marketing on the webpage. Provost Yu responded that they are working on improving the webpage. Regent Agrawal requested to include clear introductory language on the webpage. Provost Yu stated that they will work on the updates.

Provost Yu presented on the Duplication Attempts for Morgan Programs. Provost Yu provided a list of attempted duplication attempts of current Morgan programs from various local Universities from 2023 - 2024. Chair Gilliam commented that the attempted program duplications of our School of Social Work from local Universities. Chair Gilliam asked if we are anticipating any future program duplications from other institutions. President Wilson and Provost Yu stated that we are not privy to that information. Provost Yu presented the Maryland Higher Education Commission Cover Sheet for In-State Institutions Non-Substantial Modification to Existing Programs. Chair Gilliam commented that curriculum changes in the updated guidelines for modality changes. Dr. Keys responded that it will be presented in the upcoming February 2025 Board meeting.

New Faculty Hires and Orientation

Provost Yu presented the new faculty members for the 2024 - 2025 Academic Year. For the 2024 - 2025 Academic Year, the University added 39 new faculty members, supported by increased enrollment. Provost Yu presented the Academic rank of the new faculty members and their Academic affiliation.

Class Offering Increases Due to Enrollment Increase

Provost Yu presented the undergraduate enrollment and seats in classes from 2020 - 2024. Undergraduate enrollment increases forty-four percent from 2020 - 2024. This supported the average seats per section growing from 25.1 in Fall 2020 to 27.3 in Fall 2024. Regent Sherman

asked for clarification regarding the term seats on the slide. Dr. Keys clarified that it means the seats for students registered for the course. Chair Gilliam asked for further clarification. Dr. Keys provided additional clarification regarding how many classes students are taking per semester. President Wilson further described the concept of course maximum. Regent Hunter asked how the figures presented would equate to each other. Dr. Keys provided clarification indicating that we have an increase in student enrollment, which means we have to offer more seats, because students are taking more classes per semester on average.

Provost Yu presented the graduate enrollment and class seats. The data presented showed an increase in student enrollment and an increase in registered courses. Provost Yu presented the Student to Faculty Ratio (FTE). In Fall 2020, the student to faculty ratio totaled thirteen. In Fall 2024, the student to faculty ratio increased to nineteen. Regent Agrawal asked if it is a reason for concern that our ratio is higher than other Historically Black Colleges and Universities. Provost Yu stated that our enrollment is increasing, and we have to increase faculty. Chair Gilliam asked where the number is concentrated by school. Provost Yu answered the largest is the School of Business, followed by College of Liberal Arts, and School of Computer, Mathematical, and Natural Sciences. Regent Sherman asked if there is an optimal student to faculty ratio. Provost Yu stated that the Dr. Cheryl Rollins data indicated that in Maryland, the Morgan State University number is comparable to Maryland institutions.

Enrollment Management

Dr. Kara Turner, Executive Vice President for Enrollment Management and Student Success presented for the Division of Enrollment Management and Student Success. Dr. Turner stated that the University experienced record enrollment in the Fall 2024 semester, totaling 10,739 students. The previous record was 9,808 students in Fall 2023. The University experienced its highest graduate enrollment totaling 1,712 in Fall 2024. The Fall 2024 largest freshman class totaled 2,369. The retention rate totaled 70% for fourteen straight years. Dr. Turner presented the enrollment details for the College of Interdisciplinary and Continuing Studies. Dr. Turner presented the historic enrollment in overall enrollment, and we exceeded the MHEC enrollment projection of 10,704. The University enrollment for Fall 2024 totaled 10,739. Dr. Turner presented the Fall 2024 freshman snapshot. Dr. Turner provided data that influenced freshman students to enroll at Morgan State University. Chair Gilliam asked if we had surveys for the past five years. Dr. Turner stated that we do have surveys for five years.

Regent Agrawal commented on the Black Male Initiative. Dr. Turner thanks her colleagues for their support for increasing enrollment. Chair Gilliam asked about the MHEC projection in comparison to our increased enrollment. Dr. Turner stated that she understands the figure is utilized by MHEC for new buildings and space allotted. President Wilson agreed with Dr. Turner. Regent Hunter commented on the high school student population, and if the 36% males include high school graduates enrolling at Morgan. Additionally, Regent Hunter asked how Morgan Completes You plans to market its program with black males. Dr. Turner stated that the University has a higher total of black male students in Maryland. President Wilson continued to provide context to black male enrollment in higher education. Dr. Turner followed up with Regent Hunter's question and indicated that they will continue to review the black male high school graduate to Morgan State University.

Student Affairs

Strategic Housing Plan Update

Dr. Kevin Banks, Vice President for Student Affairs presented the Strategic Housing Plan updates, to include the opening of Thurgood Marshall Hall and Legacy Hall, and the renovations of Baldwin and Cummings Hall. Dr. Banks commented on the renovations of Harper Tubman Hall and the demolition and raising of O'Connell Hall. To support the decrease of approx. 400 beds due to renovations, the University's partnership with Enolia will include: 151 Apartment Units, 473 total beds, for upperclassmen students, and close proximity to campus. Dr. Banks stated that the Enolia opens August 2025. Regent Agrawal asked if the location is specifically for Morgan State students. Dr. Banks responded that the Enolia property has a five-year lease with options, and it was built for college students. Regent Sherman asked for further details regarding the Enolia facility. Dr. Banks stated that the Enolia is only for college students. President Wilson provided additional clarification regarding leased facilities for housing at Morgan.

Homecoming Update

Dr. Banks provided an update on the successful Morgan State University Homecoming experience. Dr. Banks thanked all the departments that ensured our students and alumni had a great experience; to include, we won the Football game and received a donation to the University. Dr. Banks presented the Homecoming 2024 Takeaways. All student events were planned and executed very well and limited capacity for several events were sold out. The execution of clearing campus was masterful; however, the surrounding streets were packed with visitors. The University did experience the breach of two buildings; however, no damage, and MSUPD responded expeditiously and cleared the buildings. MSU Leadership are having discussions with improving Baltimore City Police and Security support during our week of Homecoming festivities. Additionally, considering a different venue for Homecoming festivities that accommodate 20,000 - 25,000 guests. Chair Gilliam asked if there were any other schools in Baltimore that have Homecoming Events. Dr. Banks answered that no other schools have Homecoming in our area. Chair Gilliam asked about the Baltimore City Police level of involvement during Homecoming. Dr. Banks stated that they supported it, however we need improvement. Chair Gilliam asked about support during egress and after events. Dr. Banks stated that we are working to improve efforts and support with the Baltimore City Police Department. President Wilson agreed with Dr. Banks remarks. President Wilson stated that Chief of Police Lance Hatcher is working on the second phase of technology to detect weapons. Regent Sherman commented on the support from the MSUPD and increasing support from the Baltimore City Police Department.

Counseling Center Update

Dr. Banks presented the data with the increase in students utilizing the University Counseling Center, to include in-person and virtual counseling appointments. Regent Agrawal asked about the figures on the slide for students hospitalized and if they were clients of the Counseling Center. Dr. Banks clarified the process of Counseling Center services and hospitalizations. Regent Agrawal asked about the marketing approach of the University Counseling Center and outreach. Dr. Banks provided an update on marketing and resources. Regent Sherman asked if the University Counseling Center figures increased due to the results of the Presidential Election results. Dr. Banks stated that he has not received the information yet; however, they will look into the figures in the next coming weeks. Ms. Dena Freeman-Patton, Vice President for Athletics/Director stated

that Athletics has participated in Mental Health First Aid training and continues to sign up and support mental health on campus.

SGA Update

Student Government Association President Tamera Trimuel and Student Government Association Vice President MarKayla Wilson presented the Student Government Association as The Renaissance Administration. Ms. Trimuel commented that the Student Fee Increase process was completed. Ms. Wilson commented on the reduction of Housekeeping Support with data and figures indicating that the support has reduced, which lead to a reduced level of cleanliness. President Wilson commented on housekeeping on campus and the advocacy of the Student Government Association leadership. President Wilson stated that the housekeeping department is adding a second shift. Ms. Trimuel commented on Morgan Elects and their effort for voter registration. They were able to register hundreds of students to vote during the Presidential Election. Ms. Trimuel presented the initiatives for the Student Government Association, to include No Label, Morgan Memorial, and Fizz Free Campus. President Wilson commented on the advocacy for the removal of the Fizz application. Ms. Trimuel presented the partnership with the Renaissance Administration and Entrepreneurial Development and Assistance Center to launch a pitch competition aimed at fostering entrepreneurship, business development, and innovation. The Renaissance Scholarship is a program they decide to implement a scholarship to honor campaign values. The scholarship awards \$500.00 to the winner in the Spring 2025 semester. Regent Agrawal commented on the initiatives from the SGA. Ms. Trimuel commented on the Organization Scholarship.

Athletics

Final Academic Progress Report Update

Ms. Dena Freeman-Patton, Vice President for Athletics/Director presented updates for the Athletics Department. Ms. Reeman-Patton presented the Academic Progress Rate institutional report for athletics and the many athletic programs that had an APR rate over 1,000 for the 2023-2024 Academic Year. The Academic Unit Eligibility Report provided a summary of the institution's academic data and eligibility status for the Academic Unit, which includes the Graduation Success Rate, the Federal Graduation Rate, and the Academic Progress Rate. Athletics Academic Progress Rate totaled 988, which is the highest rate in the history of the institution. Ms. Freeman-Patton presented the estimated athletic unit funding from the NCAA. The approximate payout/institution is based on 304 institutions meeting one of the three academic criteria annually. Ms. Freeman-Patton stated that the graduation success rate is 79%, and the highest athletics graduation rate in the history of the institution. Chair Gilliam asked for the average graduation rate in previous years. Ms. Freeman-Patton stated it was 78% for the previous year and 74% for the year before that.

Ms. Freeman-Patton stated that the MSU Football team could compete for a MEAC championship if they win the final two games of the season. Chair Gilliam asked about the attendance at football games. Ms. Freeman-Patton responded that they are working on increasing the number of students and alumni attending the games.

Morgan Joins Eastern Intercollegiate Wrestling Association

Morgan State University introduced wrestling last year. Morgan State University is now a member of the Eastern Intercollegiate Wrestling Association (EIWA) as of September 2024.

Women's Sports Foundation Committee Chair Appointment

Ms. Freeman-Patton was appointed to the Women's Sports Foundation College Subcommittee co-chair. The Women's Sports Foundation was founded by Billie Jean King.

New Business**Deep Dive Meeting Date**

Chair Gilliam commented on scheduling the date for the Deep Dive Committee meeting and agenda items.

Meeting Adjourned

It was MOVED by Regent Agrawal and SECONDED by Regent Sherman to close the Academic and Student Affairs Committee meeting. The meeting adjourned at 3:16 p.m.

Respectfully submitted,

Wayne Hill

Special Assistant to the Vice President for Student Affairs

Recorder

Honorary Degree Candidate Recommendation (in Closed Session)

Chair Gilliam opened the floor for a motion to approve the honorary degree candidate recommendation. It was MOVED by Regent Sherman and SECONDED by Regent Agrawal. The MOTION CARRIED unanimously.

**MORGAN STATE UNIVERSITY
CITATION OF AUTHORITY FOR CLOSING A MEETING
UNDER THE OPEN MEETINGS ACT
BOARD OF REGENTS ACADEMIC & STUDENT AFFAIRS COMMITTEE**

Date: Monday, November 11, 2024

Time: 1:00 p.m.

Location: Virtual

Motion to close meeting made by: Regent Agrawal

Seconded by: Regent Sherman

Members voting in favor: All Regents in attendance

Opposed:

Abstaining:

Absent:

THE STATUTORY AUTHORITY TO CLOSE THIS MEETING CAN BE FOUND AT (check all that apply):

General Provisions Article, § 3-305 (b)(2):

____ (1) (i) To discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom this public body has jurisdiction; or (ii) any other personnel matter that affects one or more specific individuals;

X (2) To protect the privacy or reputation of individuals concerning a matter not related to public business;

____ (3) To consider the acquisition of real property for a public purpose and matters directly related thereto;

____ (4) To consider a matter that concerns the proposal for a business or industrial organization to locate, expand, or remain in the State;

____ (5) To consider the investment of public funds;

- ____ (6) To consider the marketing of public securities;
- ____ (7) To consult with counsel to obtain legal advice on a legal matter;
- ____ (8) To consult with staff, consultants, or other individuals about pending or potential litigation;
- ____ (9) To conduct collective bargaining negotiations or consider matters that relate to the negotiations;
- ____ (10) To discuss public security, if the public body determines that public discussion would constitute a risk to the public or to public security, including: (i) the deployment of fire and police services and staff; and (ii) the development and implementation of emergency plans;
- ____ (11) To prepare, administer, or grade a scholastic, licensing, or qualifying examination;
- ____ (12) To conduct or discuss an investigative proceeding on actual or possible criminal conduct;
- ____ (13) To comply with a specific constitutional, statutory, or judicially imposed requirement that prevents public disclosures about a particular proceeding or matter;
- ____ (14) Before a contract is awarded or bids are opened, to discuss a matter directly related to a negotiating strategy or the contents of a bid or proposal, if public discussion or disclosure would adversely impact the ability of the public body to participate in the competitive bidding or proposal process.

General Provisions Article, § 3-103 (a):

- ____ (1) To carry out an administrative function;
- ____ (2) To carry out a judicial function;
- ____ (3) To carry out a quasi-judicial function.

FOR EACH CITATION CHECKED ABOVE, THE REASONS FOR CLOSING AND TOPICS TO BE DISCUSSED:

1. To consider an Honorary Degree Candidate Recommendation.

THE BOARD MAY RECONVENE IN PUBLIC SESSION AT THE CONCLUSION OF THE CLOSED SESSION IF NECESSARY TO TAKE ANY FINAL AND BINDING ACTION.

This statement is made by Linda J. Gilliam
Chair of the Academic and Student Affairs Committee

SIGNATURE:

A handwritten signature in cursive script, appearing to read 'Linda J. Gilliam', written in dark ink.

***** FOR USE IN MINUTES OF NEXT REGULAR MEETING: *****

TOPICS DISCUSSED AND ACTION(S) TAKEN (IF ANY):

ACADEMIC AFFAIRS



Academic Affairs Update Academic & Student Affairs Committee Board of Regents

Hongtao Yu

Provost and Senior Vice President for Academic Affairs

February 3, 2025

Earl G Graves School of Business

National and State Ranking

- Top 15% U.S. Business Schools
- No other HBCUs on the list of 75 ranked

State ranking for degrees awarded
to African Americans
(National ranking in parenthesis)

Ranking	Schools
40	University of Maryland
57	North Carolina State University
58	Tulane University
59	Rutgers University
60	Morgan State University
63	Syracuse University
66	University of Colorado (Boulder)
68	University of Kentucky

	Programs
1	PhD Business
1 (2)	MS Hospitality Management
1 (2)	MS Project Management
1 (10)	BS Marketing
1 (8)	BS Entrepreneurship
1 (3)	BS Hospitality Management

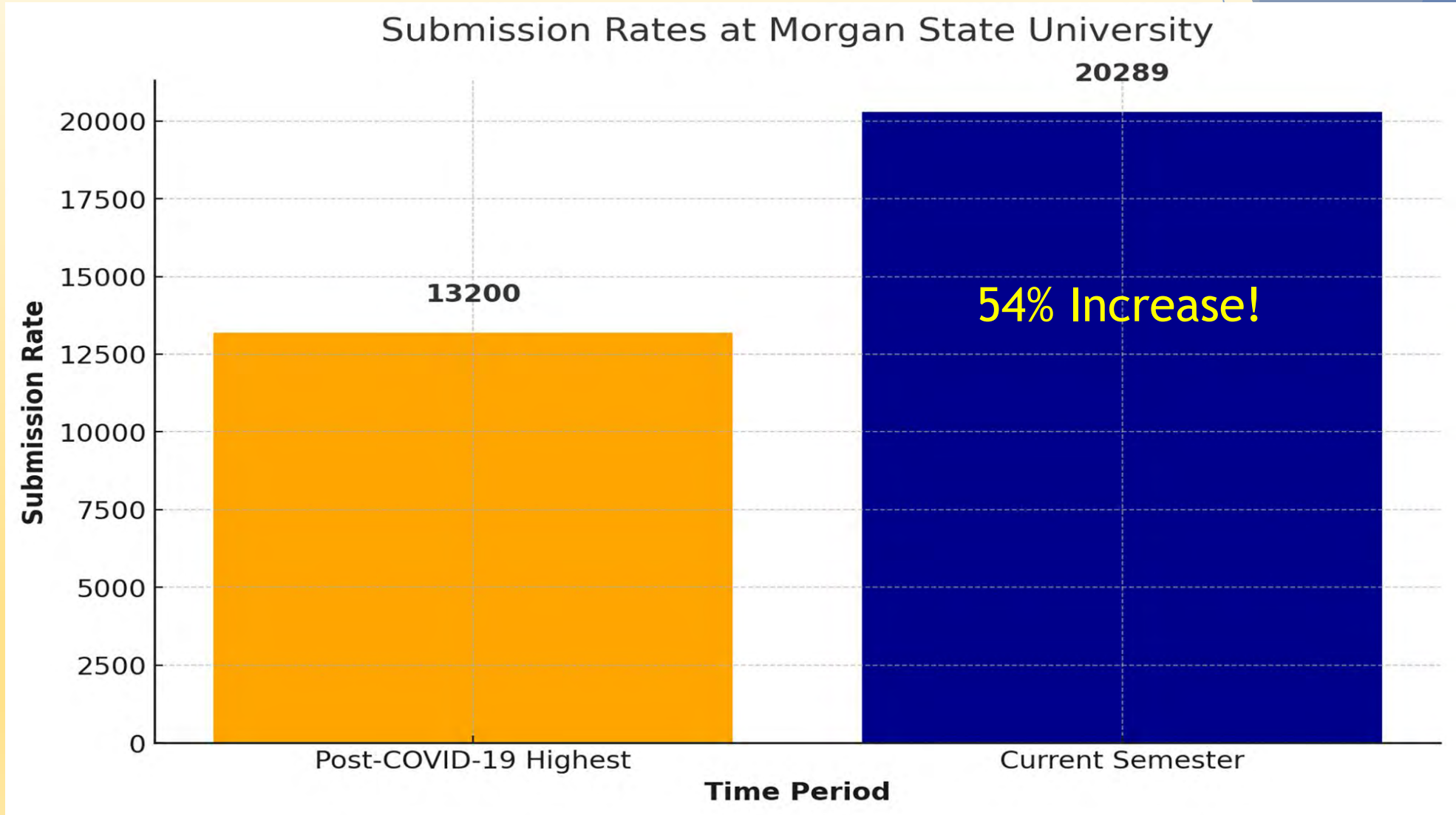
Bloomberg Newsweek Ranking is based on surveys from students, alumni, and recruiters, focusing on five key indexes: **Compensation, Learning, Networking, Entrepreneurship, and Diversity.**

Nursing NCLEX Passing Rate (National Council Licensure Examination)

Academic Year	# Passed out of Tested	Passing Rate
2023-2024	26 out of 29	90.63
2024-2025 (partial)	13 out of 13	100%

- Above National Average of 90.17 for BSN students
- Ranked #5 among 10 BSN programs in Maryland

NEW COURSE EVALUATION SYSTEM - WATERMARK



DRAFT - MORGAN STATE UNIVERSITY

DIVISION OF ACADEMIC AFFAIRS

CURRICULUM PROCESS GUIDELINE

Academic units may propose modifications to existing courses, new courses, new tracks or concentrations in degree programs, new degree programs, and other curriculum changes that are consistent with the mission of the unit and the University. The nature of the proposed modification determines the level(s) of approval required to make the change. Requested modifications are not official and are not to be implemented or advertised until all appropriate levels of approval have been obtained in writing.

The University Undergraduate Curriculum Committee (UUCC) and the Graduate Council are the entities the University utilizes to review and make recommendations for undergraduate and graduate curriculum proposals, respectively.

Curriculum Proposal

Proposed modification	Department	School	UCC/ Graduate Council	VPAA	Board of Regents	MHEC
Content of existing course	X					
Catalog description, including course title, number, or credit	X			X		
New course	X	X	X	X		
Request to offer course off-site	X	X		X		
Deletion of a course from course inventory	X	X	X	X		
Changes to major requirements for the program	X	X	X	X		
Department name change	X	X		X		
Changes in General Education requirements*	X	X		X	Info only	Info only
	*Must remain COMAR compliant and go through GenEd Committee and be reviewed by the University Council.					
New concentration in a degree program	X	X	X	X	X	X
New degree program	X	X	X	X	X	X
New certificate program	X	X	X	X	X	X
Program name change	X	X		X	X	X
Modality change or addition to a program	X	X		X	Info only	X
Request to offer 1/3 or more of a program's major courses off-site	X	X		X	X	X

STUDENT AFFAIRS



MORGAN STATE UNIVERSITY

BOARD OF REGENTS ACADEMIC AND STUDENT AFFAIRS COMMITTEE REPORT

Dr. Kevin Banks, *Vice President for Student Affairs*

FEBRUARY 3, 2025





AGENDA



- Strategic Housing Plan Update Fall 2025
 - The Enolia Apartment Complex
 - Increased Occupancy at Altus Apartments
- Strada Grant awarded to Career Services
 - Mr. Claton Lewis
- SGA Updates



STRATEGIC HOUSING PLAN UPDATES

Housing Application Goes Live

February 15, 2025

- Opening of “The Enolia” for Upperclassmen, August 2025
- Increased occupancy at the Altus Apartments (120 beds)
- New Apartment Configurations for Marble Hall Gardens
 - Single room accommodations for two bedroom units!
- Closing of Harper Tubman for Renovations (-208)
- Demolition of O’Connell Hall (-205)

The Enolia on Harford Rd



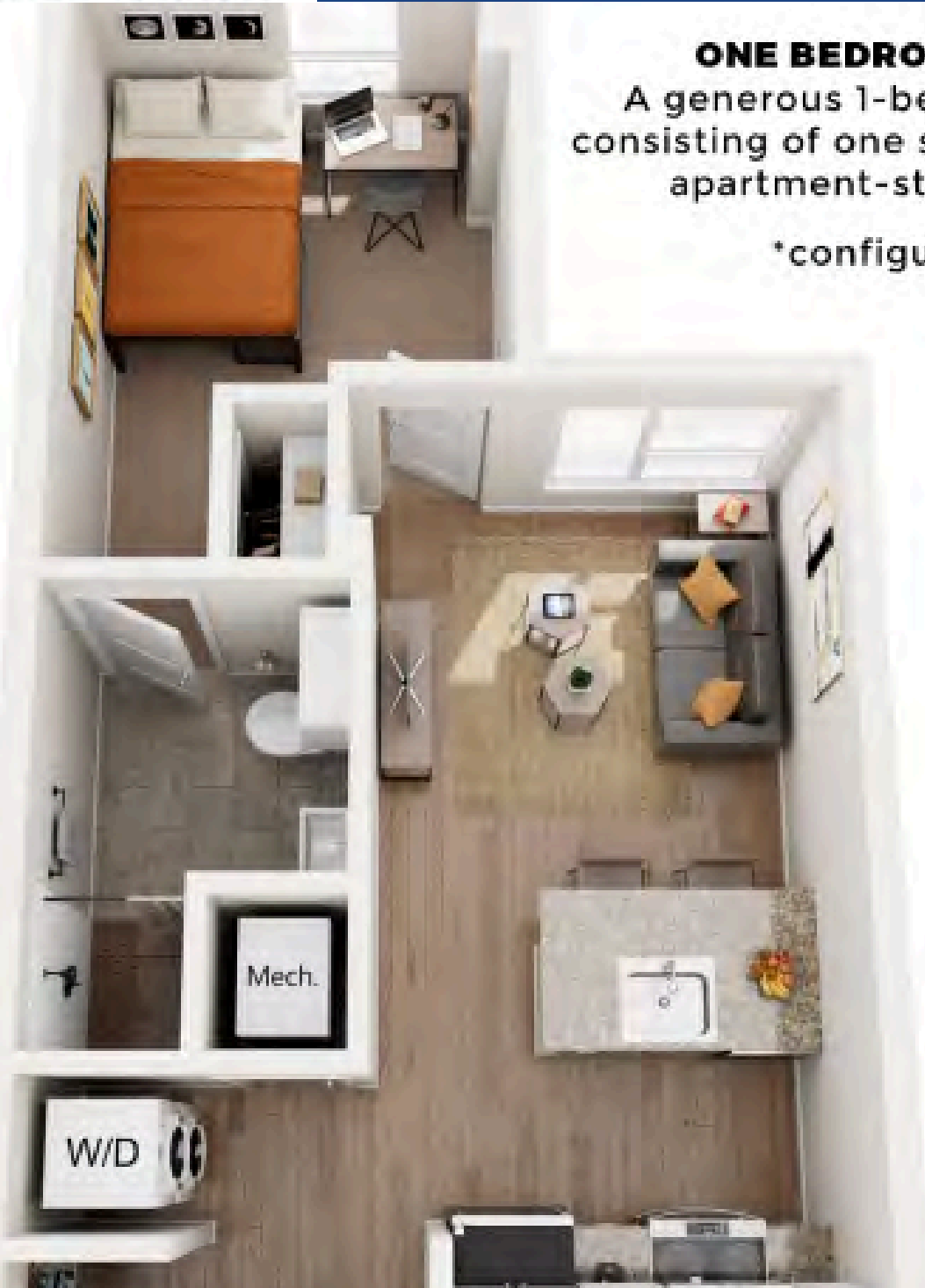
- 151 Apartment Units
- 473 beds (single rooms with shared kitchens and bathrooms)
- Upperclassmen only
- Close proximity to campus

Enolia Apartment Configurations

ONE BEDROOM - ONE BATHROOM

A generous 1-bedroom, 1-bathroom suite consisting of one single occupancy room in an apartment-style living arrangement.

configurations may vary



TWO BEDROOM - TWO BATHROOM

A generous 2-bedroom, 2-bathroom suite consisting of two single occupancy rooms in an apartment-style living arrangement.

configurations may vary



Enolia Apartment Configuration



FOUR BEDROOM - FOUR BATHROOM

A generous 4-bedroom, 4-bathroom suite consisting of four single occupancy rooms in an apartment-style living arrangement.

Increased Occupancy at Altus Apartments



The New O'Connell Hall



Perspective

Looking over the Herring Run



Perspective

Coldspring Ave, looking westward



View at Site Entrance





Questions?



Innovation in Career Services for First-Generation Students

Morgan State University's FirstGen Career Innovation Project aims to empower first-generation students through comprehensive support and career development.



About Strada Education Network

Our Mission

Strada is a nonprofit organization dedicated to strengthening pathways between education and employment. Since 2014, we have collaborated with educational institutions, employers, and community organizations to improve student success and career outcomes.

- Over \$100M invested in research and innovation
- Partnerships with 300+ institutions
- Impact on 2M+ learners nationwide

Core Focus Areas

Through strategic philanthropy, research, and direct impact solutions, Strada advances:

- Education-to-employment transitions
- Evidence-based innovation
- Equitable education outcomes
- Career mobility solutions

Innovation in Career Services Grants Announced



Partnership Leaders

- Strada Education Network
- American Association of State Colleges and Universities
- Association of Public and Land-Grant Universities



Grant Program

Morgan's Center for Career Development awarded \$300,000 over 3 years to advance quality career advising and guidance



Impact

Eight institutions nationally selected to receive transformative funding



The Challenge

First-Generation Students

37.9% of Morgan State students are first-generation. 56% are out-of-state.

Financial Challenges

70% depend on federal loans. Over 50% are Pell-eligible.

Retention Issues

First-gen students lag in retention, graduation, and career readiness metrics.

Project Leadership Team

Meet the dedicated professionals leading our FirstGen Career Innovation Project, bringing together expertise in student affairs, career development, and student leadership.



Dr. Kevin Banks

VP for Student Affairs

- Executive leadership
- Strategic oversight



Claton Lewis

AD, Career Readiness

- Project leadership
- Career initiatives



Danny T. Molock

Director, OS LD

- Student Development

First Gen Coordinator

Hiring Soon Spring 2025

- Project Support
- Student Initiatives
- Program management



Tasha Benn

AD, External Relations

- Employer Engagement



Rolicia Martin

Student Success Lead

- Peer Mentorship
- Educator & Technology

Project Goals

1

Early Identification and Mentorship

Identify first-gen students during orientation. Assign trained Peer Mentors-Educators.

2

L.I.F.E. Leadership Development

Require first-year students to attend L.I.F.E. Leadership Labs.

3

Career Development and Experiential Learning

Secure partnerships for career readiness training, internships, and jobs.



Innovative Approach Centered on Career Management Strategies



Peer Mentorship

Certified Peer Mentors-Educators provide personalized acclimation support and guidance, creating a supportive network for first-generation students.



L.I.F.E. Leadership Labs

Focus on leadership development, interpersonal skills, financial literacy, and experiential learning through hands-on workshops.



Career Cluster Model

Strategic alignment with the National Career Clusters Framework ensures industry-compatible guidance and career planning.



Technology Integration



Navigate360

Student success management platform for holistic advising approach.



Handshake

Career management platform connecting students with employers and opportunities.



EAB

Customer relations management platform for university success teams.



External Partnerships

Government Partners

Department of State,
GESTAR, FBI, FDIC, NSA

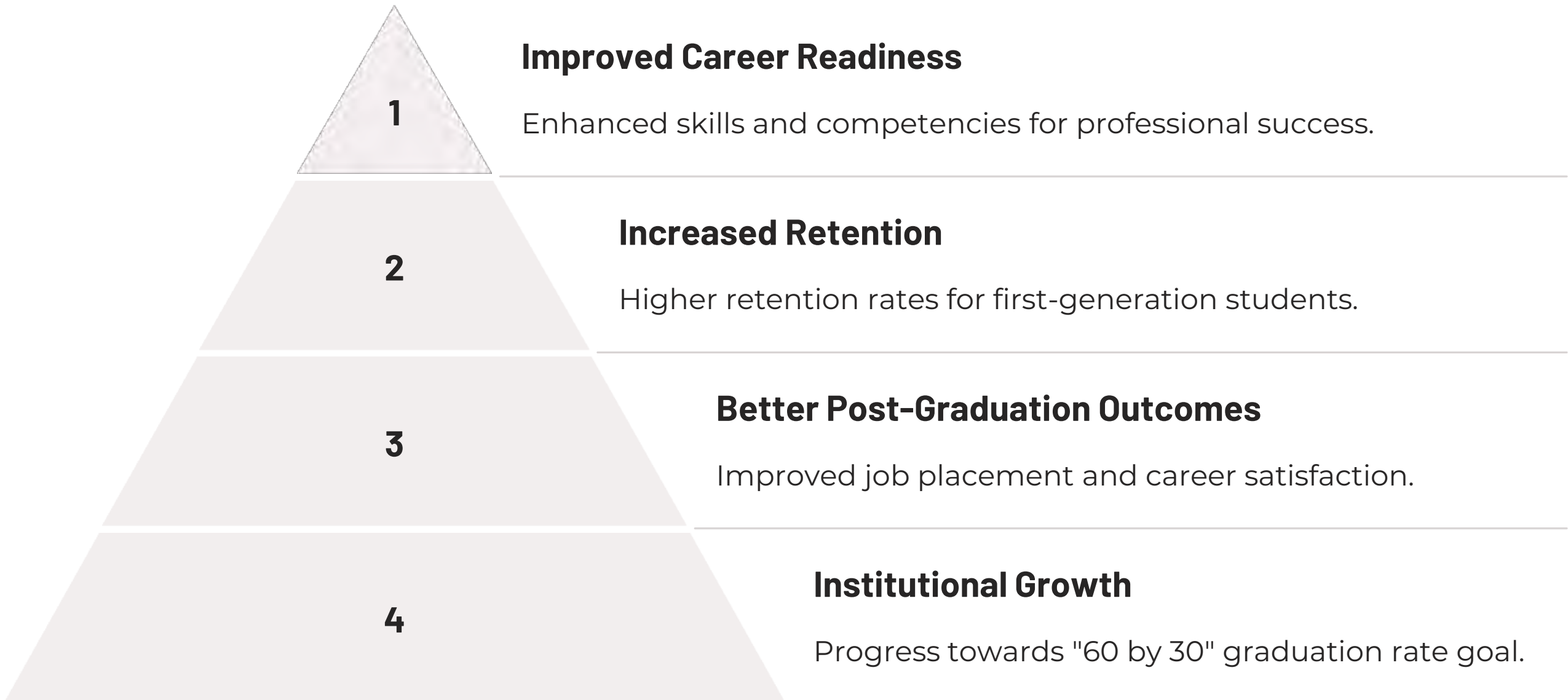
Private Sector Partners

Aon, Bloomberg, Bristol
Myers Squibb, Capital
One, Deloitte, Enterprise
Mobility

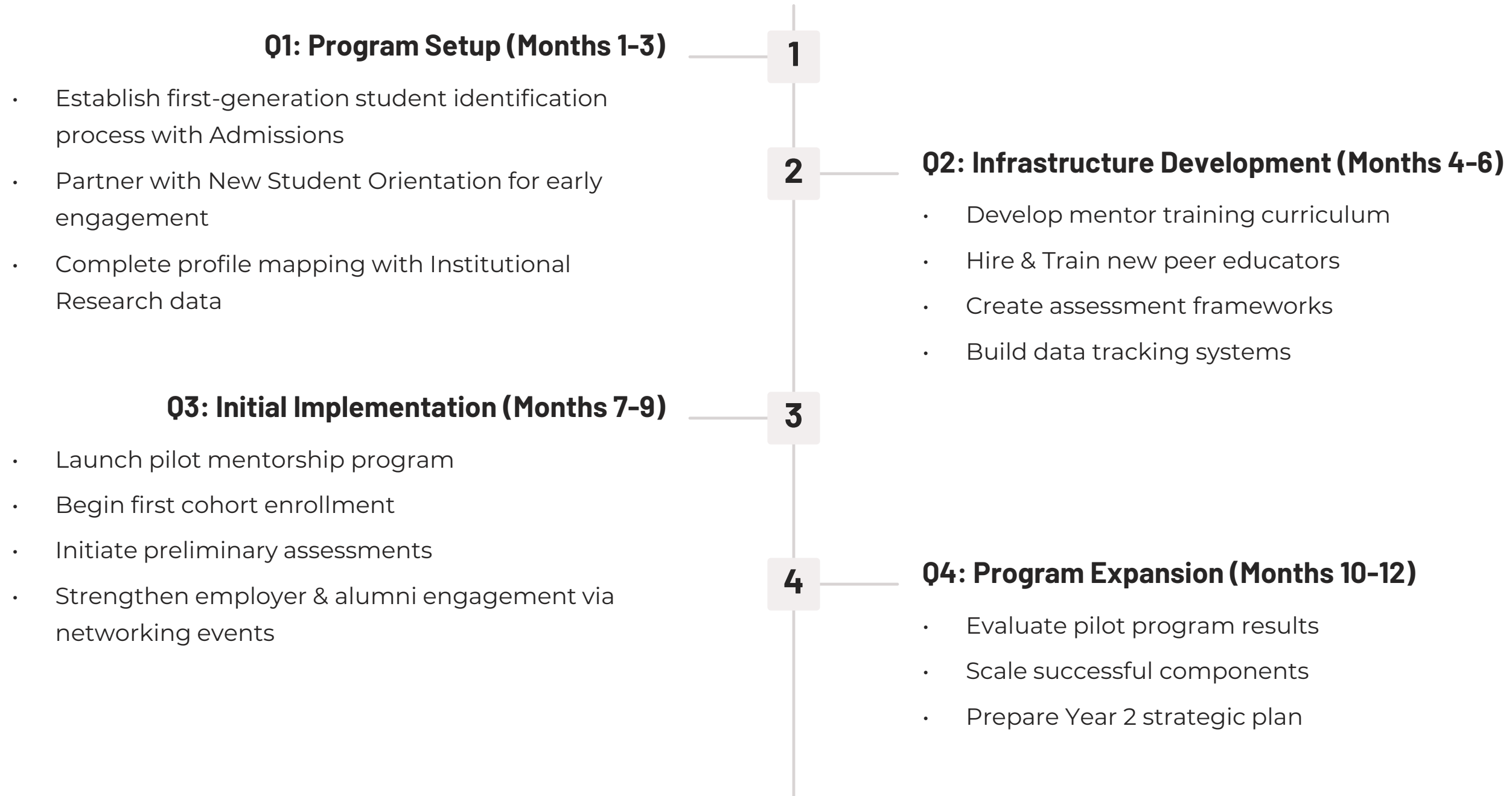
Entertainment & Retail

Walt Disney Company, Under Armour, Yahoo

Expected Outcomes

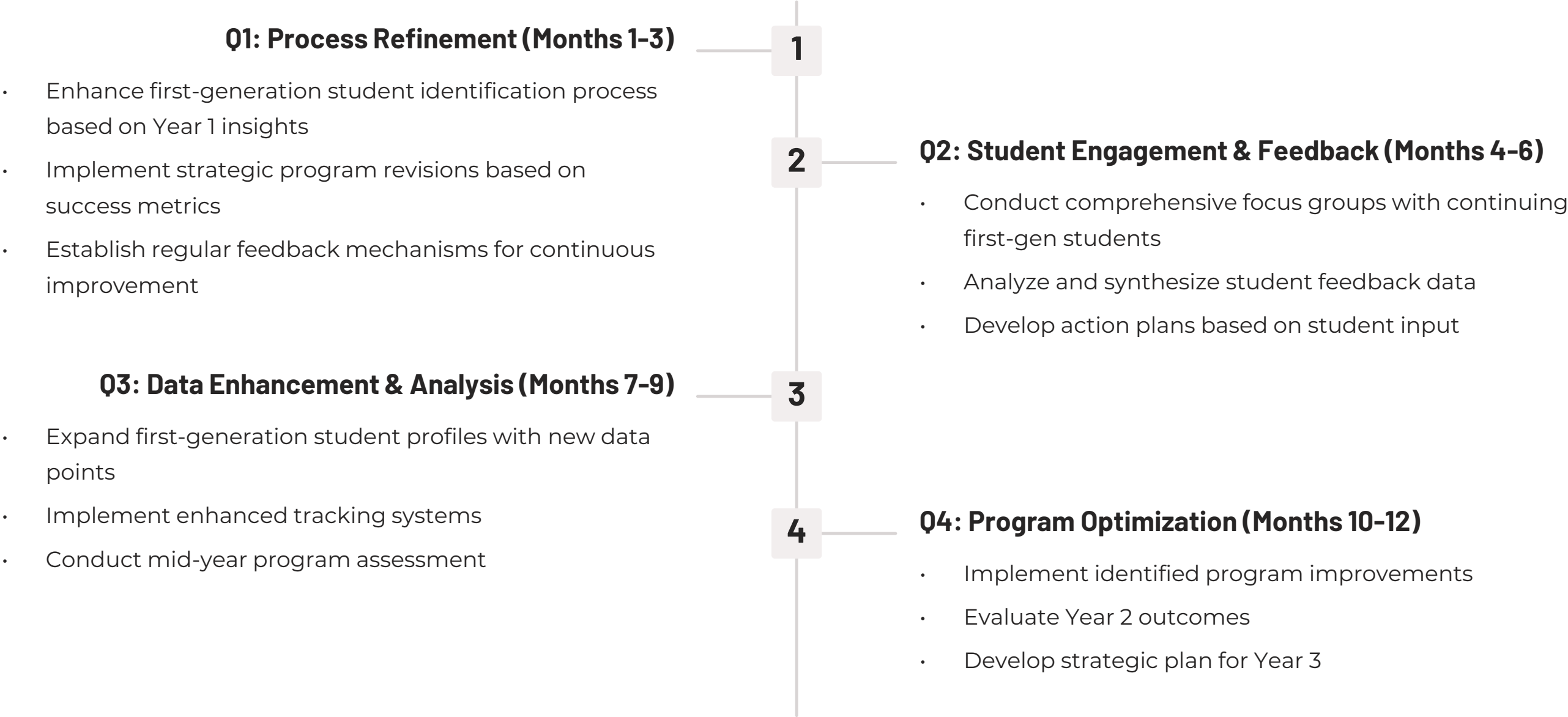


Year 1: Program Foundation & Launch



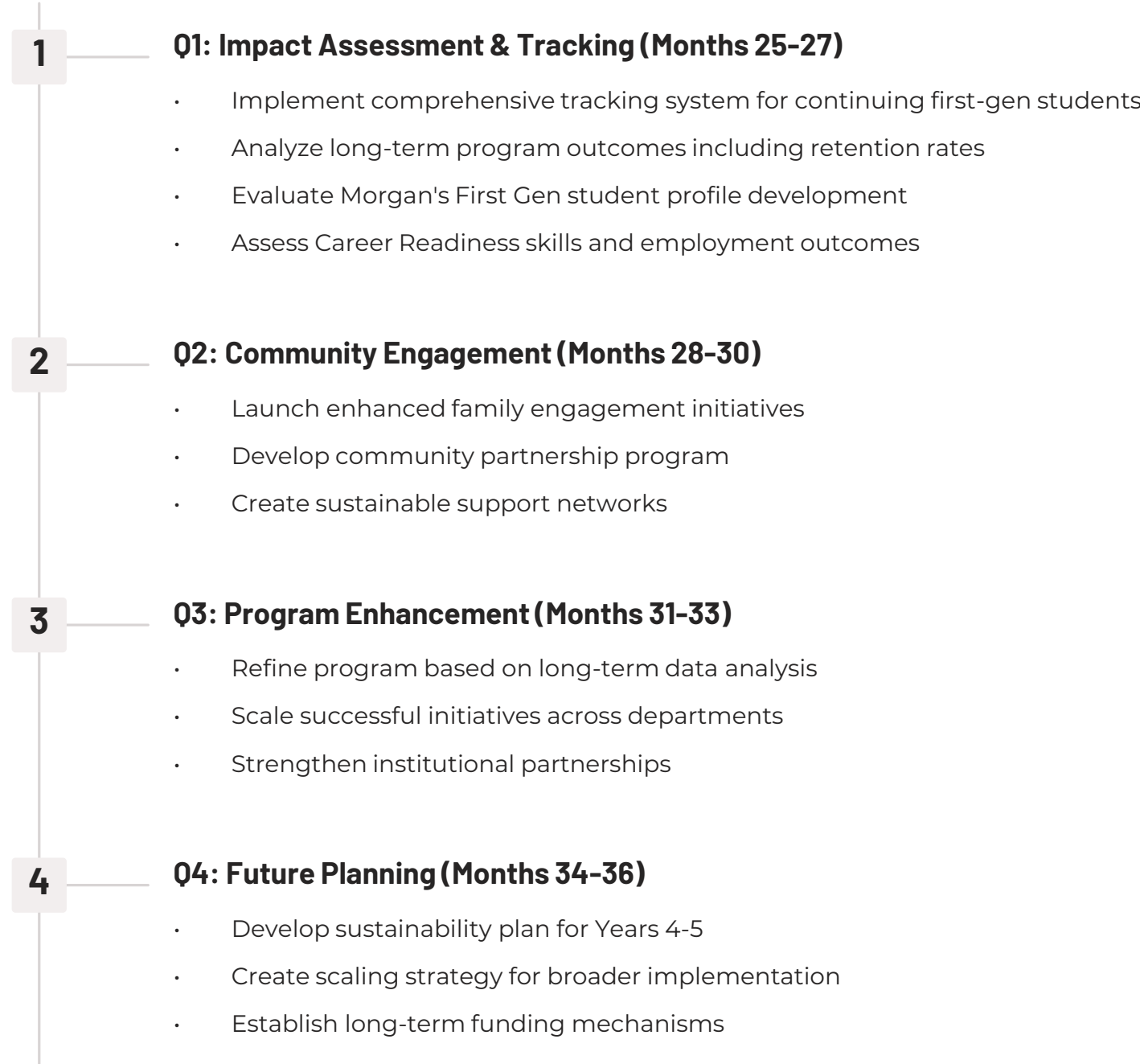
Year 2: Growth & Expansion

Building on our foundation from Year 1, we continue to refine and expand our program through strategic quarterly initiatives.









Year 3: Sustainability & Scaling

Building on our successes from Years 1 and 2, Year 3 focuses on ensuring long-term program sustainability and expanding our impact.



Key Evaluation Metrics: 3-Year Impact

 Career Skills and Competencies Track development of essential professional competencies, leadership skills, and industry-specific knowledge	 Student Retention and Success Monitor semester-to-semester retention rates, academic performance, and program completion	 Cohort Expansion Year 1: 40 students → Year 2: 60 students → Year 3: 100 students, tracking engagement and participation rates
 First-Generation University Profile Document demographic data, academic backgrounds, and evolving support needs of first-gen students	 Career Outcomes Measure internship placements, job offers, and post-graduation employment rates within field of study	 Employer Satisfaction Assess employer feedback on graduate preparedness, performance, and professional competencies through annual surveys and interviews

How Will We Define Success?

Let's explore these key areas to align on our definition of success and establish clear metrics for our initiative.



Impact Measurement

Establishing robust quantitative and qualitative metrics to track and evaluate our impact on first-generation students' career development



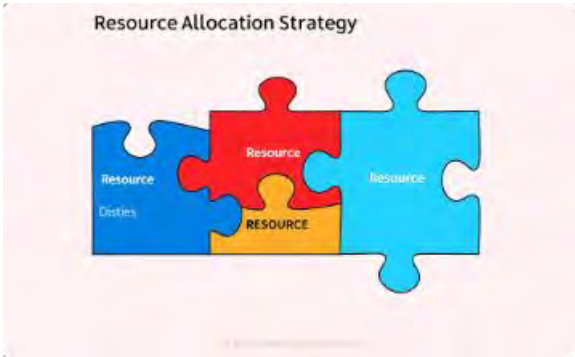
Stakeholder Satisfaction

Evaluating program success through the lens of our key stakeholders - students, families, employers, and institutional partners



Program Sustainability

Building indicators that demonstrate our initiative's evolution into a permanent, self-sustaining component of career services



Resource Optimization

Measuring and maximizing the impact of our program investments and resource allocation strategies

Join Us in Empowering First-Gen Students

Together, we can transform the college experience and career outcomes for first-generation students at Morgan State University.



**STUDENT
GOVERNMENT
ASSOCIATION**

THE RENAISSANCE ADMINISTRATION

2024-2025

RENAISSANCE

THE RENAISSANCE ADMINISTRATION
STUDENT GOVERNMENT ASSOCIATION

rebirth. restregnthen. reimagine



Tamera Trimuel
SGA President

MarKayla Wilson
SGA Vice President



HOUSEKEEPING SUPPORT

NEXT STEPS

The Student Government Association is requesting immediate action to address the critical staffing shortages that have led to the elimination of the Housekeeping Department's second shift. The housekeeping staff is now tasked with the huge burden of being forced to cover 16 hours worth of work in an 8-hour shift.

Since 2021, the university has only added 4 additional housekeepers - which is not enough for the level of cleanliness our campus needs for a healthy and safe environment.

2024: 56 workers
2023: 56 workers
2022: 56 workers
2021: 52 workers

Objective: Reinstate the second shift immediately to make sure adequate cleaning coverage, and commit to hiring more housekeeping staff to meet the growing needs of the campus.

Action: Student Government Association posted a video on October 26th, 2024 that has garnered over 18.1k views.

Students have signed petition supported by the AFSCME Council.

INITIATIVES

NO LABEL

- **Objective:** Request all professors and advisors to receive training for neurodivergent students to foster a more inclusive learning environment.
- **Action:** Research Committee has been formed to assess how we can properly assist students who are neurodivergent, and provide the best training for all professional staff.

MORGAN MEMORIAL

- **Objective:** Dedicating a space for reflection and remembrance to honor the lives of our lost Morganites. This will foster a sense of community among students, faculty, and alumni.
- **Action:** Reviewing completed proposal from 2021 to see what changes + additions are needed. If there are none, we are looking to move forward with first steps of implementation.

TRA X EDAC

pitch program

Objective: The Renaissance Administration is partnering with the Entrepreneurial Development and Assistance Center to launch a pitch program aimed at fostering entrepreneurship, business development, and innovation among HBCU students. This initiative seeks to provide aspiring student entrepreneurs with the resources, mentorship, and opportunities necessary to transform their ideas into viable business ventures.

Action: EDAC + SGA Bear HILL has officially launched, and will conclude in April.

ORGANIZATION SCHOLARSHIP

Objective: The Renaissance Administration Organization Scholarship is designed to support the restrengthen initiative by empowering campus organizations to enhance their impact and foster community engagement. With \$500 awarded to four selected groups, this scholarship aims to provide resources that help strengthen their programs and initiatives, reinforcing their contribution to campus life.

Action: Applications are open
Senate will vote on recipient
Awards will be recieved in Spring 2025

ATHLETICS



MORGAN STATE UNIVERSITY

DEPARTMENT OF ATHLETICS

Board of Regents Report

February 2025

Growing The Future • Leading The World

FALL 2024 ATHLETICS ACADEMIC REPORT

2.97

DEPARTMENT GPA

3.693

HIGHEST TEAM GPA | BOWLING

46

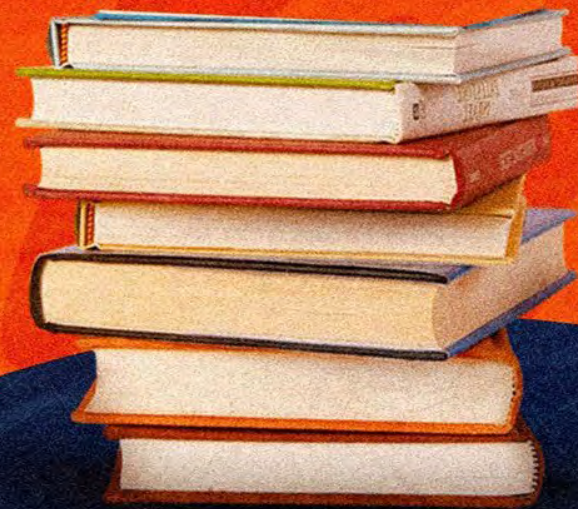
ATHLETES WITH A 4.0

7

PROGRAMS WITH A 3.0

57%

ATHLETES WITH A 3.0



THE NATIONAL TREASURE

MORGAN STATE UNIVERSITY SERVES THE COMMUNITY, REGION, STATE, NATION, AND
WORLD AS AN INTELLECTUAL AND CREATIVE RESOURCE BY SUPPORTING, EMPOWERING
AND PREPARING HIGH-QUALITY, DIVERSE GRADUATES TO LEAD THE WORLD

Building Bridges: Pathway to Education

Youth Education Day

- **Initiative Overview:**

- Building Bridges: Pathway to Education launched in Fall 2023.
- Designed to connect Baltimore youth to higher education and Division I athletics.
- Aims to inspire long-term interest in higher education at Morgan State University.
- (Internal) Aimed at achieving a sell-out crowd for both Women's Basketball and Volleyball.

- **Growth (2023-2024)**

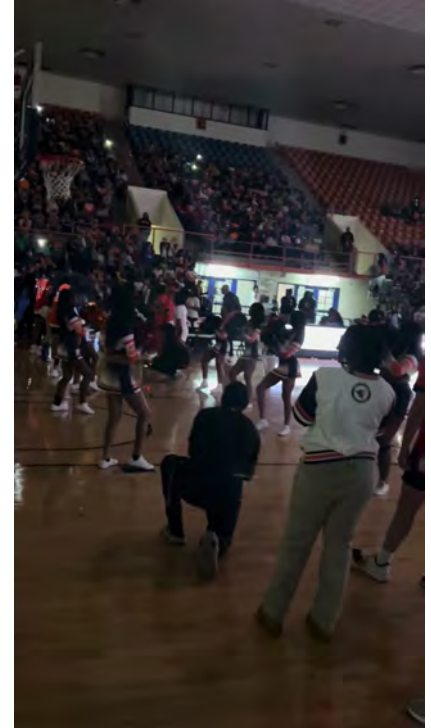
- [2023] - Partnered with 12 BCPS with 850 elementary students in attendance.
- [2024] - Partnered with 12 BCPS with 1300 elementary students in attendance.
- Gained beneficial internal/external partnerships.

- **Partnerships/Sponsors (2024)**

- Morgan State, School of Education and Urban Studies
- Baltimore City Public School (BCPS)
- Sodexo Magic
- McDonalds (Sponsor)

Building Bridges: Pathway to Education

Youth Education Day



Elijah Williams (#0), MEAC Defensive Player of the Year

NFF COLLEGE FOOTBALL HALL OF FAME



Thank You!



Finance & Facilities



BOARD OF REGENTS
Finance and Facilities Committee Meeting
Monday, February 3, 2025 (Virtual)
9 A.M. – 12 P.M.

A. Remarks by the Chair

Dr. Shirley M. Malcom

B. Remarks by the President

Dr. David K. Wilson

ITEMS FOR INFORMATION

- Division of Facilities, Design and Construction Management Update Ms. Kim McCalla, *Vice President Facilities, Design and Construction Mgmt.*
- Division of Research and Economic Development Update Dr. Willie May, *Vice President Research and Economic Development*
- Division of Institutional Advancement Update Ms. Endia DeCordova, *Vice President Institutional Advancement*
- Division of Enrollment Management and Student Success Update Dr. Kara Turner, *Senior VP Enrollment Management & Student Success*

ITEMS FOR ACTION

- Approval of Committee Minutes of November 11, 2024 Chair Shirley Malcom
- Housing Rates – Enolia and Marble Hall Gardens Mr. David LaChina, *Executive VP Finance & Administration*
- Altus Lease Mr. David LaChina
- HBCU Capital Financing Program Application Mr. David LaChina
- MEDCO Letter of Intent for Campus-Wide Energy Upgrades Mr. David LaChina
- Property Acquisition (Closed) Mr. David LaChina
- Memorandum of Understanding – FOP and MSU (Closed) Mr. David LaChina

ITEMS FOR INFORMATION

- Student Housing Update Mr. David LaChina
- Division of Finance and Administration Update Mr. David LaChina

CLOSED SESSION

- Campus Safety Update

Mr. LaChina/Mr. Lance Hatcher,
Chief of Police

ITEMS FOR INFORMATION



CAPITAL PROJECTS UPDATE

Nov. 2024 – Jan. 2025

Planning, Facilities Management and Design & Construction Management

GENERAL

A new wave of planning, design, and construction has begun with the near complete/completion of numerous projects in 2024. We anticipate a very active and exciting 2025 calendar year.

Major projects are being developed with several expected to be completed in 2026 - 2028, including but not limited to: Stadium Way Stabilization (2025); Harper-Tubman and Chapel Roof (2026); electric supply expansion (2027-9); and Science Phase II, O'Connell, and Carter-Grant-Wilson (2028). Other projects are the Campus Master Plan, demolition of Lake Clifton High School, Holmes Hall exterior, new Health Center, Central Heating (Boiler) Plant, Murphy roof and exterior door replacement with security locks (other minor projects included).

As of the first of the year, the Physical Plant Department changed its name and several of its functions. The Physical Plant is now known as Facilities Management, Work Control is now FM Customer Service Center, and Housekeeping is now FM Environmental Services. This change is intended to reflect the department's modernization and expanded responsibilities.

The Middle States Accreditation Self-Study process continues along with the work submitted by the Subcommittee for Standard VI (Planning Resources and Institutional Improvement), chaired by Cynthia Wilder and Kim McCalla.

We are pleased with the Governor's capital budget recommendations for FY 2026.

MBE Goals for Major Capital Projects: We continually monitor the contractors' MBE payments. Many projects exceed the University's MBE goal of 30%, with some smaller or very specialized contracts under the goal. The average MBE percentage on active projects through December 2024 is 38.17%. Out of \$274,177,806 paid out in contracts, payments to date to MBEs equate to \$104,657,134. With the revised methods that we must now follow, the MBE goals achieved may need to be lowered to 30%.

Note: These MBE calculations do not include the MBE calculation for deferred maintenance or the Thurgood Marshall (TM) Housing project (they are just exceeding their 30% goal). Those numbers are tracked separately since deferred maintenance represents a multitude of smaller projects, and TM Housing is managed by another entity. Each project is striving for a minimum of 30% MBE participation.

PLANNING

CAMPUS MASTER PLAN (2025 – 2035)

The Campus Master Plan supports the University's strategic goals – laying out new building development, renovations, and utility planning, including a proposed sequential development. The procurement process continues, the team has been selected, and fee negotiations are in progress. The plan is to seek Board of

Public Works (BPW) approval in February 2025. It is expected to take 18 months. In addition to planning for space needs and research, the wider plan is anticipated to include:

- Athletics and Recreations Sub Master Plan
- Housing and Dining Sub Master Plan
- Energy Reduction Plan
- Parking Master Plan – being done by the Maryland Economic Development Corporation (MEDCO)
- Landscaping, Land Use, and Accessibility Sub Master Plan
- Lake Clifton Uses Identified
- Update Campus Utility Information and Services
- Re-envisioning the Library

PROGRAMMING

The planning and programming process of buildings and spaces continues.

ANNUAL SURVEYS

- **Insurance:** Completed the annual insurance surveys, which include the replacement costs for equipment, artwork, drones, vehicles, and vessels.
- **Private Activity:** The annual private activity survey was completed and submitted to the State. The survey is intended to ascertain the level of private activities that may occur in projects funded through the capital budget and ownership of that activity.

FACILITIES MANAGEMENT (FORMERLY PHYSICAL PLANT)

GENERAL

Re-envisioning the Physical Plant: The department has changed its name. The Physical Plant is now the Facilities Management Department, Housekeeping is now Environmental Services, and Work Control is now the FM Customer Service Center. The department is working with the web manager to update the website.

Staffing/Automation/Training: Filling vacancies and staff augmentation continues with zoned maintenance teams as well as second, weekend and night shifts.

The process continues to introduce management, operational, maintenance, and preventative maintenance programs and training to encourage efficiency and documentation. These programs include but are not limited to: (i) Asset Works – integrated workplace management system; (ii) an on-the-go program; (iii) Ready AiM Virtual Facility – an early warning system to help predict what can go wrong before it happens; (iv) a key management system – allows for better tracking of keys and key assignments; and (v) Core America – housekeeping software package that assesses the campus/staff regarding work and helps to manage progress and workload. These programs are just being implemented and should allow for more accountability.

New programs and pilots continue to work through the procurement process. They include testing autonomous floor cleaning equipment, default detection, asset tagging, preventative maintenance for HVAC systems, housekeeping assessment, and workload programs. The goal is to automate as many systems as possible. This will allow information to remain more reliable and accurate while providing more efficient operations.

Sustainability: Facilities Management is working with Business Auxiliary and Sodexo to revive the food waste and recycling program.

Projects:

- Replacing rooftop units at Lillie Carroll Jackson Museum, Helen Roberts Dining, and Health Center (with Procurement).
- Refurbished cooling towers (1-3) at Morgan Commons Garage.
- Continue to change air filters throughout campus.

DESIGN AND CONSTRUCTION MANAGEMENT (DCM)

The new year appears to be just as busy and possibly busier than 2024 (who would have thought). In addition to capital and deferred maintenance projects, space continues to be a challenge as programs like the Marching Band more than doubling and others continue to expand. We are trying to be creative in forming spaces and, when necessary, repurpose existing furniture.

DCM welcomes Angelo Pirali (licensed architect) to the team as a project manager. Angelo has already hit the ground running. We continue to search for a few other positions.

CAPITAL PROJECTS

SCIENCE PHASE I and PHASE II

The project has two phases: Phase I (demolition and relocation of utilities) and Phase II (the new building). Due to the necessity of continuity, both phases are being designed and constructed by the same design and construction management teams.

SCIENCE PHASE I (DEMOLITION)

Work includes demolishing the Washington Service Center, the Annex buildings, the fuel oil tanks (and providing new fuel tanks for the heating plant), and installing the sheeting and shoring for Phase II.

The heating plant's emergency standby fuel tank was activated due to BGE's extremely cold weather requirement to curtail gas use. We are approaching completion and final training. Long-lead items such as the main electric switchgear and transformer are expected in late 2025 (temporary power will remain until then). This will be the last report for Phase I.

SCIENCE PHASE II (NEW BUILDING)

The project is to provide new space for the Biology and Chemistry departments. The work to relocate the City storm culvert will start once permits from the Maryland Department of the Environment are received (early 2025). Evaluation of the design development level estimate is in progress. If approved during this legislative session, the FY 2026 appropriation will release \$69,580,000 on July 1, 2025. This will be our first electrification project.

SCIENCE PHASE I (Demo Washington Service Center)			
	Appropriation	Obligations	Balance
Design / CM Pre	1,474,000	1,628,612	-154,612
Construction	10,212,000	9,993,990	218,010
Reverted Funds			0
Capital Equipment			0
Total	\$11,686,000	\$11,622,602	\$63,398

SCIENCE PHASE II (New Building)			
	Appropriation	Obligations	Balance
Design / CM Pre	25,855,000	19,798,901	6,056,099
Construction	15,063,000	4,984,875	10,078,125
Reverted Funds			0
Capital Equipment			0
Total	\$40,918,000	\$24,783,776	\$16,134,224

Design, Phase I:	Moody Nolan	MBE Goal:	63.74% Tracking
CM, Phase I:	Barton Malow/Warren Brothers	MBE Goal:	45.00%
Design, Phase II:	Moody Nolan	MBE Goal:	47.75%
CM, Phase II:	Barton Malow/Warren Brothers	MBE Goal:	45.00%

CARTER-GRANT-WILSON (CGW)

The renovation of CGW will provide new spaces for Graduate Studies and International Affairs. Work will provide for a completely renovated building, including new interior walls, infrastructure, landscaping, MEP/HVAC systems, elevators, restrooms, windows, etc., all to meet current codes and ADA. The project is continuing with the selection/award process for the design team.

LAKE CLIFTON HIGH SCHOOL

The demolition award is being prepared for BPW approval in early February. If approved during this legislative session, the FY 2026 appropriation will add \$6.256 million to the appropriation on July 1, 2025.

ELECTRIC UPGRADE

Morgan is working with BGE to supply new electrical power to the campus. The project will include a new central substation, a new Cold Spring Lane substation, and an upgraded Montebello substation. This important upgrade will allow the campus to grow. We are working through the processes, discussions with MEDCO, and are preparing to start the procurement process of engineering firms. During this time, we are continuing regular meetings with BGE engineers and have started discussions with the City of Baltimore regarding pathways while we await funding confirmation through the legislative process in the upcoming months. If approved during this legislative session, the FY 2026 appropriation will release \$15 million, on July 1, 2025, to start the project.

DEFERRED MAINTENANCE: FY 2020/2021/2022/2023, 2025: FUNDING: \$68,500,000

Deferred maintenance funding is typically for projects where maintenance has been deferred and is for projects where the asset is past its useful life. It involves various types of projects across campus. If approved during this legislative session, the FY 2026 appropriation will add \$3.4 million on July 1, 2025.

UNIVERSITY MEMORIAL CHAPEL

There are three deferred maintenance projects associated with the Chapel: window restoration (completed), water infiltration (substantially complete), and roof replacement/stone work (procurement is

preparing the final documents for bidding). The window restoration and the roof/stone projects include partial funding from the federal Department of the Interior's National Park Service (NPS) HBCU grant (\$500,000 each).

ROOF REPLACEMENT/REPAIR

The work includes replacing the Chapel's roofs and repairing stone walls. It will follow the requirements of NPS. The design is complete and was sent to Procurement to bid the construction services.

Design: Gant Brunnett Associates

MBE: 24.74%

WATER INFILTRATION

The water infiltration work is continuing due to a shift in the areaway wall. Work is being prepared to stabilize/rebuild this wall. It is necessary as it is a structural issue (having the potential for collapse), and this wall forms the areaway which provides an emergency egress path for the lower level.

Design: Gant Brunnett Associates

MBE: 24.74%

Construction: Pipeway

MBE: 30.00%

STADIUM WAY SLOPE STABILIZATION

The project will correct the failing slope along Stadium Way and the Herring Run. The work includes rebuilding portions of Stadium Way and its east sidewalks. To stabilize the slope, it is being terraced with soil nails of approximately 30 feet in length driven into the slope at a downward angle, approximately five feet apart. Then the nails are filled with concrete and the slope is stabilized with shotcrete. This will continue down to the water, where riprap will be installed at the bottom of the hill. Work is progressing well but is weather-dependent, and the contractor is looking for ways to make up some time.

Participation by the Civil Engineering class was light this last quarter due to schedules, commencement, and winter break. We expect an increase during the spring semester.

Construction: P. Flanigan

MBE: 21.01%

FIRE ALARM UPGRADES

The State Fire Marshal has directed the University to upgrade the campus-wide fire alarm systems to meet current life safety and building code requirements. The project will be completed in three phases, starting with the highest-risk buildings. EBL Engineers, LLC is the fire protection engineer. Construction funding for the first phase was requested as part of the deferred maintenance projects and is waiting for approval from the Department of Budget and Management. The plan is to have the documents ready to bid by mid-2025. Construction is anticipated to take 36 months.

Engineering: EBL Engineering, LLC \$1,954,119 (Phase I)

MBE: 21.30%

CENTRAL HEATING (BOILER) PLANT UPGRADES

The request for proposal is currently being written to renovate (rebuild) three of the remaining boilers and associated components. This will ensure stable heating systems for the coming years and give us time to rethink and plan for a more energy-efficient system, as a new system will affect all buildings that are connected to the current plant.

MURPHY FINE ARTS

The scope of work is currently being written. The work includes roof replacement, exterior door replacement with added security locking, and other security systems.

STAIR REPLACEMENT

The stairs (Y) are along Cold Spring Lane and lead up to Baldwin Hall. They are deteriorated and unusable; the project will rebuild them. Developing the scope of work for the bid documents will commence later this year.

Deferred Maintenance Capital FY 2020 - FY 2023, 2025			\$ 68,500,000
	Appropriations	Obligations	Balance
	\$ 68,500,000		\$ 68,500,000
Steam Trap (Completed)		\$ 1,406,398	\$ (1,406,398)
West Campus Design (Substantial Design)		\$ 569,309	\$ (569,309)
Fire Alarm - Siemens		\$ 1,589,889	\$ (1,589,889)
AHU 14 (Completed)		\$ 851,787	\$ (851,787)
Chapel Window Grant Design (Completed)		\$ 3,595	\$ (3,595)
Schaefer Auditorium Renov (Completed)		\$ 593,396	\$ (593,396)
Central Heating Plant Renov - Siemens		\$ 2,407,395	\$ (2,407,395)
Submeters - Siemens		\$ 2,931,875	\$ (2,931,875)
Steam Manholes (Completed)		\$ 675,512	\$ (675,512)
Steam Replace Academic Quad (Substantial Complete)		\$ 8,468,155	\$ (8,468,155)
Chapel Roof Design		\$ 69,728	\$ (69,728)
West Campus Infrastructure (Substantial Complete)		\$ 5,772,737	\$ (5,772,737)
Chapel Window Construction (Completed)		\$ 1,260,254	\$ (1,260,254)
Campus Wide Security (Cameras - Substantial Complete)		\$ 4,373,624	\$ (4,373,624)
Steam Replace Academic Quad, Phase II*		\$ -	\$ -
Water Infiltration Truth / Chapel - Design		\$ 276,965	\$ (276,965)
Water Infiltration Truth / Chapel - Construction		\$ 1,980,665	\$ (1,980,665)
BGE Pole Replacement West Campus		\$ 11,761	\$ (11,761)
Stadium Way Slope Stabilization (Construction)		\$ 14,976,950	\$ (14,976,950)
			\$ -
Total	\$68,500,000	\$48,219,995	\$ 20,280,005
(Operating Funding Source) - Anticipate DBM Approval to reimburse with Deferred Main. Dollars			
Boiler Plant Repairs		\$ 5,000,000	\$ (5,000,000)
Fire Alarm Construction, Phase II		\$ 8,200,000	\$ (8,200,000)
Murphy Fine Arts Roof, Exterior Doors, Elect Locks		\$ 5,000,000	
Y Stairs - Replacement		\$ 850,000	
Anticipated Expenditure Balance			\$ 7,080,005
Paid for By HBCU Funds			
Steam Replace Academic Quad, Phase II + Chilled Water		\$ 5,880,014	

RESIDENTIAL PROJECTS

RESIDENTIAL/STUDENT HOUSING

Strategic Housing Plan – Renovations/Replacement: The University's strategic housing plan is to replace/renovate all of our existing housing stock over the next 10+ years.

Current Schedule			Beds	Revised Counts
Thurgood Marshall (TM) I	Opened 2022		670 New Beds	No Change
TM II Apts./Fields Demolished	Closed 2022		284 Loss of Beds	No Change
TM III (Legacy Hall)	Opened 2024		604 New Beds	No Change
Baldwin/Cummings	Opened 2024		72/111 Beds	
Planned Schedule	Off Line	On Line	Current Beds	Revised Beds
O’Connell (in progress)	2025	2028	205	600 approx.
Harper-Tubman (in progress)	2025	2026	222	222 approx.

Future: The schedule for Rawlings and Blount renovations is yet to be determined.

O'Connell/Harper-Tubman: Site investigations and design have begun for both buildings via MEDCO. Both are P3 projects. The replacement of O'Connell is to yield approximately 600 beds, and the bed count for the renovation of Harper-Tubman is approximately the same at 222, plus two beds in the Resident Director's apartment.

Harper-Tubman will have all interior walls, mechanical, electric, plumbing, heating, and cooling systems replaced. In addition to the interior, the courtyard and current main entrance will be rebuilt for student access. The original Academic Quad entrance will be reactivated (and made ADA accessible) and will be the primary access to Residence Life offices.

New features include additional study/learning areas of various sizes, a "calming" area, and a fitness area. The courtyard is being redesigned to be more functional. The design development package and estimate are under review.

O'Connell Hall will be demolished and rebuilt with approximately 600 beds, a dining facility, and a bridge to the Academic Quad. The design will take advantage of the serene area along the Herring Run and woods. Internal meeting/learning spaces, fitness, and other amenity spaces are included. Construction of the bridge will be a challenge as all work must remain outside of the stream bed. A parking structure is being studied/considered (to be located adjacent to the building).

Harper-Tubman:	AE / CM	Design Collective / Plano Construction
O'Connell:	AE / CM	Hord Coplan Macht / Gilbane Building Company

MISCELLANEOUS PROJECTS

MORGAN SECURITY FENCE

The work entails continuing the "Morgan Wall" from Health and Human Services to the Baltimore City Police precinct along Argonne Drive. If funds permit, the goal is to also construct the wall along Cold Spring Lane along Lot H (from CGW to the Welcome Bridge). Security booths at appropriate locations are being considered. The project is out to bid with the goal of awarding the work by mid-2025.

HOLMES HALL EXTERIOR RENOVATION

The scope of work is being developed for Holmes Hall's exterior renovation, which may be done in phases. Work includes renovating the cupola, replacing the slate roof, replacing/refurbishing windows and doors, repairing the stone walls, repointing the building, and correcting the ADA ramp and stairs.

HEALTH CENTER REPLACEMENT

We are working up a program/scope of work for a new Health Center, which is intended to provide expanded facilities to better serve the students and the campus at large. The program will include but is not limited to intake, offices, exam rooms, meeting spaces, secure files, secure medical supplies, and other similar spaces.

GRAVES SCHOOL OF BUSINESS - VIDEO WALL REPLACEMENT

DCM is supporting the School of Business Management and Division of Information Technology to replace the atrium video wall. The project is near completion in time for the spring 2025 semester. The MBE goal is 10%.

ENGINEERING CLEAN ROOM

Dr. Michael Spencer, Electrical Engineering Chair, was awarded a Congressional Up Grant to create a new clean room in Mitchell Engineering. The clean room will have the tools and equipment to assist with the research initiatives that focus on the design, manufacturing, packing, and testing of semiconductors. The schematic design is approaching completion, estimating efforts are in progress, and the design team is in place. DCM is working with Procurement to procure the construction manager.

Design: HCM

SIGNAGE FOR GRAVES SCHOOL OF BUSINESS MANAGEMENT AND PUBLIC SAFETY BUILDING

Discussions are underway to secure a company to design and install signage for the newly named Earl G. Graves School of Business and Management and the Public Safety Building.

MEDCO

In addition to financing and managing the Harper-Tubman and O'Connell housing projects, MEDCO is also preparing a campus parking study to determine potential locations for structured parking.

ENERGY/SUSTAINABILITY

LEED BUILDINGS

Gold: Center for the Built Environment and Infrastructure Studies (2016), Graves School of Business (2016), Tyler Hall (2021), and Thurgood Marshall Phase I (2023). Legacy Hall and Health and Human Services Center are anticipated.

Silver: Martin D. Jenkins Building (2018) and Public Safety Building (2023).

Going forward, we are working to have at least new and, where possible, renovated buildings meet the Governor's initiatives for alternate fuels and leaning towards electrification. This will start with the Science project.

PROJECT PHOTOS

SCIENCE PHASE II NEW BUILDING



STADIUM WAY SLOPE STABILIZATION



**HARPER TUBMAN / O'CONNELL
RESIDENTIAL STUDIES**

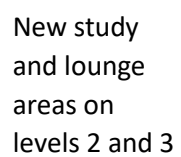
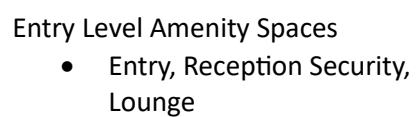
**HARPER TUBMAN:
Exteriors (Under Study)**



Remade
Entrance



Existing
Entrance



Court Yard



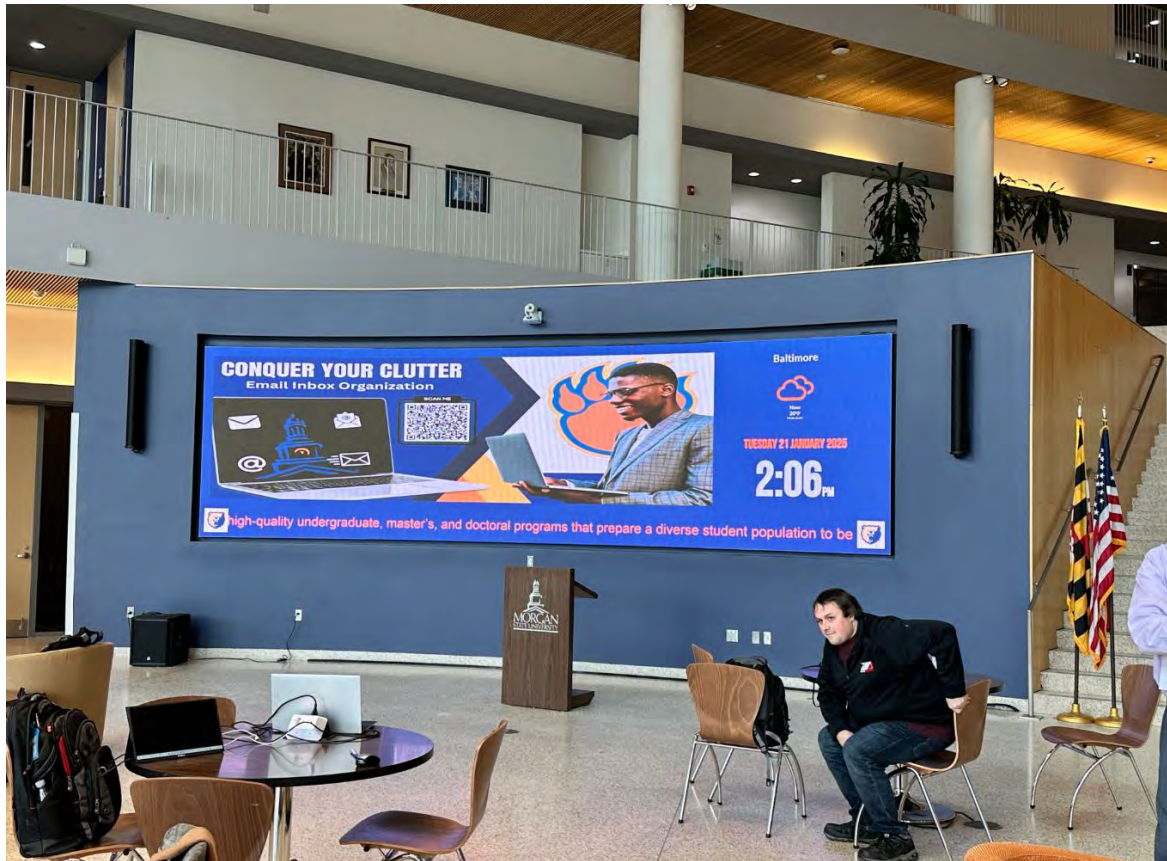
Existing
Courtyard

O'CONNELL (Future):



MISCELLANEOUS

GRAVES SCHOOL OF BUSINESS NEW VIDEO WALL



TRUTH HALL



Trees and bushes will be
planted in the spring

MITCHELL ENGINEERING CLEANROOM



Report to the Morgan State University Board of Regents – February 4, 2025
Reporting Period: July 1, 2024 – December 31, 2024

Dr. Willie E. May
Vice President for Research & Economic Development

I. INTRODUCTION & COMMENTS FROM THE VICE PRESIDENT FOR RESEARCH AND ECONOMIC DEVELOPMENT

What D-RED Does:

- **Enhances Morgan’s Research Capacity** and provides infrastructural support to increase external funding from public and private sponsors;
- **Ensures Compliance with all Applicable Laws and Regulations**, including those related to the Responsible Conduct of Research;
- **Assists in Coordinating Research in Program Areas that Span Multiple Schools**;
- **Facilitates the Commercialization of Faculty and Student-Generated Intellectual Property**; and
- **Spearheads Morgan’s efforts in being seen as a Well-Recognized, Well-Respected, and Well-Rounded Research Institution while in pursuit of our R-1 Status.**

In FY 2018, we set a goal of receiving a **sustainable \$50 million in sponsored research income** on an annual basis with **at least \$40M in Research Expenditures**.

- **In FY 2023**, MSU received new funding commitments worth **\$83.3 million**. **In FY 2024**, we received new funding commitments worth **\$88.0 million**.
- **At the end of Q2 of FY25** (December 31, 2024), we received **\$86.5M** in new funding commitments.
- **For FY23**, our Research Expenditures totaled ~ **\$44M**; our Research Expenditures for FY24, to be reported to Carnegie in February 2025, will approach **\$60M** –well above the R-1 threshold of \$50M.

Pursuit of R-1 Designation

In D-RED, we are continuing to focus on improving our systems and processes to support the continuous growth of Morgan’s stature within the nation’s higher education research community. We are confident that our vision of attaining R-1 research status is a true and clear path. Our aim to reach the pinnacle of university research status as R-1, while still “meeting our students where they are and taking them to where they need to be” is a noble and highly achievable goal.

**As we strive
for ascension
to R1 Status
—
without
Losing our
Soul!**

Morgan must become a well-recognized, well-rounded, and well-respected research university

We need:

World-Class Research Facilities and Programs

More effective administrative infrastructure to support research

Well-respected and recognized Research Faculty with reduced teaching loads

Allow some Faculty to specialize in teaching and/or research; reward them based on how well they carryout their responsibilities

Effective Tech Transfer and Intellectual Property Management

- **World-Class Research Facilities and Programs**

Upgrading of our research facilities is rapidly moving forward under the leadership of our President and Ms. Kim McCalla. This quarter, the final three articles of the “Introducing Morgan State University” campaign were published in Science Magazine. The 6-article series was intended to depict the breadth, depth, and unique nature of the research ongoing at Morgan as we prepare our students to explore the future and lead the world. As Morgan prepares for its next era of ascendancy, teaching and community service will be intermingled with our research — and not treated as separate entities.

- **Well-Respected and Well-Recognized Research Faculty**

Parents of Undergraduate Students often pick the schools that their children will attend based on the reputation and cost of getting an education there. After completing their undergraduate studies, students often select the Graduate School they will attend based on the reputation of the faculty with whom they will conduct research. Morgan faculty is replete with world-class researchers, mentors, coaches, and teachers – leaders in their field.

Current National Society and Academy Fellows



Gaston N'Guerekata
AMS/TWAS Fellow



Jiang Li
ASCE Fellow



Anthony Saka
ASCE Fellow



Oscar Barton
ASME Fellow



David K. Wilson
Elected Member
AAA&S



Ramesh Budhani
APS Fellow

Current National Society and Academy Fellows Cont'd



Christine Hohmann
AAAS Fellow



Farin Kamangar
AAAS Fellow



Kevin Kornegay
AAAS Fellow



Willie E. May
ACS & AAAS Fellow
President, AAAS



Paul Tchounwou
AAAS Fellow

Top 2% World Scientists (Stanford University)



Paul Tchounwou
Prof - Biol/Dean



Farin Kamangar
Prof-Biol/AVP



Gloria Hoffman
Prof-Biol (Ret)



Ganesh Bhatt
Prof - Inf. Sci.



Yucheng Lan
Prof - Phys.



Hongtao Yu
Prof - Chem/Prov. Univ. Dist.



Gaston N'Guerekata
Prof - Math



Alexandr Pankov
Prof - Math (Ret)



Olaniyi Iyiola
Assoc Prof - Math



Michael Spencer
Prof/Interim Chair,
EE

TOP 10 HBCU RESEARCHERS

Rank	Name	University	Field	Number of Citations	H-Index
1	Barney S Graham	Morehouse SoM	Virology	95,071	144
2	Jerzy Leszczynski	Jackson State	Computational Chemistry	43,014	99
3	George Japaridze	Clark Atlanta	Physics	38,702	98
4	Farin Kamangar	Morgan State	Cancer Epidemiology	34,326	80
5	Paul Tchounwou	Morgan State	Molecular Toxicology	31,976	72
6	David C Yen	Texas Southern	Business	29,455	82
7	Robert D Bullard	Texas Southern	Environmental Science	26,404	58
8	Rick A Kittles	Morehouse SoM	Cancer Genetics	25,916	77
9	Matthew Blair	Tennessee State	Plant Genetics	24,093	79
10	Hongxia Wang	Morehouse SoM	Microbiology	22,223	77

- *The H-index is an author-level metric that measures both the productivity and citation impact of the publications, initially used for an individual scientist or scholar. The h-index correlates with success indicators such as winning the Nobel Prize, being accepted for research fellowships and holding positions at top universities. The index is based on the set of the scientist's most cited papers.*

- **A Highly Effective and Well-Managed Tech Transfer and Intellectual Property Program**

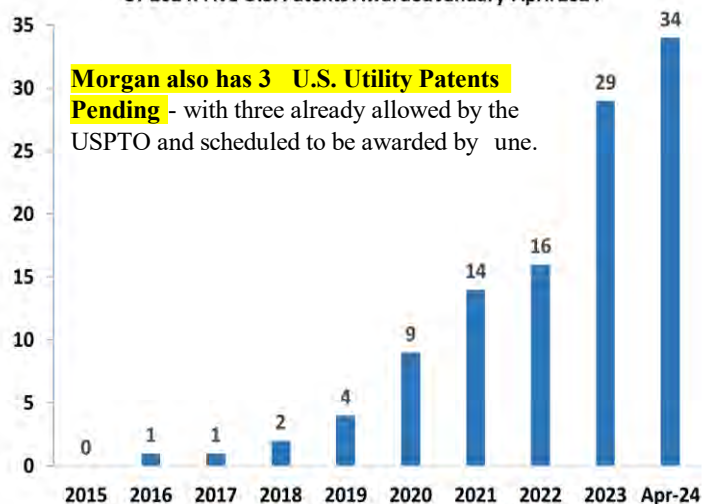
In 2023, Morgan was the 1 HBCU in U.S. Utility Patents Awarded by the USPTO.

The total of **13 patents** was the highest total ever for an HBCU in a single year.

Morgan has been awarded a total of 34 U.S. Patents.

In 12 months since December 2022, Morgan has been awarded 13 U.S. Utility Patents – a little over one per month.

Morgan State University: U.S. Utility Patents Awarded
Calendar Year Cumulative Total: U.S. Utility Patent Portfolio
CY 2024: Five U.S. Patents Awarded January-April 2024



Morgan also has 3 U.S. Utility Patents Pending - with three already allowed by the USPTO and scheduled to be awarded by June.

Morgan State University | Division of Research & Economic Development | Office of Technology Transfer

II. BUSINESS DEVELOPMENT

The Office of Research Administration (ORA) oversees and assists with many aspects of the life cycle of grants and contracts, from proposal submission to grant close-out. The primary mission of this office is to provide the following core services:

- Review, process, and submit proposals to sponsors;
- Receive and review awards;
- Provide grant-management training for principal investigators and supporting staff;
- Assist with preparing, issuing, and monitoring subaward agreements;
- Serve as a liaison with sponsors for non-fiscal award management matters;
- Prepare data related to proposal submissions, awarded funding, and research output; and
- Assist with programmatic close-out of the awards.



*Farin Kamangar, M.D.,
Ph.D., Associate Vice
President for Research*

Major Activities

This report summarizes activities for the first two Quarters of Fiscal Year 2025 (July 1, 2024 – December 31, 2024). During this period, the ORA continued its core activities, including the following:

Activity	Q-1 & Q-2 Quantity (N)	Q-1 & Q-2 Amount (\$)
Grant and contract proposals submitted	135	\$87.4 M
New awards received	70	\$86.5 M
Subawards to MSU [subset of new awards received]	29	\$26.8 M
Subawards from MSU [sub-awards given to other institutions by MSU]	16	\$1.2 M

- **Post-award briefings:** The ORA organized post-award briefings with the principal investigators after the receipt of each award, during which the terms and conditions of new awards were discussed, for the principal investigators to be good stewards of the funds.
- **Providing fiscal oversight:** The ORA reviewed and approved hundreds of grant-sponsored transactions for compliance with sponsor, state, and university rules.
- **Providing oversight for other matters of compliance:** The Research Compliance Unit within the ORA serves as a resource for policy development, regulatory analysis and interpretation, and training and education for faculty and students to ensure compliance with federal research regulations.
- **Providing grant-seeking and grant management training:** ORA provides individualized and group training services via email helpline, online, Zoom webinars, and in-person.

Over the past three years, the ORA has embarked on several initiatives to improve the management and reporting of grants and contracts. Some examples include:

- **Implementing the client-focused ORA strategic plan:** Vision and mission, major goals, specific objectives, and metrics of success have been determined. The vision is to “achieve the highest standards of service and compliance in research administration.” Assessments are conducted twice a year.
- **Organizing monthly training seminars:** ORA has organized over 40 monthly seminars. These seminars have been met with substantial enthusiasm. We have approximately 70 to 80 participants for each seminar.
- **Organizing weekly new faculty seminars:** To enhance the capacity of our faculty members to receive grants, the ORA has weekly seminars (20 seminars) for all new tenure-track MSU faculty members.
- **Creating inclusive e-training modules:** To ensure transparency and accessibility in Morgan processes, the ORA staff is developing e-training modules that offer clear instructions and guidance on various grant-related processes, including compensation, purchasing, financial transaction management, and more. Additional topics are regularly

being identified for future modules. The e-training courses are then made available on the ORA website and publicized widely.

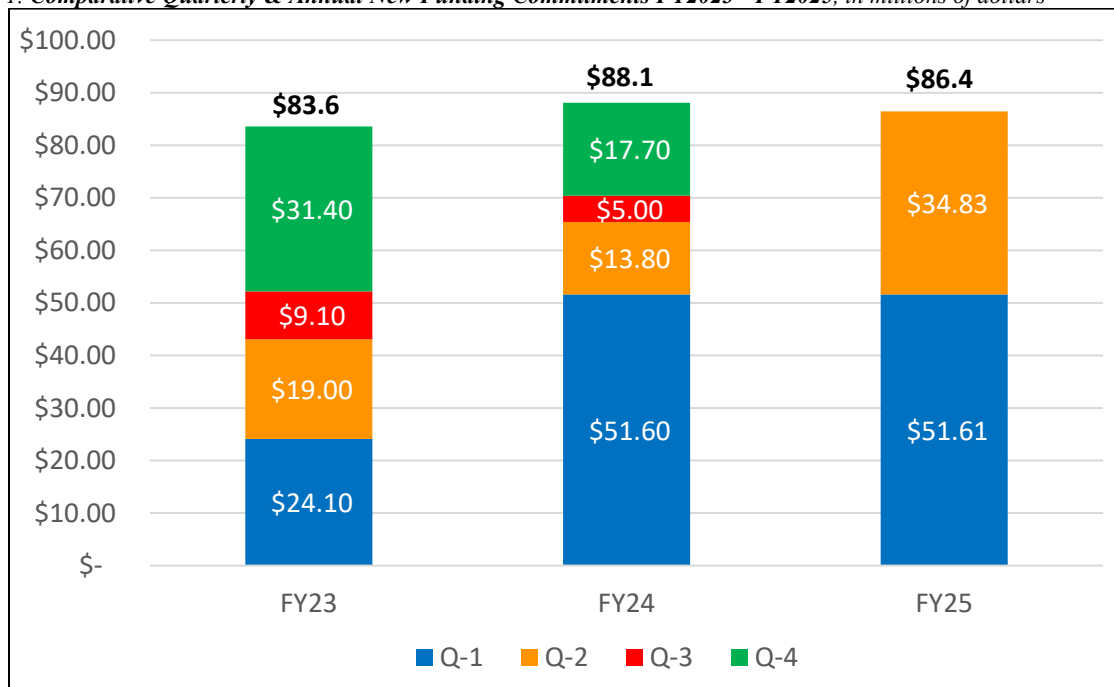
- **Generating databases for university grant and contract submissions, new commitments, grants and publications, and citations:** These databases are regularly updated by the ORA staff.
- **Elevating and advancing research administration:** ORA is actively evolving as a highly credentialed office of world-class research administrators, leveraging its growing experience, expertise, and leadership to set new benchmarks for excellence in the field. ORA staff hold the highest professional organizational certifications in the field of research administration, including Certified Research Administrator (CRA), Certified Pre-Award Research Administrator (CPRA), and Certified Financial Research Administrator (CFRA), in addition to academic degrees, including:
 - **Farin Kamangar**-- CRA, CPRA, CFRA
 - **Lucy Manyara** -- CRA, CFRA
 - **Keyshawn Moncrieffe** -- CRA, CAPM, Research Administration Graduate Certificate
 - **Gillian Silver**-- CPH, CRA, CPRA, CFRA
 - **Ryan Mobley** -- CRA, CFRA
 - **Becca Steiner** -- Research Administration Graduate Certificate
- **Growing and leading in the field of research administration:** Morgan's ORA staff are now recognized as leaders in the research administration field. They actively contribute to their professional growth and education by leading workshops, seminars, discussions, and giving presentations at local, regional, national, and international events.

Proposal Submissions & New Funding Commitments

In Q-2 of FY2025, MSU received **28 new funding commitments** worth **\$34.83 million**, with the ORA reviewing and submitting **66 proposals** with a total requested amount of **\$40.72 million**.

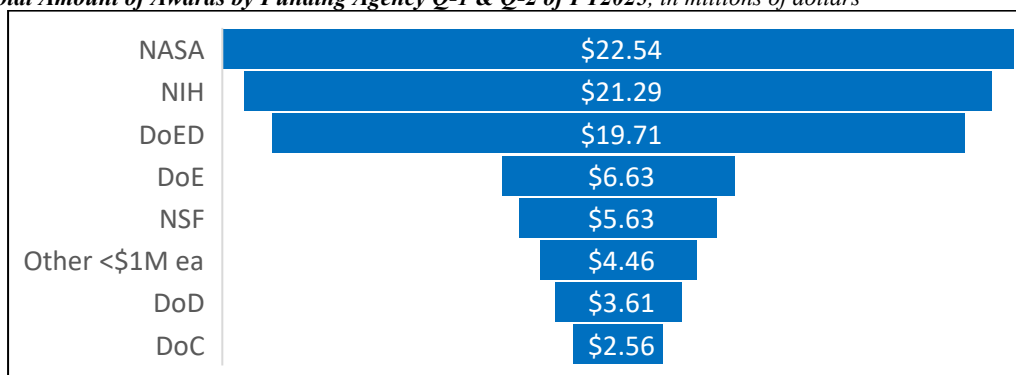
In Q-1 of FY2025, MSU received **42 new funding commitments** worth **\$51.61 million**, with the ORA reviewing and submitting **69 proposals** with a total requested amount of **\$46.67 million**.

Table 1. *Comparative Quarterly & Annual New Funding Commitments FY2023 - FY2025, in millions of dollars*



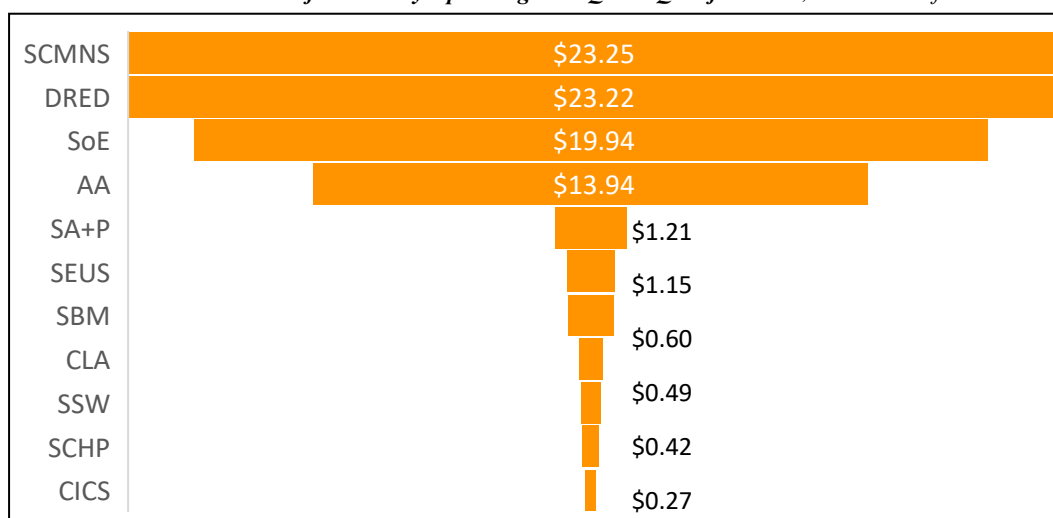
Q-1 (July 1st – September 30th); Q-2 (October 1st – December 31st); Q-3 (January 1st – March 30th); Q-4 (April 1st – June 30th)

Table 2. *Total Amount of Awards by Funding Agency Q-1 & Q-2 of FY2025, in millions of dollars*



NASA: National Aeronautics and Space Administration; NIH: National Institutes of Health; DoED*: Department of Education; DoE: Department of Energy; NSF: National Science Foundation; DoD: Department of Defense; DoC: Department of Commerce - (*DoED funds include Title III)

Table 3. Total Amount of Awards by Operating Unit Q-1 & Q-2 of FY2025, in millions of dollars



SCMNS: School of Computer, Mathematical & Natural Sciences; DRED: Division of Research and Economic Development; SoE: School of Engineering; AA: Academic Affairs; SA+P: School of Architecture + Planning; SEUS: School of Education and Urban Studies; SBM: School of Business and Management; CLA: College of Liberal Arts; SSW: School of Social Work; SCHP: School of Community Health & Policy; CICS: College of Interdisciplinary & Continuing Studies

Table 4. Largest Awards for FY2025

PI	Unit	Total Amount	Duration	Area	Agency from
P. Tchounwou	SCMNS	\$ 20.9 M	5 years	RCMI	National Institutes of Health
D. Laughlin	DRED	\$ 20.0 M	2 years	GESTAR II	NASA
S. Johnson	AA	\$ 13.9 M	1 year	Title III	Dept. of Education
S. Egarievwe	SoE	\$ 5.0 M	5 years	Nuclear Engineering	Dept. of Energy
O. Barton	SoE	\$ 5.0 M	4 years	R1 Elevation	Dept. of Education

III. RESEARCH REGULATION, ETHICS, & COMPLIANCE

The Research Compliance Unit provides oversight and serves as a resource for policy development, regulatory analysis, and training and education to ensure Morgan's compliance with federal research regulations. The Research Compliance Unit supports the responsible and ethical conduct of research at Morgan State University.

Accomplishments

During the past quarter, the Research Compliance Unit:

- **Coordinated the university-wide Internal Review Board function** and oversaw the processing and review of **4 (ninety-four)** human subjects research protocols. For Q1 and Q2, the Office of Research Compliance processed a total of **150** research protocols.
- **Offered three training sessions on Human Research Participants Protection** for graduate students and faculty focusing on "uman Subjects Research & CITI Training Requirements" and one session for staff on "Conflicts of Interest and Commitments" in sponsored research.
- **Provided individualized faculty training**, as needed, on using the PIVOT-RP and SPIN electronic platforms to facilitate proactive identification, respectively, of research funding opportunities and potential research collaborators within and outside the University. During Quarter 2, the faculty conducted **154** funding advanced searches in PIVOT-RP, and **44** new users registered in SPIN.
- **Participated in the NSF-sponsored collaborative initiative** for building capacity entitled "Research Integrity, Security, and Compliance," which is a \$571,813 over five years sub-award from UM C led at MSU by Dr. Edet Isuk, Director of Research Compliance.
- **Partnered with the University of Alabama at Birmingham (UAB) in a \$2.8 million NSF grant** to create an undergraduate research administration and compliance curriculum. This is a national project to advance participation and expertise in the research administration/compliance career track.
- **Worked with University stakeholder to develop a Research Security Compliance Program** to comply with federal requirements.
- **Implemented the iThenticate platform for plagiarism detection in research proposals**, as well as the Visual Compliance platform for automated detection of sanctioned entities or persons in research collaborations.



*I. Edet Isuk, Ph.D.,
Director of Research
Compliance*

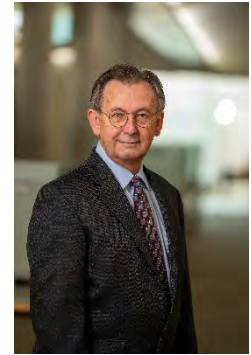
IV. TECHNOLOGY TRANSFER & ECONOMIC DEVELOPMENT

The Office of Technology Transfer (OTT) assists faculty, staff, administrators, and students with innovations and intellectual property matters; supports economic development through

institutional research, technology transfer and new business development; and supports University strategic initiatives - including Morgan's strategic goal of reaching a Carnegie R1 Classification.

Ten 2nd Quarter FY 2025 Activity and Highlights/Accomplishments

1. Identified and documented 8 faculty and staff Morgan innovations
2. Prepared and filed 9 new U.S. Provisional Patent Applications; Two U.S. Utility Patent Applications. Secured 2 U.S. Utility Patent awards.
3. Facilitated a total of 10 U.S. Utility Patents Awards to Morgan in CY 2024 - the highest (tied) for CUs in 2024.
4. Awarded three Innovation Works I-GAP Seed Grants to Faculty - positioning Morgan innovations for R&D/commercialization grant funding.
5. Continued OTT's Insights Series: Innovation, Intellectual Property and Technology Transfer, with an OTT Pizza and Patents Lunch Session for faculty and graduate students.
6. Led Morgan I-Corps Program: Dr. Ziping Wang's team - Supply Chain was selected for National I-Corps. Sponsored regional I-Corps program cohort; TEDCO Expo participation/booth
7. Supported 3 commercialization and partnership grant applications under Maryland Innovation Initiative & Maryland Industrial Partnerships.
8. Worked with faculty on four UM- I LD program submissions under our subaward with two selected to move forward toward new startups
9. Led Morgan's 2024 Economic Impact assessment update with ESI. Morgan Generates \$1.5 billion in annual State economic impact; \$1.4 billion in the Baltimore Metro Area; and \$900 million in Baltimore City.
10. Completed Phase 1 of Morgan Science and Technology Capabilities and Skills database. Categorized all Morgan innovations; 77% of Faculty & Staff Researchers and 32% of Graduate Students as of 12/31/2024.



2. Wayne Swann, Director of the OTT

Morgan and Patents Awarded

- Morgan #1 HBCU in U.S. Utility Patents Awarded in 2023 & 2024
- 39 Patents in Morgan U.S. Utility Patent Portfolio
- Current Pipeline: 40 U.S. Utility Patents Pending.

Most Recent HBCU U.S. Utility Patents Awarded			
Top 20 HBCUs	2023-2024 2-Year Total	2023 Total	2024 Total
Morgan State University	23	13	10
Florida A&M University	17	7	10
Howard University	13	9	4
Morehouse School of Medicine	11	4	7
Meharry Medical College	7	0	7
Tuskegee University	6	4	2
Jackson State University	3	0	3
North Carolina Agricultural & Technical	2	1	1
Xavier University of Louisiana	2	1	1
Hampton University	1	1	0
North Carolina Central University	1	0	1
Texas Southern University	1	0	1
Bowie State University	0	0	0
Fayetteville State University	0	0	0
Alabama A&M University	0	0	0
Alabama State University	0	0	0
Alcorn State University	0	0	0
Fisk University	0	0	0
Spelman College	0	0	0
University of Maryland Eastern Shore	0	0	0

Source: U.S. Patent and Trademark Office Database - January 2025

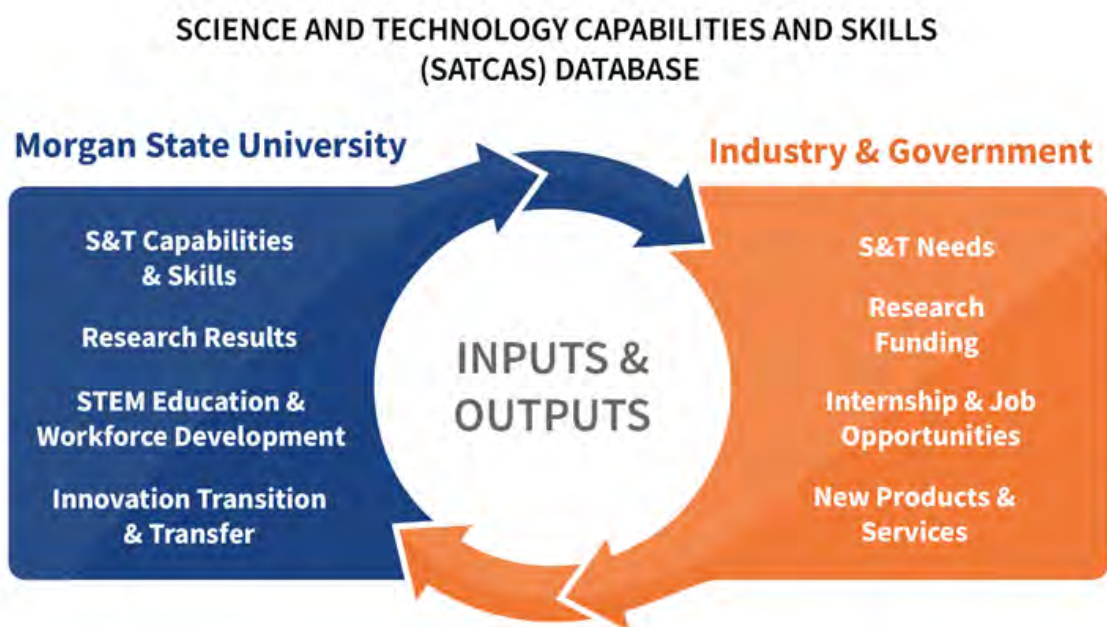
All Time Total: HBCU U.S. Utility Patent Awards			
Top 20 HBCUs		All-Time Total through 2024	2020-2024 5-Year Total
1	Morehouse School of Medicine	112	38
2	Howard University	80	21
3	Florida A&M University	64	38
4	Morgan State University	39	35
5	North Carolina A&T State University	36	14
6	Tuskegee University	29	17
7	Hampton University	20	3
8	Meharry Medical College	15	10
9	North Carolina Central University	14	1
10	Fisk University	14	0
11	Xavier University of Louisiana	14	4
12	University of Maryland Eastern Shore	11	0
13	Jackson State University	11	4
14	Fayetteville State University	8	1
15	Texas Southern University	6	1
16	Alcorn State University	3	0
17	Bowie State University	3	1
18	Spelman College	3	0
19	Alabama A&M University	2	0
20	Alabama State University	2	0

Source: U.S. Patent and Trademark Office Database - January 2025

Although Morgan's first U.S. Patent was awarded less than 10 years ago, Morgan is now the #4 HBCU in All-Time U.S. Utility Patent awards.

Supporting Research Capacity and Capability: Morgan SATCAS Project

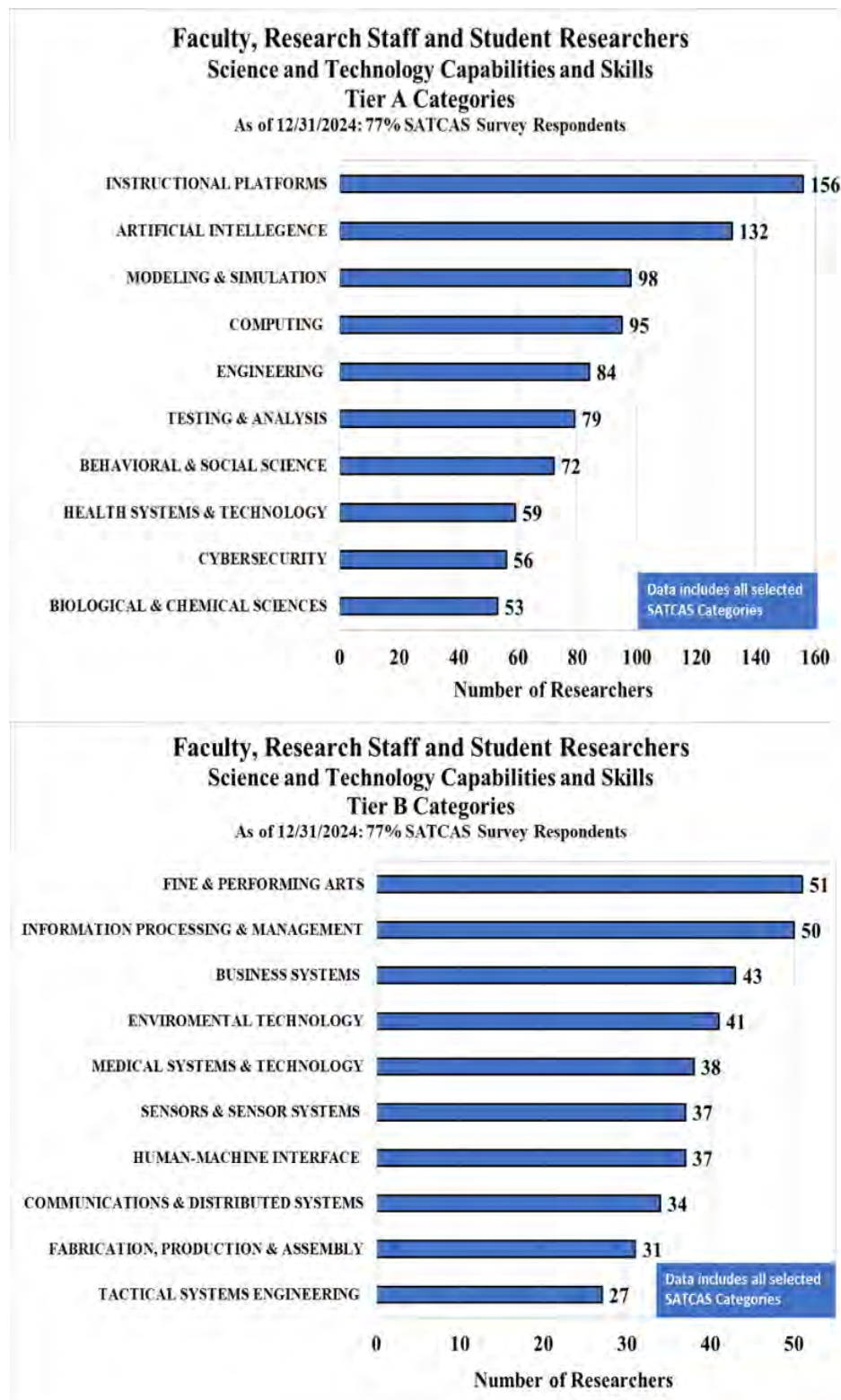
Initiated under U.S. Navy's \$9 Million Grant to Move Morgan from Carnegie R2 to R1, the following charts provide current data collected for Morgan's Science and Technology Capabilities Database. The graphic pictured below provides an overview of the utilization potential for a searchable SATCAS database.



The charts below provide a glimpse of university faculty, staff and student research S&T Capabilities and Skills. The 20 major categories are subdivided into 100 subcategories.

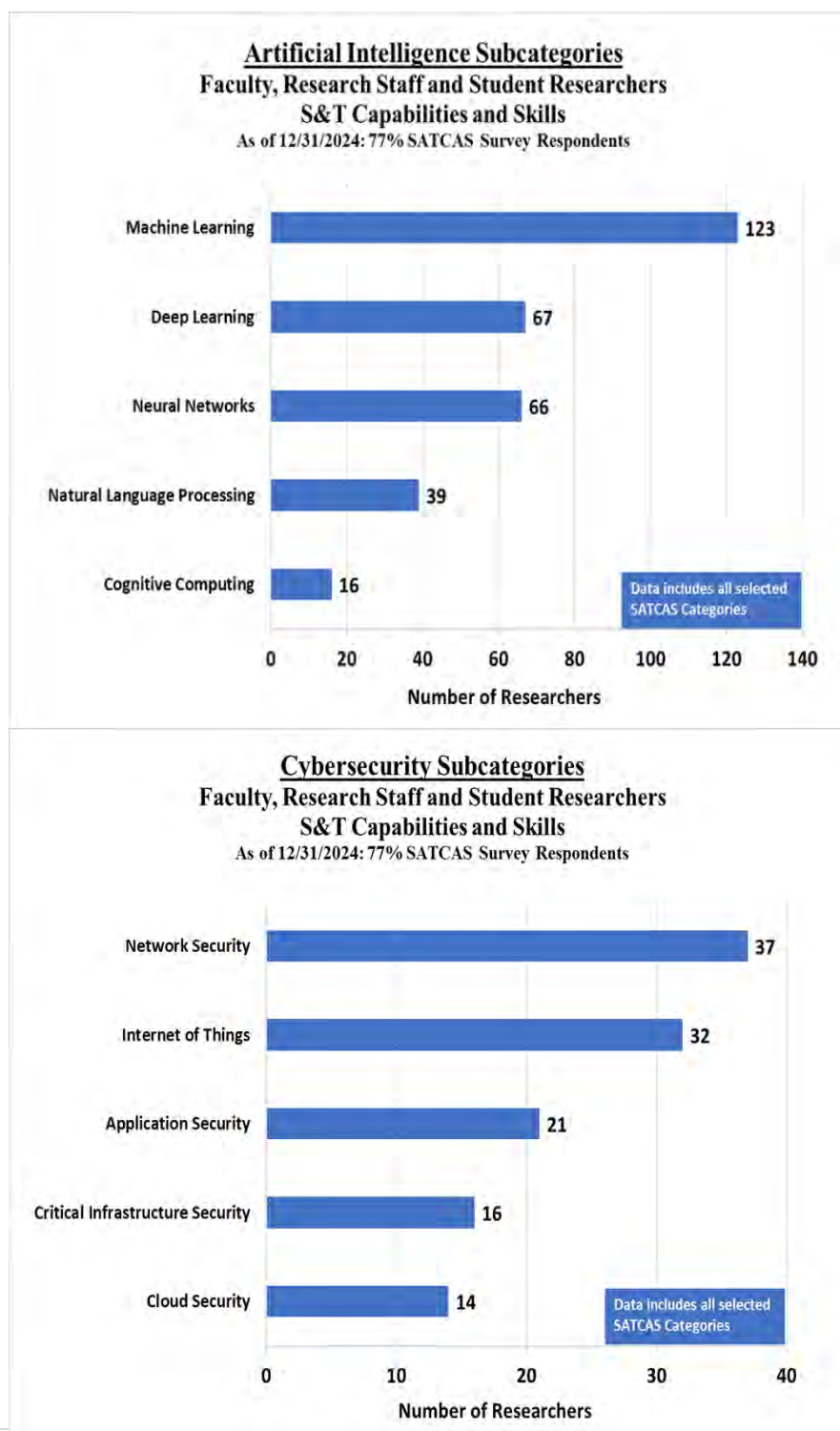
The OTT survey instrument was implemented in 2024 to collect data in the first phase of the SATCAS project. Several rounds of requests to varied segments of the university resulted in a very positive response. Approximately 77% of Morgan's faculty, research staff and student researchers (326) and 32% of graduate student researchers (574) completed the survey. The first phase was closed at the end of 2024 with a total of 900 individual SATCAS survey participants.

SATCAS Portrait of 326 Faculty, Research Staff and Student Researchers (includes 17 part-time paid staff/student researchers)



Subcategory Examples: AI and Cybersecurity

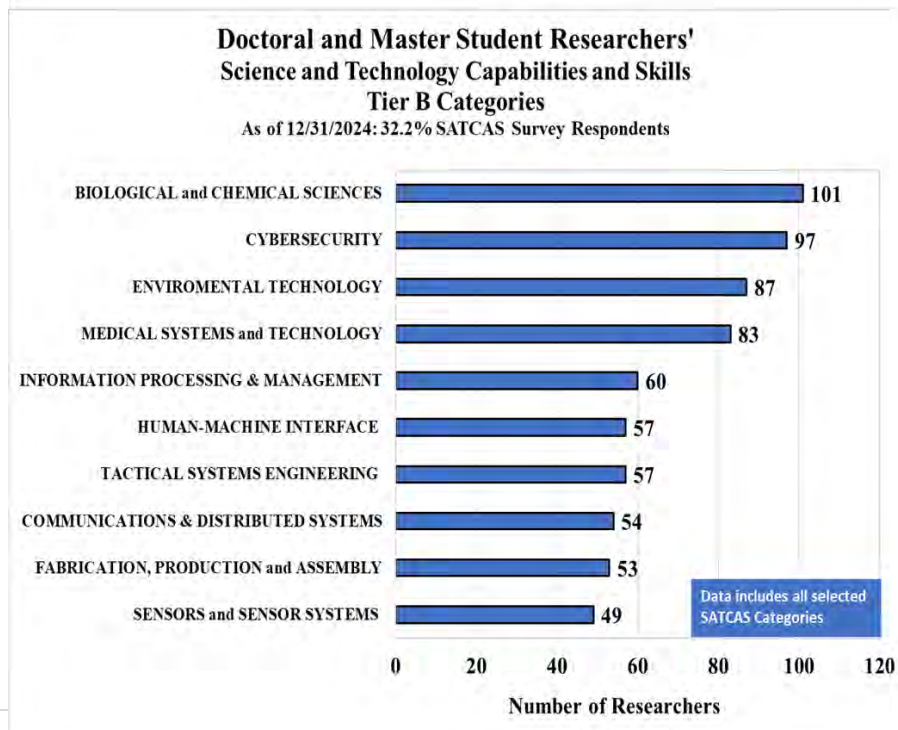
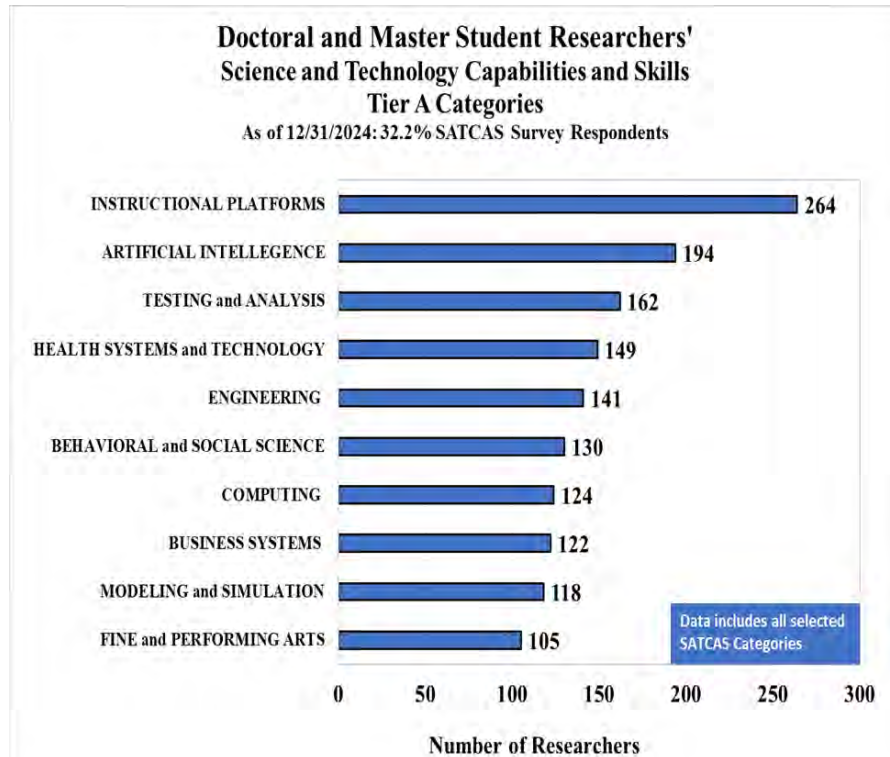
SATCAS Portrait of 326 Faculty, Research Staff and Student Researchers
(includes 17 part-time paid staff/student researchers)



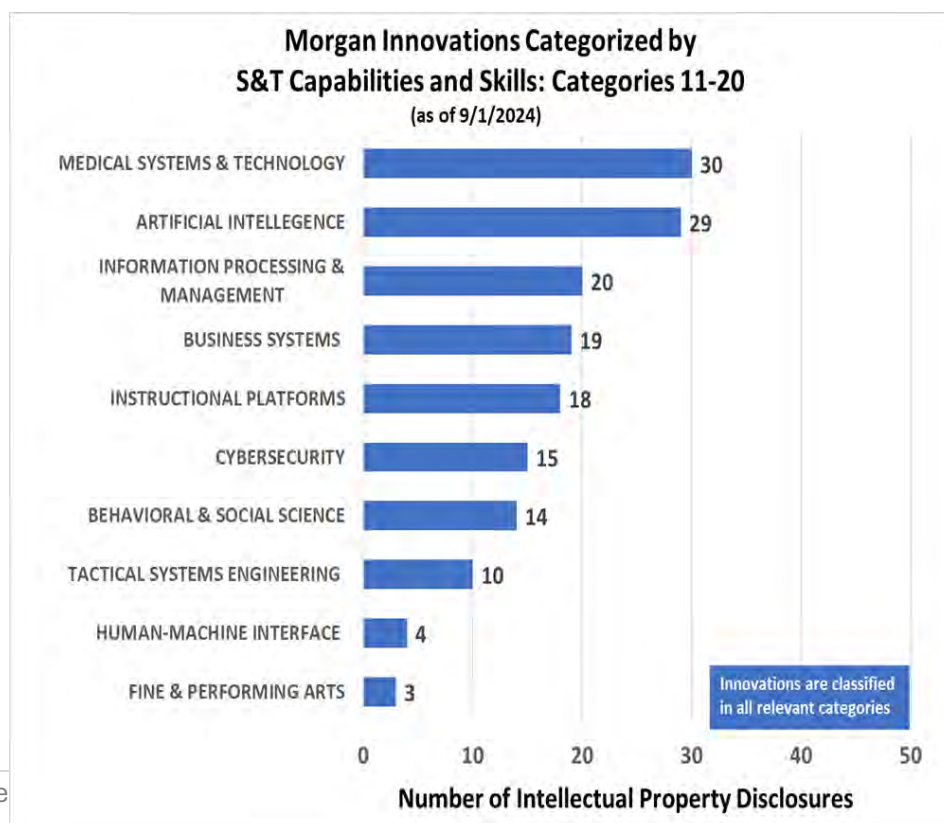
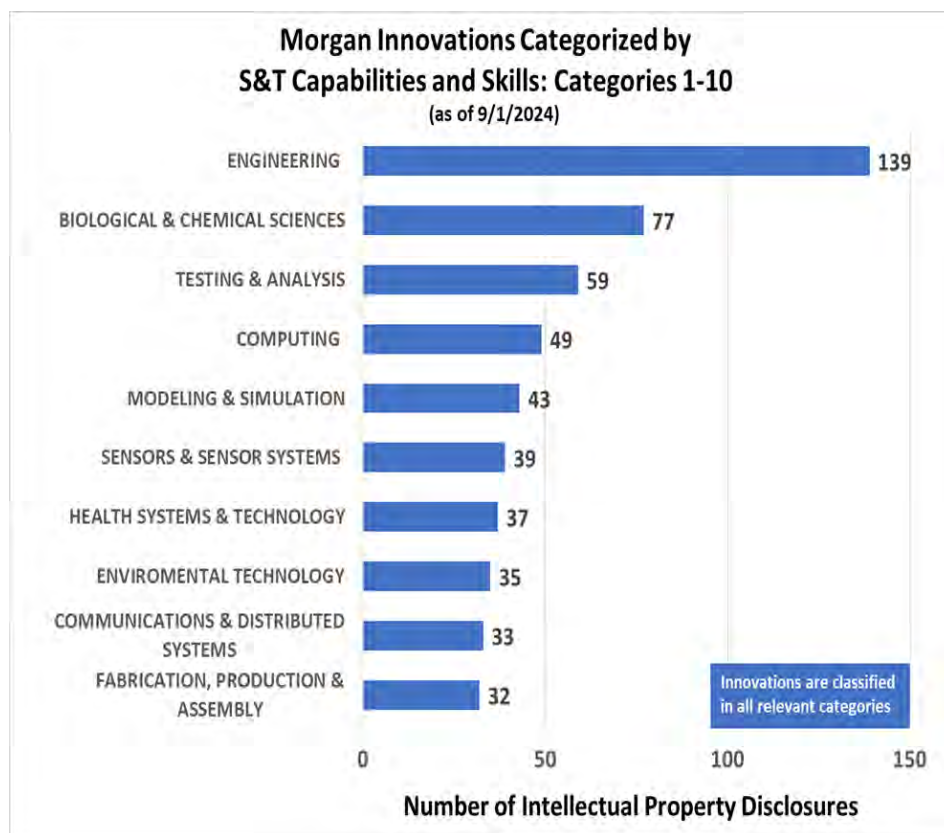
Graduate Student Researchers

SATCAS Portrait of 574 Graduate Student Researchers

As of 12/31/2024: 376 Doctoral and 198 Masters Students



SATCAS Portrait of Morgan IP Disclosures as of 9/1/2024



V. GESTAR

Goddard Earth Science Technology and Research (GESTAR) II cooperative agreement has been extended for an additional two years giving it a period of performance of five years and a total value of \$130M. UM C is the prime entity on the cooperative agreement with NASA. Morgan is the major partner. More than 98% of GESTAR II's 150 researchers are employed by UM C or Morgan. Morgan's portion of the funding is \$48M over five years. Morgan employs 45 research scientists under the program.



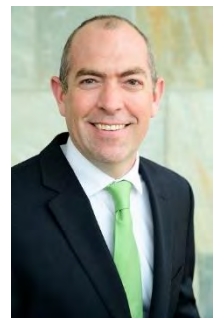
*Dan Laughlin, Ph.D.,
Director of GESTAR II
at MSU*

During the past quarter, Morgan GESTAR II Scientists published four first author and seven co-author peer-reviewed articles, obtained two new research grants, and gave a mix of twenty-five (25) oral and poster presentations at the American Geophysical Union Fall Meeting in Washington, DC in December 2024.

The GESTAR II leadership team intends to continue our partnership to compete for the GESTAR III Cooperative Agreement.

VI. THE PATUXENT ENVIRONMENTAL & AQUATIC RESEARCH LABORATORY (PEARL)

The PEARL is located 80 miles south of the main campus on the shoreline of the Patuxent River—a major tributary of the Chesapeake Bay. PEARL research is designed to increase the understanding of coastal and environmental systems so that they can be properly managed and protected.



*3. Scott Knoche,
Ph.D., Director of
PEARL*

The board is invited to visit us in August to gain a fuller appreciation of what we are doing there.



Morgan State PEARL Day 2025



Proposed (Tentative) Agenda

10 am – 1145 am: Explore PEARL

Student Posters, Laboratory Tours, Social Networking, Oysters and more!

1145 pm – 1 pm: Lunch/Formal Program

Remarks from Morgan Leadership and External Environmental Leaders

1 pm – 2 pm: PEARL Beyond 2025

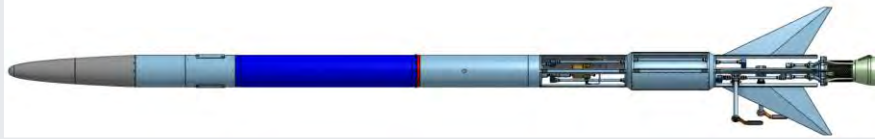
VIP Discussion Led by Drs May and Knoche with President, Provost, BOR and others

2 pm – 3 pm: VIP hour

Small group research vessel and laboratory tours with Morgan Leadership

VII. ROCKETRY

.....
oR update report



MSU rocketry



4. Gerald Whitaker, Director,
MSU Rocketry Program

The first static fire of the rocket engine was carried out by Tobi and a few students pictured on the right.

The engine exceeded every metric that was designed for it. At one point, the NASA monitor exclaimed at this point we can consider it bullet proof

Further tests are planned for the fully integrated vehicle.



What's Next?



Testing will be carried out at Embry Riddle Aeronautical University this Spring/Summer.

The Launch to 50,000 feet is scheduled for November 2025.



Morgan State University
Board of Regents
Finance and Facilities Committee

Presented by:
Endia M. DeCordova, MBA
Vice President for Institutional Advancement
Executive Director, Morgan State University Foundation

Monday, February 3, 2025



MSU Comprehensive Campaign Planning Update

2025 – Campaign Pre-Planning (phase 1)

Comprehensive Campaign Planning

Spring 2025 (timeline)

- Update the University's Policy on Affiliated Foundations: February 2025
- Update the MOU between MSU and the MSU Foundation: March 2025
- Identify firm to conduct campaign feasibility study, develop campaign framework: February – April 2025
 - Internal Audit – review gift policy, procedures, campaign planning, and budgeting
 - Begin to develop the “Case for Support”
 - Transforming university strategic priorities into tangible funding priorities

Target Date for Campaign Kick-off: –Fall 2027 and the 160th Anniversary of Morgan

Morgan State University Foundation, Inc.

Financials FY25*

*7/1/2024 – 12/31/2024

	FY25	FY24
Contributions	\$8,550,479	\$8,794,675
Loss on Investment Gain/(Loss)	\$5,133,117	\$3,366,920
Total Net Revenue	\$20,660,202	\$15,046,012



Total Investments:

\$124,710,073

(Includes CDs in Black Owned Banks)



Total Assets:

\$172,468,184



Office of Development

\$15M

Fundraising Goal FY25

\$7,197,157

Total Raised Year-to-Date



\$9,331,019

Total in FY25 Pipeline
as of 12/31/2024

Corporations, Foundations and
Major Gift Prospects

Largest Gifts for Q2 (Oct.- Dec.)

- International Foundation of Telemetering **\$1,000,000** in support of Wireless Networks and Security Research (new endowed chair)
- Small Business Administration-**\$700,000** for Women's Business Center
- Goldman Sachs Foundation – **\$300,102** for 10,000 Small Businesses
- Goldseker Foundation -**\$265,000** for the Goldseker Fund
- Google-**\$250,000** for Equitable AI Research
- Pfizer- **\$123,000** – Research initiative

Fall Fundraising Efforts: Strategic Approach = Increase in Gifts

The Fall Annual Appeal targeted a smaller, more refined audience, resulting in an increase in giving:

FY25

12,370 donors

\$124,059

FY24

34,000 donors

\$78,706

- **Increased total giving by 58%,**
- The average gift size rose from **\$261.48** to **\$443.07** per donor
- The value of data-driven decisions in identifying appeal audiences and tailoring ask amounts
- Giving Tuesday and Year-End messaging brought in over **\$210,000** vs. **\$100,000** last year

Alumni Giving

Year-to-Date Alumni Participation Rate (Year Over Year Comparison)

	FY25	FY24
APR	5.75%	6.40%
Total Given	\$1,273,173	\$1,192,624
# of Donors	1,908	2,122
	Goal: 13%	Total: 12%

Alumni Participation Rates (APR) are calculated using the number of graduates on record divided by the number of those graduates who gave during the most recent fiscal year.



Alumni Volunteer Recognition Holiday Party

December 5, 2024



Over 300 alumni volunteers
support Morgan events
each year!

Morgan takes on Atlanta during the Celebration Bowl



- The Development and Alumni teams partnered to plan a series of engagement events in Atlanta during the Celebration Bowl in December.
- In partnership with MSU Foundation, MSU National Alumni Association and MSU Georgia Alumni Chapter.
- We hosted over **75 alumni and friends** over the multi-day event including a reception for top donors, a game night for alumni, and a hosted game suite during the Celebration Bowl.



Office of Public Relations & Strategic Communications

Q2 Activities and Highlights



Transformation Morgan Strategic Goals: A Framework for Telling our Story

- Within the second quarter of FY25, OPRSC pursued opportunities to amplify exemplars of Morgan student success, faculty and administrator impact, research ascendancy, and operational excellence.
- In all, OPRSC **produced 20 news releases and newsroom features**; among the highlights include:

Student Success



Morgan State Students Excel in International Cryptocurrency Competition Sponsored by Ripple's UBRI



The Morgan Way: Exemplifying Excellence, Personifying Leadership



Morgan State University's New Student-Managed Investment Fund Provides Real-World Experience in Finance



The Standard Awards First Actuarial Scholarship to Morgan Student Jeremiah Creasey



Morgan State University Students Win "Outstanding Future Professional" Award in Health and Physical Education

Media Relations

Operational Excellence



Celebrating a New Era of Equity: Morgan Unveils New Health and Human Services Center, an Innovative Hub for Education, Research and Community Impact



Morgan State University Enrollment Swells to Nearly 11,000, Breaking Record for Fourth Consecutive Year



S&P and Moody's Affirm Strong Credit Ratings for Morgan State University



Bloomberg Businessweek Ranks Morgan State University Graves School of Business 60th Nationwide

Research Ascendancy



Morgan State University Awarded \$500K Grant to Prepare Social Work Graduates to Address Opioid Abuse Epidemic



National Science Foundation Awards Morgan State University Nearly \$3 Million in Research Grants To-Date in FY25



Morgan State University Receives \$5 Million National Nuclear Security Administration Grant to Launch Nuclear Engineering Program



SBA Awards \$2.2 Million to Morgan's Entrepreneurial Development and Assistance Center to Establish New Entrepreneurship Outreach Initiatives

Media Relations

Key Media Placements

THE BALTIMORE SUN

OPINION > COMMENTARY

How Morgan State University is charting Baltimore's course for the future | GUEST COMMENTARY



Jerry Jackson/Baltimore Sun

Holmes Hall, built in 1952, is named for Dwight Oliver Wendell Holmes, who became the first Black president of Morgan State University in 1937.



By **DAVID K. WILSON**

UPDATED: December 15, 2024 at 10:33 PM EST

BLACK ENTERPRISE



BUSINESS by Sharelle Burt December 13, 2024

**EARL G. GRAVES SCHOOL OF BUSINESS ONLY
HBCU TO RANK ON BLOOMBERG'S BEST B-SCHOOL
LIST**

Key Media Placements

THE CHRONICLE OF
HIGHER EDUCATION

ACCESSIBILITY AND SELECTIVITY

Outsized Growth at Nation's HBCUs Sparks 'Identity Crisis'

By J. Brian Charles November 6, 2024



Students at Morgan State University. JERRY JACKSON, THE BALTIMORE SUN, TRIBUNE NEWS SERVICE, GETTY IMAGES


Cameron Mells was in a rush. The 19-year-old Morgan State engineering student had to grab breakfast, eat, and get to class on time.

Bloomberg
NEWS

Equality

Record Applications Show Boom in Black Colleges

- Howard applications swelled to a record of over 36,000
- Some universities are scrambling to handle the growth



US Vice President Kamala Harris, center, speaks at Howard University in Washington, DC, on Wednesday, Nov. 6. Photographer: Victor J. Blue/Bloomberg

By Nic Querolo and Aashna Shah
November 27, 2024 at 6:00 AM EST

All Cadence Patrick had to do was say yes.

She had just landed a highly coveted seat at Harvard University, one of several acceptances she held from colleges across the nation.

Harvard's invitation virtually assured her a path into America's elite, but when Patrick decided to enroll at Spelman College – a historically Black all-

THE BALTIMORE SUN

NEWS > EDUCATION

Morgan State becomes nation's third-largest HBCU with record enrollment

By TODD KARPOVICH | tkarpovich@baltsun.com
UPDATED: November 26, 2024 at 4:52 PM EST

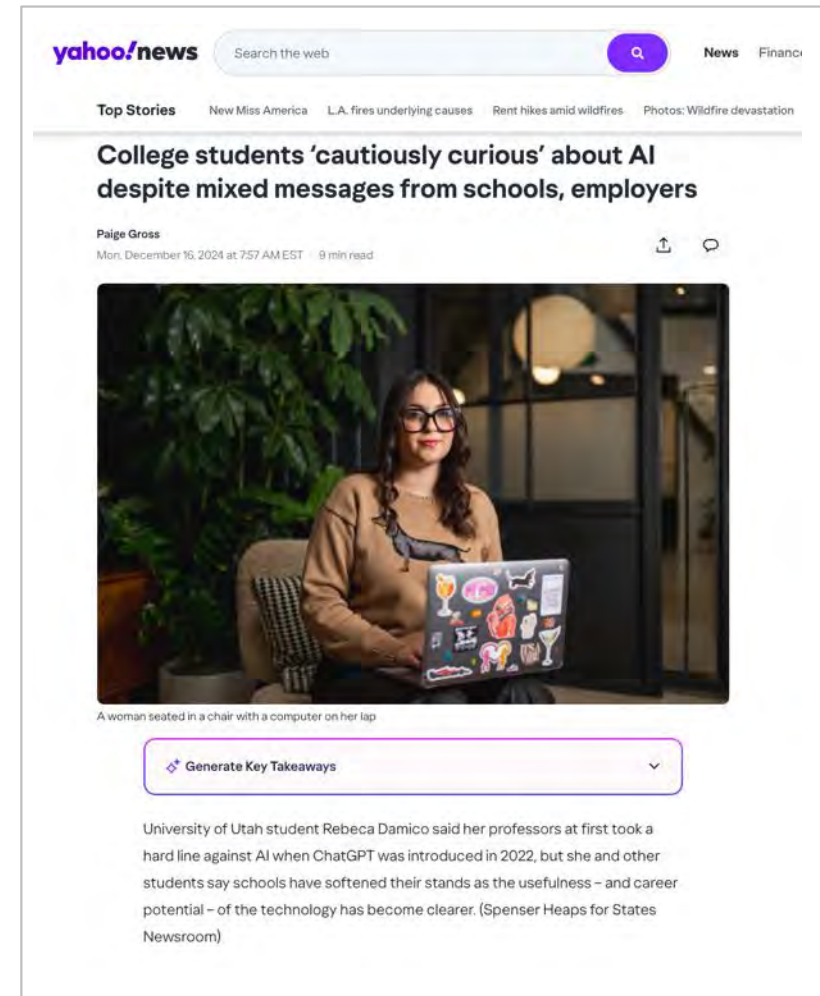
Morgan State University had record enrollment for the fourth consecutive year, making it the third-largest historically Black college or university in the U.S., the school announced Tuesday.

"Morgan's record-breaking enrollment for Fall 2024 is a testament to the growing recognition of the transformative education and opportunities we offer," David K. Wilson, president of the Northeast Baltimore school, said in a statement.

"Achieving four consecutive years of record new student growth, alongside our highest-ever graduate school enrollment, speaks volumes about the dedication of our faculty, staff and alumni to making Morgan a premier destination for students nationwide and around the world," Wilson said.

Leadership: AI's Equitable Future

- Continued efforts to elevate Morgan's leadership in the artificial intelligence and machine learning space spotlighting research and subject matter expert positioning Morgan's faculty.
- Highlights include:
- **Baltimore Sun** feature on **Maryland universities' "Race to AI"** which focused on Morgan, UMD and JHU; **Dr. Kofi Nyarko**, director of CEAMLS and Sophomore **Nicholas Cook** were featured.
- **Dr. Virginia Byrne**, professor of Higher Education (SEUS) and Morgan's principal investigator in TRAILS, a collaborative research initiative with Morgan, UMD, George Washington, and Cornell universities. **More than 40 stories have been published in numerous markets and nationally, including Yahoo News and US News & Business.**



Homecoming 2024 Public Relations

- OPRSC devised and implemented a full public outreach initiative to support Homecoming 2024 with a specific focus on:
 - **Homecoming** and the University's comprehensive **strategy to enhance safety and security** for Homecoming 2024,
 - the **Health and Human Services Center grand opening** and ribbon cutting,
 - the Magnificent Marching Machine's **Rose Bowl Parade invitation** announcement gained 16 Media Stories and 441,317 Impressions,
 - the 40th Annual **Homecoming Gala**.
- During the week leading up to Homecoming, through the event day, OPRSC secured **103 media stories** involving Homecoming, Homecoming security, the Homecoming Gala, or the Marching Band's Rose Bowl Parade invitation — **generating nearly 30 million impressions**.



Homecoming / Homecoming Security
81 Media Stories
28 Million Impressions



Health & Human Services Center
5 Media Stories
54,385 Impressions

Morgan State: The Official Game Day Sponsor

Sunday, October 13 • Washington Commanders



[VIEW DYNAMIC CREATIVE](#)



Morgan State University Choir
Performed the National Anthem



Fall 2024 Commencement

- OPRSC managed communications involving the announcement of the Commencement Keynote Speaker, the Honorable Mayor Ed Gainey and alumnus Class of 1994, media engagement and the post-commencement recap announcement
- Other activities managed or supported include photography, web support, Livestream, and Commencement Program composition and production



[View](#)

Fall Commencement Video



[View](#)

Fall Commencement Photos



Pittsburgh Mayor Ed Gainey to Deliver Keynote at Morgan State University's Fall 2024 Commencement

By Morgan State U
NOVEMBER 05, 2024

SHARE

Morgan Alum and Political Leader to Recount His Journey to the Graduating Class:
From the National Treasure to Fighting Injustice Through Politics

News

For the Media

News Releases

Schools & Colleges

Social Media

Publications

Photo Gallery



Morgan State University's Fall Commencement Spotlights the Positive Power of Adversity and Embracing Purpose

By Morgan State U
DECEMBER 13, 2024

SHARE

Morgan Alum Ed Gainey, Mayor of Pittsburgh, Galvanized 454 Undergraduate and Graduate Degree Candidates as Keynote Speaker at the National Treasure

News

For the Media

News Releases

Schools & Colleges

Social Media

Publications

Photo Gallery

BALTIMORE — The honorable Mayor Edward C. Gainey, the City of Pittsburgh, will be the keynote speaker for Morgan State University's Fall 2024 Commencement Ceremony. Mayor Gainey, who graduated from Morgan State University in 1994, will share his story of dedication to finding innovative solutions to enhance the well-being of the community, where he has actively addressed social and economic challenges. Mayor Gainey will also recognize Morgan alum Mary Elaine Proctor Blackwell, Ph.D., with honorary degrees.

"When alumni return to our university, it brings a renewed sense of purpose and significantly impacts their lives as they engage in interactions that provide valuable insights and foster connections," said President Wilson. "Mayor Gainey's story is a testament to the power of adversity and the importance of embracing purpose. His journey is a powerful example of how a person can shape a better future for themselves and their community, further inspiring them to strive for excellence."



Talridge L. Hill
Chair of Morgan State University's
Urban Center

give an
annual
address
to the
community
and promote

Contact Information

Office of Public Relations &
Strategic Communications
1700 East Cold Spring Lane
McMurrin Hall Box 630
Baltimore, Maryland 21201

opr@morg.edu

Stay Connected to Morgan

Social Media

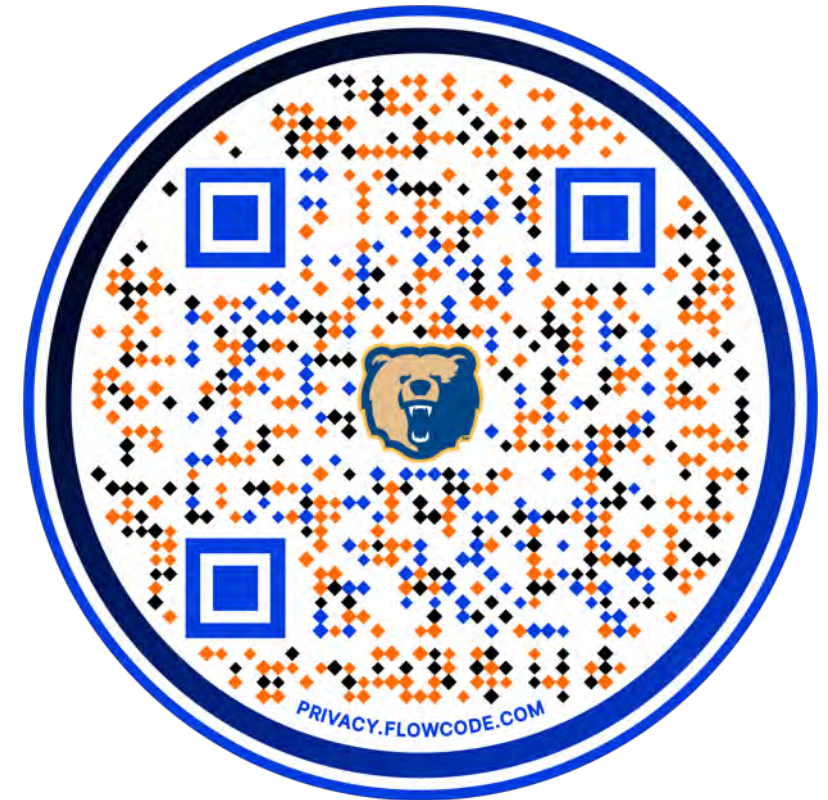
- Facebook: <https://www.facebook.com/morganstateu>
- X (formerly Twitter): <https://twitter.com/morganstateu>
- Instagram: <https://www.instagram.com/morganstateu>
- Youtube: <https://www.youtube.com/morganstateu>
- LinkedIn: <https://www.linkedin.com/school/morgan-state-university>

News & Events

- Online Newsroom: <https://www.morgan.edu/news>
- Alumni news coverage: <https://www.morgan.edu/news/category-alumni>
- MSU Publications: <https://www.morgan.edu/news/publications>
- Media Coverage of Morgan: <https://www.morgan.edu/news/morgan-in-the-news>
- Morgan Events: <https://events.morgan.edu/>
- MSU Mobile App: <https://www.morgan.edu/mobileapp>

Morgan State University Linktree

<https://linktr.ee/MorganStateU>





**Thank
you.**

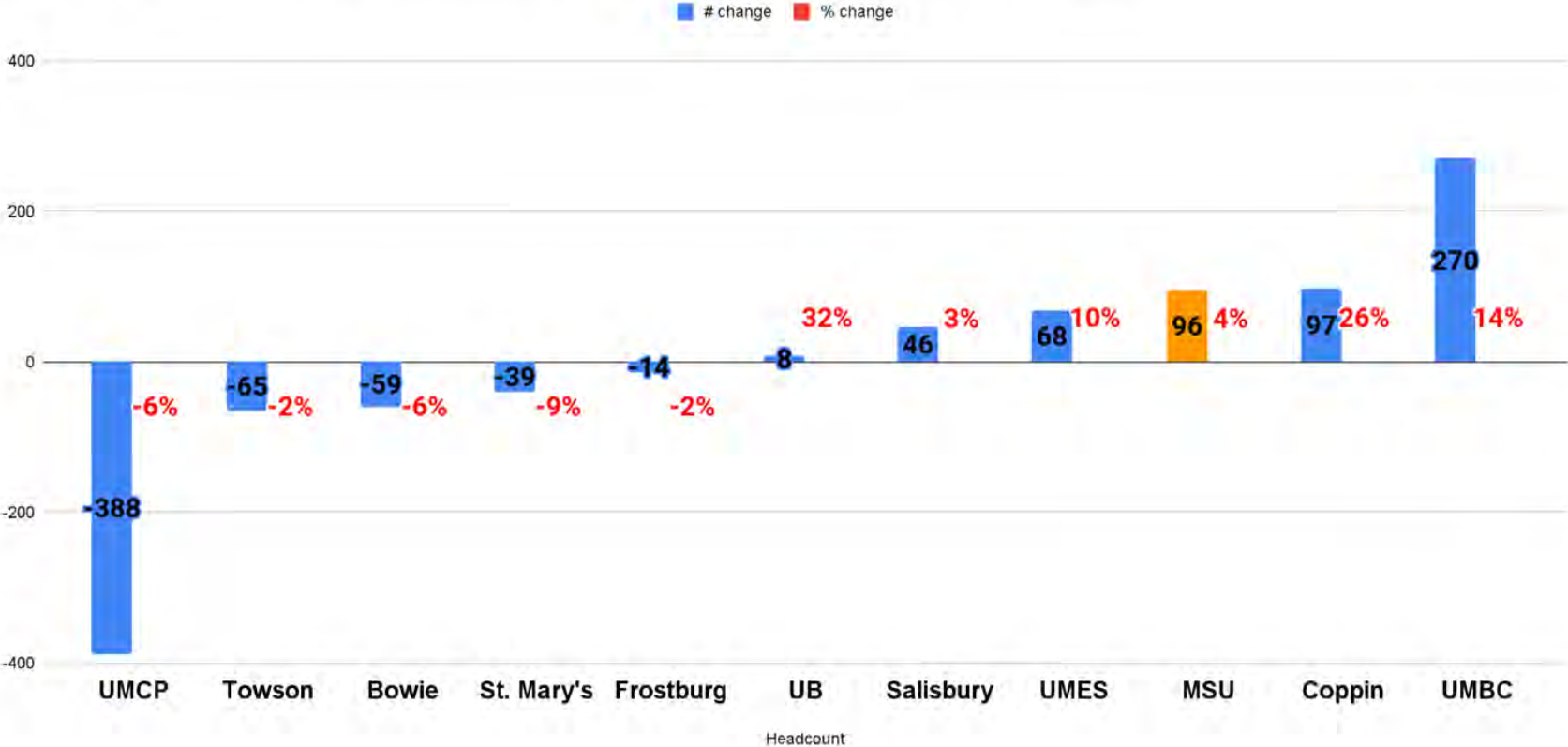


EMASS Board of Regents Update

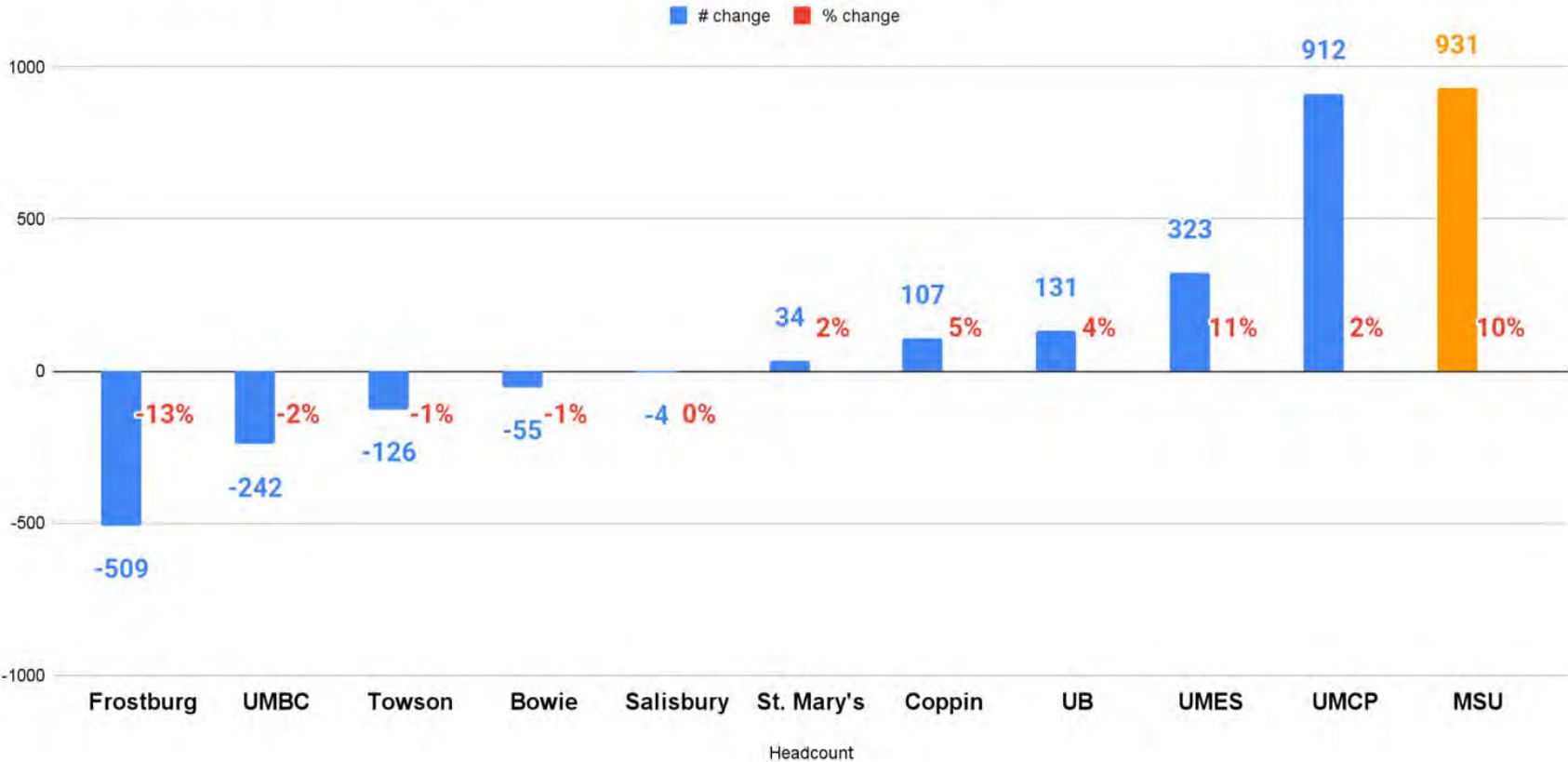
February 3-4, 2025

Dr. Kara Turner
Senior Vice President

CHANGE IN FIRST-TIME, FULL-TIME FRESHMAN ENROLLMENT--FALL 2024 v. FALL 2023



CHANGE IN TOTAL HEADCOUNT ENROLLMENT--FALL 2024 v. FALL 2023



FALL 2024 COMPARATIVE ENROLLMENT AT A GLANCE

Institution	New FT Freshmen	FT UG	PT UG	FT G	PT G	Total Headcount
Morgan	↑	↑	↑	↑	↑	↑
Bowie	↓	↓	↓	↑	↑	↓
Coppin	↑	↑	↓	↑	↓	↑
UMES	↑	↑	↑	↑	↑	↑
Frostburg	↓	↓	↓	↑	↓	↓
Salisbury	↑	↑	↓	↓	↓	↓
Towson	↓	↓	↓	↑	↑	↓
UB	↑	↓	↑	↑	↓	↑
UMBC	↑	↑	↓	↓	↑	↓
St. Mary's	↓	↑	↑	↑	↓	↑
UMCP	↓	↑	↓	↑	↑	↑

Source:
MHEC Fall
2024
Opening
Enrollment
Report



Email: EMASS@morgan.edu

Thank You

ITEMS FOR ACTION

MINUTES OF NOVEMBER 11, 2024



Committee Meeting Minutes

The quarterly meeting of the Board of Regents Finance and Facilities Committee met on Monday, November 11, 2024, via Zoom. Chair Shirley Malcom called the meeting to order at 9:00 a.m.

BOARD MEMBERS

Present: Chair Shirley Malcom, Regent Harold Carter, Jr., Regent Brian Pieninck, Regent Shelonda Stokes, Regent Carl Turnipseed, Regent Winston Wilkinson

STAFF MEMBERS

Present: Dr. David K. Wilson, Mr. James Curbeam, Ms. Endia DeCordova, Mr. Thomas Faulk, Mrs. Deborah Flavin, Ms. Julie Goodwin, Mrs. Cassandra Grogan, Ms. Sherita Harrison, Chief Lance Hatcher, Mr. David LaChina, Mr. Jonathan Luckett, Dr. Willie May, Ms. Kim McCalla, Dr. Kara Turner, Dr. Don-Terry Veal, Mrs. Cynthia Wilder, Dr. Hongtao Yu

Remarks by the Chair

Chair Malcom opened the meeting by welcoming everyone. She then expressed gratitude for the Committee's diligence and thanked them for reviewing Board materials.

Remarks by the President

President Wilson welcomed the Committee and guests and gave a brief overview of the items on the agenda.

ITEMS FOR INFORMATION

Division of Facilities, Design and Construction Management Update

Ms. McCalla, VP for Facilities, Design and Construction Management, provided an update on the ongoing staff training efforts focused on improving safety, technology, leadership, and accountability. The team is actively tagging equipment to integrate it into the work order system, ensuring better monitoring and regular maintenance. She informed the Committee that the sustainability program is being revived, with key equipment replacements and space refreshment efforts underway across campus. Ms. McCalla discussed capital projects and stated that the primary focus remains on continued programming and planning for capital projects. The Campus Master Plan, initially set to start this fiscal year, has been pushed out to FY25. Due to inquiries from the Governor's Office of Minority Affairs, the master planning project had to be rebid.

Ms. McCalla highlighted recent successes, including the opening of new buildings such as Health and Human Services, Legacy Hall, Baldwin and Cummings Halls, and the reopening of Hurt Gymnasium. She discussed substantially completed projects such as the academic quad steam, water infiltration (Truth and Chapel), and the West Campus infrastructure. She noted upcoming projects for FY25 such as Carter-Grant Wilson's design; the Campus Master Plan; demolition of Lake Clifton; security fencing; Chapel roof; boiler plant repairs; Murphy Fine Arts roof replacement and exterior doors; Y stairs; and Science Phase II. Projects currently in design include Harper-Tubman renovations, O'Connell Hall demolition and new building, engineering clean room, and Science Phase II as well as projects in process, such as the Science Building

underground tank, the renovation of Harper-Tubman, and the slope stabilization project on Stadium Way with challenging cuts being made down to water level.

Ms. McCalla discussed Minority Business Enterprise (MBE) goals and reported that the University has maintained its 40% MBE participation quarterly, with many projects exceeding this target. However, challenges persist in aligning the University's MBE reporting practices with those required by the Governor's Office of Minority Affairs, especially concerning the procurement processes and how MBE commitments are reported during the RFP stages. She stated that the issue stems from the need to report MBE goals before finalizing the financials and negotiations for each project, leading to discrepancies in the submitted MBE percentages. This has led to delays in the master planning project as the State requires the MBE goals to be final at the time of submission, even when the actual financials are not yet settled. The team is actively working to find a resolution.

Regent Pieninck stated that he understood the State's approach but noted the disconnect between the University's processes and State requirements. He commended the University's MBE participation rate, which he considered best in class. However, he raised concerns about the rigid interpretation of MBE goals and the lack of flexibility in adjusting them after initial submissions. Ms. McCalla elaborated on the complexity of project phases, explaining how the University sets MBE goals during the technical proposal stage but has to finalize them only after working through each project's financial and negotiation stages. This gap in timing has created challenges in meeting the State's reporting requirements. Mr. LaChina, EVP for Finance and Administration, discussed the MBE program and provided a detailed update on the application of the MBE program, noting that there has been a more rigorous application process. He emphasized that much of this is driven by legal requirements, leaving little room for flexibility. He explained that the team had spent extensive hours working closely with the Governor's Office and the unit responsible for MBE compliance, including training on the necessary forms. The process is strict, and vendors must meet exact specifications, even with small details such as punctuation. Any mistake can result in their bid being rejected.

Despite challenges, Mr. LaChina expressed satisfaction with the training and the collaborative effort to improve compliance. Dr. Wilson highlighted the success of a recent MBE event, with approximately 130-150 vendors in attendance. It was the first such event in nearly five years. Dr. Wilson also noted that the procurement staff worked thoroughly with vendors, explaining meticulously how to adhere to the process. He commended Mr. LaChina and Mr. Yisrael for their dedication to the event, which received excellent feedback. Mr. LaChina emphasized that, in the State's eyes, a successful MBE program focuses on compliance, including adherence to procedures and goals. Dr. Wilson reiterated the University's commitment to going beyond State MBE targets, aiming for an institutional shift incorporating MBE goals in construction projects and across all purchasing processes, including decentralized purchases through P-cards. Regent Pieninck applauded the State's effort to increase compliance but cautioned that the State's increasing rigor should not overshadow Morgan's achievements. He emphasized the importance of maintaining Morgan's approach, which has been successful, and urged continued feedback to improve the process. Mr. LaChina clarified that the MBE program's success is tied to compliance from the State's perspective, even though the University's experience has involved challenges with complex regulations. In closing, Ms. McCalla highlighted the expanding scope of the University, noting the increased focus on fulfilling Middle States obligations. She also shared that potential employees have had growing interest, contributing to an exciting time at Morgan.

Division of Research and Economic Development (D-RED) Update

Dr. May, VP for Research and Economic Development, began the meeting with an update on the research activities and funding for the first quarter of the new fiscal year. The University has received \$50.4 million through November 1st and \$77.3 million for the first quarter. Notably, the increase from \$57 million to \$77 million was due to a \$20 million extension of a GESTAR contract. He highlighted the key funding, such as

\$5 million secured from the Department of Education for developing research infrastructure at Morgan, explicitly supporting the School of Engineering. He emphasized the diversity of funding sources, noting that the Department of Education remains consistently among the top contributors due to Title III funding, contributing approximately \$11 million of the \$14 million total. Dr. May also discussed the criteria for achieving R-1 status, which now requires \$50 million or more in R&D expenditures as reported by the National Science Foundation's HERD survey and 70 Ph.D. research conferrals yearly. While the University will not achieve R-1 status this year, Dr. May noted that Morgan is poised for that distinction in the near future.

He went on to discuss research expenditures and projections. He clarified the difference between funding awards and expenditures, explaining that the funding received often spans multiple years, meaning that not all committed funds can be spent within the same fiscal year. The University's research expenditure for the current fiscal year is projected to reach \$60 million, up from approximately \$50 million in previous years. Dr. May noted that they are confident expenditures will continue to increase, reaching \$70 - \$75 million within the next few years.

Regarding Ph.D. conferrals, the three-year average currently stands at 66, below the target of 70. Dr. May emphasized that both the President and the Provost are working on addressing this gap, with a goal to meet the R-1 criteria by the next assessment. Dr. May highlighted ongoing efforts to raise the University's profile, including an initiative to have Morgan featured in *Science Magazine* with six planned articles this calendar year. Four articles have already been published, with two more focusing on Morgan's impact on the City of Baltimore and its surrounding communities. The initiative is designed to boost awareness ahead of Morgan's potential R-1 status.

Dr. May recognized Professor Mansoureh Jeihani from the School of Engineering, recently named one of the top women to watch in transportation. Professor Jeihani's work in the National Transportation Center, including developing an autonomous wheelchair project operating at Baltimore-Washington International (BWI) Airport, was highlighted. This project will eventually allow passengers with mobility challenges to be remotely escorted from the curb to their destination using a wheelchair with integrated AI.

Dr. May reminded the Committee that the University had zero patents in 2015 but will have 48 by the end of 2025. The University's research output continues to grow, with a marked increase in patents and innovation, particularly from the engineering and science schools. Dr. May commended Wayne Swann for his leadership in establishing the tech transfer program and noted the increasing involvement of all schools in the University's innovation initiatives.

President Wilson addressed the recent State investment of over \$20 million into Morgan's research centers. The State is now requesting an assessment of the impact of this investment, not just on Morgan but on the State of Maryland as a whole. The University is preparing a report demonstrating the return on investment and the benefits to Baltimore and the broader community. As the Governor's Office communicated, this follows the State's new impact-based budgeting approach.

Dr. May highlighted key accomplishments and ongoing initiatives to include faculty expansion – nearly 50 new faculty members have been hired, significantly bolstering the institution's academic and research capabilities. These new hires have facilitated the training of approximately 200 students across various centers. In terms of funding, we received \$57 million from the State and have brought in \$52 million from external sources, which is expected to surpass State funding soon. Dr. May emphasized the University's commitment to leveraging State investment to expand research opportunities. He discussed center-specific funding, such as \$9 million for the AI Center, with external grants and contracts nearly doubling this amount; \$12 million in funding for the Center for Urban Health Equity, with \$15 million in external grants; \$12 million in state funding for the Cap Center matched by an equal amount in external grants; and \$6

million in state funding for the Center for Education and Research in Microelectronics with \$3.5 million in external grants. This number is expected to increase significantly in the coming year. Dr. May noted that the external funding will exceed the State's investment within the next year, underscoring the University's strong ability to attract and utilize external resources for research growth.

In closing, Dr. May updated the University's Rocketry Program, indicating that while the launch will not occur this fall, plans are progressing toward a spring launch, and announced plans to expand the Blue-Ribbon Panel to focus on research growth in the Social, Behavioral, and Economic Sciences, further diversifying the scope of the University's research initiatives.

Division of Institutional Advancement Update

Ms. DeCordova, VP for Institutional Advancement, started with a financial and fundraising update. She reported that the division executed over 15 events between July and October to advance the organization's mission, engaging various stakeholders. Key fundraising initiatives included significant gifts such as the Magic Johnson Enterprise \$1M donation and the International Foundation of Telemetering gift, which qualifies for a \$1M match from the Department of Commerce. The organization is working to finalize two endowed professorships and chairs, which support the strategic goal of advancing academic excellence. Successful events such as the Homecoming Gala raised over \$400,000, including a \$1M pledge from Magic Johnson, further showcasing the University's mission and raising institutional visibility, and Morgan on the Vineyard, which raised over \$200,000. Alumni participation continues to grow with significant events such as the President's Reception contributing to the momentum.

She discussed strategic initiatives and growth and noted that the University's public health equity initiatives gained national attention and recognition, marking an essential step in the visibility of the institution's work in Baltimore. She touched on our expansion through targeted marketing, including new placements at BWI Airport and increased presence in the D.C. region. This complements strategic efforts to recruit students and engage alumni in new locations like Philadelphia. Our continued partnership with the Baltimore Ravens offers national visibility, and the CQ Foundation's support highlights growing corporate alliances.

In closing, Ms. DeCordova introduced the upcoming comprehensive campaign for the University, focusing on broad funding needs with a timeline of five to seven years. The campaign will align with the strategic plan launched in 2022, and pre-planning efforts, including feasibility studies and faculty engagement, are already underway. Committee involvement and the integral role of the MSU Board, MSU Foundation Board, and key university staff will play an important part in the campaign planning process, ensuring the right resources are in place for successful execution. Regent Stokes commended Ms. DeCordova for successfully executing events and noted that the Board's attendance would be meaningful.

Regent Stokes questioned the positions outlined in the upcoming campaign and whether they are required and budgeted. Ms. DeCordova confirmed that the positions are budgeted and essential to carry out the campaign effectively. She outlined a five-year staffing plan developed in collaboration with Dr. Wilson and the division. For year one, three critical positions will be filled, two of which are advancement operations to streamline philanthropic work and advancement services focused on data, research, and identifying top prospects for donations. These roles are essential to supporting the anticipated growth in fundraising and ensuring the University can sustain its efforts as it raises unprecedented funds.

Dr. Wilson provided additional context regarding the upcoming fundraising campaign. Highlighting that this will be only the third campaign in the University's history, he emphasized the importance of the work being done upfront, including bringing in a consultant for feasibility and strategy. He reviewed the success of previous campaigns: the first campaign aimed to raise \$25 million but surpassed expectations, raising \$32 million; and the second campaign, leading up to the University's sesquicentennial, had a goal of \$250 million, which was exceeded, raising \$254 million from private (\$54M) and public (\$200M) sources. Dr.

Wilson noted that the University's endowment has grown significantly, from \$18 million to \$120 million under his leadership. However, he emphasized that the current campaign would require significant effort to place Morgan in a competitive position with a much higher endowment.

Division of Enrollment Management and Student Success Update

Dr. Turner, SVP for Enrollment Management and Student Success, discussed record enrollment numbers across the board: official enrollment at 10,739, graduate school enrollment at 1,712 (an increase of 200 students), freshman class at 2,369 (the largest in history), 14 consecutive years of retention above 70% with the highest retention rate since COVID, and record enrollment in the College of Continuing and Interdisciplinary Studies (CICS) with growth projections through fall 2025. She went on to discuss enrollment growth, which includes a 9% increase in total enrollment compared to 2023, a 14% increase in graduate enrollment (exceeding MHEC's projected enrollment of 10,704), and a freshman class from 41 states, seven countries, and over 1,000 high schools. The decline in Black male enrollment was a notable shift in the student demographic, prompting President Wilson's initiative to address this. In closing, Dr. Turner noted that surveyed incoming freshmen reported factors influencing their enrollment, including academic programs, campus facilities, and financial aid, with fewer selecting the HBCU experience as the primary reason.

Dr. Wilson noted that students actively engage in campus life and events post-COVID, with record attendance at convocations. He was pleased with the successful student housing and move-in logistics management, with fewer complaints from students and parents this year, and applauded members of Residence Life for a job well done. Dr. Yu, Provost and SVP for Academic Affairs, mentioned the strong collaboration between vice presidents, particularly in addressing faculty recruitment and class offerings to accommodate growing enrollment. He discussed increased course offerings, a significant 48% increase in student credit hours over the last four years, and faculty recruitment, with 140 new faculty members recruited in the past four years. He praised the collaboration between finance, HR, and management for successful recruitment. Regent Turnipseed applauded the growth despite the national trend of declining HBCU enrollment.

ITEMS FOR ACTION

Approval of Committee Minutes

Chair Malcom called for a motion to approve the minutes of August 5, 2024. It was moved by Regent Wilkinson and seconded by Regent Turnipseed. The motion carried. The vote was unanimous.

Enolia Lease

Mr. LaChina provided an update on the Enolia lease agreement. He reminded the Committee that the term sheet for the lease was approved in the previous meeting, and the draft lease is based on that approved term sheet. He noted some last-minute changes that were suggested, including language initially rejected by the property owner but later accepted, with minor comments added. The agreement is nearing finalization and is pending final review by legal counsel.

Mr. LaChina detailed the agreement, noting the lease is for a new five-year facility with two five-year renewal options and a 4% annual escalation clause, which was included for the first four years. The new facility will have 473 beds, which fits the current capacity planning well. The facility will provide on-site security, with additional 24/7 security managed internally, and the costs will be incorporated into the lease economics. Mr. LaChina stated that the preliminary lease rates have been determined, and discussions will continue in the next few weeks to ensure rates align with university-wide pricing schemes and are competitive for students. The final approval of the lease rates will be presented to the Board in February. He went on to prepare the Committee for the potential of a 100-bed lease with Altus that will likely be brought to the Board in February to ensure the total bed count aligns with expected fall 2025 and FY 2026

enrollment levels, and stated that collaboration meetings between housing, enrollment, and other departments are ongoing to ensure capacity aligns with enrollment projections.

Chair Malcom called for a motion to approve the Enolia lease. She noted that that approval is contingent upon the President and legal team working through the last few remaining details to ensure that the University remains on schedule. It was moved by Regent Pieninck and seconded by Regent Turnipseed. The motion carried. The vote was unanimous.

Maryland Economic Development Corporation (MEDCO) Supplemental Letter of Intent (LOI)

Mr. LaChina presented a request for a supplemental LOI related to the MEDCO projects. A previous LOI, approved on November 23, secured \$3 million for feasibility studies and pre-development funding for several housing and infrastructure projects at the University. The initial funds have now been nearly exhausted in completing these projects. He discussed a new request for an additional \$6 million, bringing the total requested funding to \$9 million. These funds would support continued feasibility studies and pre-development work for ongoing projects, including the Harper-Tubman and O'Connell Hall projects, assessment of parking options on campus, additional work around the O'Connell Hall site, including the President's House and surrounding areas, and the construction of a bridge connecting the new O'Connell Hall building with the main campus, addressing safety concerns for students' safe passage.

Mr. LaChina noted that costs are expected to be reimbursed through project funding. The Committee is expected to revisit this topic for further discussion in February with potential approval requests for the Harper-Tubman project in May. If approved, pre-development funds will be reimbursed by the end of May or early June. In closing, Mr. LaChina stated that this process mirrors previous funding arrangements, where pre-development costs were refunded as part of larger project funding.

Chair Malcom called for a motion to approve the MEDCO Supplemental Letter of Intent. It was moved by Regent Turnipseed and seconded by Regent Pieninck. The motion carried. The vote was unanimous.

Division of Finance and Administration Update

FY 2025 Financial Status Update

Mr. LaChina announced that the FY24 audit was complete and thanked Deb Flavin, her team, and all University staff who contributed to the audit process. Notable highlights include a cash balance exceeding \$150 million, up by \$2 million, and our net tuition and State appropriations have increased significantly to \$35 million in total, including \$26.4 million in C41 funds. Our overall financial condition is strong. He stated that our overall economic performance is on track and aligned with prior periods and years. Updates include the State support budget increased by \$5 million, the auxiliary budget decreased by \$3 million, and the research budget increased by \$19 million (driven by growth in research activities). Mr. LaChina noted that economic factors, elections, inflation, and rising expenses are ongoing concerns as well as the need for additional infrastructure and staffing to support growth.

Overall, the current debt stands at approximately \$69 million with a focus on HBCU-related debt. Our outstanding HBCU debt is \$66 million with \$65 million in bond issuance expected to be drawn down soon. We recently received a \$20 million reimbursement, leaving \$20 million remaining on that loan. Our maximum proforma debt is projected at \$106 million with debt service estimated at \$6.5 million. Mr. LaChina stated that debt service is well accounted for in the budget with a solid plan due to previous debt forgiveness. He noted that an urgent need was identified for a Wellness Center with a potential funding plan through the HBCU loan. The legislative debt limit of \$140 million allows for about \$30 million in additional debt capacity for the Wellness Center. Mr. LaChina stated that the maximum debt service will rise to approximately \$8.4 million, which is manageable within current budget placeholders if additional debt is pursued.

Future funding considerations were discussed, such as the estimated investment required for planned network upgrades by FY26 (approximately \$20-25 million), renovations for Rawlings and Blount residence halls, and continued deferred maintenance, which will require additional funding. In closing, Mr. LaChina acknowledged the work already done to raise the debt ceiling to ensure funding availability for further investments and future needs with continued focus on financial planning for capital projects.

Public Session Adjournment

Chair Malcom opened the floor for a motion to adjourn the meeting and move into a closed session, which was moved by Regent Turnipseed and seconded by Regent Stokes. The motion carried unanimously. The public session adjourned at 10:54 a.m.

Submitted by,
Danielle Baze

**MORGAN STATE UNIVERSITY
CITATION OF AUTHORITY FOR CLOSING A MEETING
UNDER THE OPEN MEETINGS ACT
BOARD OF REGENTS FINANCE AND FACILITIES COMMITTEE**

Date: Monday, November 11, 2024 Time: 9:00 a.m.

Location: Virtual

Motion to close meeting made by: Regent Turnipseed

Seconded by: Regent Stokes

Members voting in favor: All Regents in attendance

Opposed:

Abstaining:

Absent:

THE STATUTORY AUTHORITY TO CLOSE THIS MEETING CAN BE FOUND AT (check all that apply):

General Provisions Article, § 3-305 (b)(3)(5)(7)(9)(10):

____ (1) (i) To discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom this public body has jurisdiction; or (ii) any other personnel matter that affects one or more specific individuals;

____ (2) To protect the privacy or reputation of individuals concerning a matter not related to public business;

 X (3) To consider the acquisition of real property for a public purpose and matters directly related thereto;

____ (4) To consider a matter that concerns the proposal for a business or industrial organization to locate, expand, or remain in the State;

 X (5) To consider the investment of public funds;

- ☐ (6) To consider the marketing of public securities;
- ☒ (7) To consult with counsel to obtain legal advice on a legal matter;
- ☐ (8) To consult with staff, consultants, or other individuals about pending or potential litigation;
- ☒ (9) To conduct collective bargaining negotiations or consider matters that relate to the negotiations;
- ☒ (10) To discuss public security, if the public body determines that public discussion would constitute a risk to the public or to public security, including: (i) the deployment of fire and police services and staff; and (ii) the development and implementation of emergency plans;
- ☐ (11) To prepare, administer, or grade a scholastic, licensing, or qualifying examination;
- ☐ (12) To conduct or discuss an investigative proceeding on actual or possible criminal conduct;
- ☐ (13) To comply with a specific constitutional, statutory, or judicially imposed requirement that prevents public disclosures about a particular proceeding or matter;
- ☐ (14) Before a contract is awarded or bids are opened, to discuss a matter directly related to a negotiating strategy or the contents of a bid or proposal, if public discussion or disclosure would adversely impact the ability of the public body to participate in the competitive bidding or proposal process.
- ☐ (15) To discuss cybersecurity, if the public body determines that public discussion would constitute a risk to: (i) security assessments or deployments relating to information resources technology; (ii) network security information, including information that is: 1. Related to passwords, personal identification numbers, access codes, encryption, or other components of the security system of a governmental entity; 2. Collected, assembled, or maintained by or for a governmental entity to prevent, detect, or investigate criminal activity; or 3. Related to an assessment, made by or for a governmental entity or maintained by a governmental entity, of the vulnerability of a network to criminal activity; or (iii) deployments or implementation of security personnel, critical infrastructure, or security devices.

General Provisions Article, § 3-103 (a):

- ☐ (1) To carry out an administrative function;
- ☐ (2) To carry out a judicial function;
- ☐ (3) To carry out a quasi-judicial function.

FOR EACH CITATION CHECKED ABOVE, THE REASONS FOR CLOSING AND TOPICS TO BE DISCUSSED:

1. To receive an update on the FY 2026 Capital Budget Request.
2. To receive an update on Memorandum of Understanding.
3. To receive an update on Campus Safety.
4. To receive an update on Real Estate Opportunities.

THE BOARD MAY RECONVENE IN PUBLIC SESSION AT THE CONCLUSION OF THE CLOSED SESSION IF NECESSARY TO TAKE ANY FINAL AND BINDING ACTION.

This statement is made by Shirley M. Malcom
Chair of the Finance and Facilities Committee

SIGNATURE:

A handwritten signature in black ink, appearing to read "S. Malcom", written in a cursive style.

***** FOR USE IN MINUTES OF NEXT REGULAR MEETING: *****

TOPICS DISCUSSED AND ACTION(S) TAKEN (IF ANY):

HOUSING RATES

BOARD OF REGENTS
MORGAN STATE UNIVERSITY
SUMMARY OF ITEM FOR ACTION

TOPIC: FY 2026 Additional Housing Rate Adjustments - Enolia & Marble Hall

COMMITTEE: Finance and Facilities Committee

DATE OF MEETING: February 3, 2025

BRIEF EXPLANATION: The University makes a request to update approval of housing rate adjustments for FY26 (fall 2025 / spring 2026) to include housing rates for the Marble Hall Gardens (MHG) and Enolia housing facilities. Details of the new proposed rates are provided in the attached summary. The MHG facility was reconfigured to reduce the number of occupants and the Enolia is a new 473 bed facility coming online in August 2025. The rates are expected to be sufficient to service the leases.

FISCAL IMPACT: The fiscal impact to revenue for FY26 housing rates remain as previously estimated at \$1.7M.

**PRESIDENT'S
RECOMMENDATION:** The President recommends approval.

**COMMITTEE
ACTION:** _____ **DATE:** _____

**BOARD
ACTION:** _____ **DATE:** _____

MORGAN STATE UNIVERSITY
Proposed Impact of Tuition, & Room and Board Rate Increases
Fiscal Year 2026

Room Rates (annual) Rate increase:	4%	4%	Difference	Revenue Impact			
	FY25 Rate	FY26 Rate		FY24 Revenue	FY25 Revenue	FY26 Revenue	Difference
On-Campus Double (Legacy Bldgs)	\$7,535	\$7,840	\$305				
On-Campus Single (Legacy Bldgs)	\$9,050	\$9,415	\$365				
Baldwin-Cummings - Double	\$11,690	\$12,160	\$470				
Baldwin-Cummings - Single	\$12,840	\$13,355	\$515				
Towson Town 2BR/2BA Double	\$13,900	\$14,460	\$560				
Towson Town 2BR/2BA Single	\$14,330	\$14,905	\$575				
Towson Town 2BR/2BA Double	\$13,900	\$14,460	\$560				
Towson Town 2BR/2BA Single	\$14,330	\$14,905	\$575				
Altus/York-Double	\$12,335	\$12,830	\$495				
Altus/York-Single	\$13,900	\$14,460	\$560				
TM Hall Single 4BR/1BA Suite (MEDCO)	\$12,840	\$13,355	\$515				
TM Hall Double 2BR/1BA Suite (MEDCO)	\$10,630	\$11,055	\$425				
TM Hall Double 1BR/1BA Suite (MEDCO)	\$11,690	\$12,160	\$470				
Legacy Hall Single 4BR/1BA Suite (MEDCO)	\$12,840	\$13,355	\$515				
Legacy Hall Double 2BR/1BA Suite (MEDCO)	\$10,630	\$11,055	\$425				
Legacy Hall Double 1BR/1BA Suite (MEDCO)	\$11,690	\$12,160	\$470				
HH Miidtown 4BR/2BA Single	\$12,700	\$13,210	\$510				
HH Miidtown 4BR/4BA Single	\$12,960	\$13,480	\$520				
HH Miidtown 2BR/2BA Single	\$14,465	\$15,045	\$580				
HH Miidtown 2BR/2BA Double	\$10,720	\$11,150	\$430				
HH Miidtown Studio 1BR/1BA Double	\$9,720	\$10,110	\$390				
HH Miidtown 4BR/2BA Double	\$9,510	\$9,890	\$380				
HH Miidtown 4BR/4BA Double	\$9,720	\$10,110	\$390				
Enolia 4BR/4BA Single		\$14,670	new				
Enolia 2BR/2BA Single		\$15,735	new				
Enolia 1BR/1BA Single		\$15,975	new				
MHG 2BR/1BA Single		\$14,360	new - dedensified				
MHG 1BR/1BA Double		\$13,400	new - dedensified				
Housing Revenue				\$40,404,213	\$42,020,382	\$43,701,197	\$1,680,815

ALTUS LEASE

BOARD OF REGENTS

MORGAN STATE UNIVERSITY

SUMMARY OF ITEM FOR ACTION

TOPIC: Altus Off-Campus Housing Lease

COMMITTEE: Finance and Facilities

DATE OF MEETING: February 3, 2025

BRIEF EXPLANATION: In an effort to maintain student housing capacity planning objectives in light of Harper-Tubman and O’Connell renovations; and in response to continued enrollment growth projections and demand for housing to support new and returning students, additional off-campus leases are needed for the 2025-2026 and following academic years. The University has previously leased with this facility to satisfactory performance noted among students and the Office of Residence Life. The relationship is being continued under this new additional 120 units lease in compliance with the University Policy on Acquisition, Disposition, Encumbrance, and Leasing of Real Property. This lease agreement allows Morgan to streamline the leasing process for students and families; enables the Office of Residence Life and Housing to work collaboratively with the Lessor’s to cluster assign our first year and returning students; and provides supervision and programs in support of the developmental needs of our students.

The lease is attached and summarized in the table below:

Facility	Beds	Term	Cost
<i>Current request:</i>			
Altus Apartments	120	Initial 2yrs (Aug 25 to July 27)	\$3.42M
Option Yr1 (3% escalator)	120	Aug 27 to July 28	\$1.79M
			\$5.20M
<i>Previously approved (4/24):</i>			
Altus Apartments	236	Initial 2yrs (Aug 24 to July 26)	\$6.43M
Option Yr1 (3% escalator)	236	Aug 26 to July 27	\$3.31M
Option Yr2 (3% escalator)	236	Aug 27 to July 28	\$3.41M
			\$13.15M
Parking (100 spaces [75+25])		Annual cost (\$150k) included in lease cost.	
Total Life of Contract			\$18.35M

The University makes a request the approval of the lease.

FISCAL IMPACT: Fiscal impact is summarized in the table above.

**PRESIDENT'S
RECOMMENDATION:** The President recommends approval.

**COMMITTEE
ACTION:** _____ **DATE:** _____

**BOARD
ACTION:** _____ **DATE:** _____

Block Lease Agreement

This Block Lease Agreement (herein, the "Agreement") is entered into as of November 15, 2024, by and between Altus Student Housing LLC, a Delaware limited liability company d/b/a "Altus" ("Owner") and the Morgan State University, a state institution of higher education located in Baltimore, Maryland ("University" or "Lessee").

Whereas, Owner operates an apartment building and related amenities known as Altus Apartments having an address of 22 West Susquehanna Avenue, Towson, MD 21204 (the "Property");

Whereas, Owner and University are parties to that certain Block Lease Agreement dated April 18, 2024, (the "April 2024 Lease") pursuant to which Owner has already leased a total of 236 bedroom spaces to the University on the specific terms contained in the April 2024 Lease; and

Whereas, the University has a need ~~for to lease additional~~ housing for its students for the ~~Term~~2025-27 academic years, and it is the intention of the parties that this Agreement will supplement the number of bedroom spaces contained in the April 2024 Lease and will not in any way modify the April 2024 Lease; and

Whereas, Owner has 120 bedroom spaces available in the Property for lease to the University as a block for sublease to its students; and

Now, therefore, Owner and the University do hereby agree as follows:

1. **"Leased Premises."** Owner hereby leases to the University and the University hereby leases from Owner, for residential use by the University's designated students and/or staff (each a "Resident") a total of ~~two one~~ hundred ~~thirty-six (236)~~twenty (120) bedroom spaces, ~~as follows: (a) Thirty-six (36) Beds located in nine (9) 2-bedroom, 2-bath double occupancy apartments (in which each bedroom is assigned to and occupied by two (2) Residents), 4 beds per apartment totaling thirty-six (36) beds spaces; and (b) two hundred (200) beds initially located in fifty (50)~~thirty (30) 4-bedroom, 4-bath apartments, 4 bedrooms per-apartment and one Resident per bedroom space. **It is specifically acknowledged and agreed that the foregoing bedroom spaces, the rental amounts identified in Section 3.2, and the parking spaces identified in Section 21 of this Agreement are in addition to and not part of or in lieu of the bedroom spaces, rental payments and parking spaces subject to the April 2024 Lease, and that the April 2024 Lease remains in full force and effect, unmodified by this Agreement.**
2. **Sublease.** The parties acknowledge that the University intends to sublease each of the bedrooms to University students (collectively, the "Sublease Residents", individually a "Sublease Resident") pursuant to the terms of a written sublease agreement (individually a "Sublease and collectively the "Subleases") between the University and each Sublease Resident. The Owner will not be bound by the terms of any Sublease if and to the extent that such terms contradict the terms and conditions of this Agreement, but Owner hereby consents to such subleasing subject to the following terms and conditions:
 - 2.1 Prior to move-in of a Sublease Resident, the University shall provide Owner with the name of each Sublease Resident to occupy a bedroom space and will specify (subject to Owner's approval and to the terms of Section 2.6, below) the bedroom space to be occupied by each, together with the contact information for each Sublease Resident, and the University will further provide updates thereto throughout the term of this Agreement in the event of any change in occupancy by a Sublease Resident.
 - 2.2 In its sublease with each Sublease Resident, the University shall require each Sublease Resident to comply with the rules and regulations established by Owner ("Altus' Community Policies"), a copy of

which is attached hereto as **Exhibit B** and incorporated herein by reference. All Sublease Residents shall acknowledge the receipt of the Altus' Community Policies and shall comply with the Owner's rules and regulations thereof and the University's Code of Student Conduct and the Office of Residence Life & Housing's Residence Hall/Housing Agreement, as the same may be amended from time to time, which is attached hereto for reference as **Exhibit C** ("University Student Code and Housing Agreement").

2.3 Owner shall assume and fulfill obligations to each Sublease Resident and further grant to each Sublease Resident the rights and privileges under the terms and conditions of this Agreement. - Notwithstanding the foregoing, Owner may condition the Sublease Residents' use of particular amenities or facilities in the Property upon the Sublease Resident's acceptance in writing of and compliance with terms and conditions of use applicable to all Residents in the Property. It is specifically understood and agreed that except as specifically provided hereunder, no Sublease shall be deemed to have modified the terms and conditions of this Agreement.

2.4 Each Sublease Resident shall comply with and be bound by the following terms and conditions:

2.4.1 Residents, occupants or guests may not engage in the following activities: criminal conduct; behaving in a loud or obnoxious manner; disturbing or threatening the rights, comfort, health, safety or convenience of others (including Owner's agents and employees) in or near the Property; disrupting Owner's business operations; manufacturing, delivering, or possessing a controlled substance or drug paraphernalia; engaging in or threatening violence; possessing a weapon prohibited by state law; discharging a firearm in the Property; displaying or possessing a gun, knife or other weapon in the Property in a way that may alarm others; storing anything in closets having gas appliances; tampering with utilities or telecommunications; taking or possessing the property of others; bringing hazardous materials into the Property including firecrackers or other combustible materials; using windows for entry or exit; except in emergency circumstances; burning candles or incense at the Property; or heating the Leased Premises with a gas-operated cooking stove or oven. Further, residents and his/her guests will not engage in or permit the Leased Premises to be used for criminal activity, including drug - related criminal activity and will not engage in the manufacture, sale or distribution of illegal drugs at any location, whether on, or near, the Property, including the notification of the proper authorities if a resident has first-hand knowledge that a roommate or guest is engaged in illegal activities. Possession and consumption of alcoholic beverages must be in full compliance with University policies, local, state and federal laws and regulations.

2.4.2 Except for routine maintenance which shall be the responsibility of the Owner, the Sublease Residents must immediately, upon becoming aware, report smoke detector malfunctions to Owner and may not disable smoke detectors and may not willfully damage or disable the smoke detector or other safety equipment or remove a battery without replacing it with a working battery.

2.4.3 For the safety and health of residents and their guests, all smoking, including without limitation e-cigarettes, is prohibited in any apartment or other indoor area of the Property, corridor, stairwell, enclosed common area, or within 25 feet of any door, window, cooling/heating system, ducting, or any other building on the Property.

2.4.4 In case of emergency, Owner may enter at any time to protect life and prevent damage to the Property without prior notice. Except in case of emergency, Owner will give prior reasonable notice, which will typically be 24 hours unless such notice is impracticable, of Owner's intent to enter any portion of the Leased Premises for purposes which include, but are not limited to: making repairs or replacements; performing pest control and performing preventive maintenance. Notice will be mailed or hand delivered to the University or left in a conspicuous place on the front door of the affected

portion of the Leased Premises. Permission to enter given when placing a work order will be considered approval to enter the applicable portion of the Leased Premises to respond to a request and no further notice to enter will be required.

- 2.5 If any Sublease Resident shall, in the reasonable opinion of Owner, fail to comply with any of the Owner's rules and regulations in the Altus' Community Policies following written notice to the Sublease Resident with a copy to the University, then upon further notice of Owner to the University, the University shall remove and relocate the Sublease Resident from the Property as soon as reasonably practicable, but in any event within 20 days of Owner's notice to University.

Apartment and bedroom space assignments are made, and may be changed, only by Owner or its agent, provided that the parties agree to consult and cooperate in good faith in the determination of Sublease Resident placements. Change requested by the University: The University may request to change Sublease Resident assignments to one or more different apartments. Such change requests by the University are only effective upon written approval by Owner in its discretion, subject to the following preconditions: (a) the University must be in good standing under the Agreement; (b) the University and Owner must sign a written confirmation of the change in assignment, including the University's agreement to pay the prevailing rate for the new assignment, pro-rated to the date scheduled for relocation; and (c) relocation must be completed within 48 hours or charges will apply on both spaces. Change by Owner: Owner reserves the right to relocate Sublease Residents to another equivalent bedroom space or apartment at the Property for any reason (*e.g.*, roommate conflict, urgent maintenance, etc.) upon at least three days' notice. In such case, if the new Owner-assigned space carries a lower rate, the University's charges will be pro-rated and reduced accordingly. If the new Owner-assigned space carries a higher rate, the University will continue to pay the rate under this Agreement and will not be charged the higher rate.

- 2.6 The Owner of the Property is Altus Student Housing LLC. Owner has appointed The Scion Group LLC ("Manager") as its property management agent, authorized to act on behalf of Owner, including for purposes of service of process and receiving demands and notice. Written correspondence to Owner or its agent should be mailed to: **22 West Susquehanna Avenue, Towson, MD 21204.**

3. Term; Rent.

- 3.1 **Term.** The term of this Agreement shall commence on August 1, ~~2024~~2025, and shall expire on July 28, ~~2026~~2027 (the "Term"). The University will have the right exercisable by written notice to Owner delivered not later than November 30, ~~2025, to extend the Term of this Agreement for one (1) additional year (the "First Option Period"), such that this Agreement and the Term will expire on July 28, 2027; and if the University shall properly exercise its right to extend the Term of this Agreement for the First Option Period, the University will have the additional right exercisable by written notice to Owner delivered not later than November 30, 2026, to extend the Term of this Agreement for one (1) additional year (the "Second Option Period"), such that this Agreement and the Term will expire on July 28, 2028. The First Option Period and the Second Option Period are referred to herein collectively as the "Option Periods."~~ The University's rights to extend the Term as provided in this Section 3.1 will be void and of no further force or effect if the University is in material default of this Agreement as of November 30, ~~2025, with respect to the First Option Period, or as of November 30, 2026, with respect to the Second Option Period. If the University does not properly exercise its right to extend for the First Option Period, its right to extend for the Second Option Period will be void.~~2026. If the University properly extends the Term of this Agreement as provided herein, all terms and conditions of this Agreement will remain in effect during the Option ~~Periods~~Period except that the Rent payable by the

University hereunder during the Option ~~Periods~~Period will be adjusted as described in Section 3.2. The University shall have no other options to extend the Term and shall surrender and vacate the Leased Premises and ensure that all Sublease Residents surrender and vacate the Leased Premises, on or before the expiration of the Term, as the same may be extended pursuant to this Section 3.1.

~~3.2~~

3.2 Rent. ~~During the initial Term of this Agreement, the~~The University shall pay rent in twenty-four (24) installments as follows: twelve (12) installments of TwoOne Hundred SixtyEightForty Thousand Five Hundred Twenty-NineFive Dollars (\$268,029140,525.00) each, such payments totaling SixOne Million Six Hundred Eighty-Six Thousand Three Hundred Dollars (\$1,686,300.00), followed by twelve (12) installments of One Hundred Forty-Four Thousand Seven Hundred Thirty-Two Thousand Six Hundred Ninety-Six Dollars (\$6,432,696.00). Dollars (\$144,730.00) each, such payments totaling One Million Seven Hundred Thirty-Six Thousand Seven Hundred Sixty Dollars (\$1,736,760.00). If the University properly extends the Term of this Agreement for the ~~First Option Period as provided in Section 3.1, then in addition to the payments referenced above, during the First Option Period, the University shall pay rent in twelve (12) installments of Two Hundred Seventy Six Thousand Sixty Nine and 87/100 Dollars (\$276,069.87) each, such payments totaling Three Million Three Hundred Twelve Thousand Eight Hundred Thirty Eight and 44/100 Dollars (\$3,312,838.44).~~ If the University properly extends the Term of this Agreement for the Second Option Period as provided in Section 3.1, then in addition to the payments referenced above, during the ~~Second~~ Option Period, the University shall pay rent in twelve (12) installments of TwoOne Hundred Eighty FourForty-Nine Thousand Three Hundred Fifty TwoSeventy-One and 9790/100 Dollars (\$284,352.97149,071.90) each, such payments totaling ThreeOne Million FourSeven Hundred TwelveEighty-Eight Thousand TwoEight Hundred Thirty-FiveSixty-Two and 6480/100 Dollars (\$3,412,235.641,788,862.80). The payments of Rent referenced above, whether individually or collectively, are referred to herein as “Rent”, ~~and for the avoidance of doubt if the University properly extends the Term of this Agreement for the First Option Period only, as provided in Section 3.1, the total Rent payable hereunder is Nine Million Seven Hundred Forty Five Thousand Five Hundred Thirty Four and 44/100 Dollars (\$9,745,534.44); and if the University properly extends the Term of this Agreement for both of the Option Periods as provided in Section 3.1, the total Rent payable hereunder is Thirteen Million One Hundred Fifty Seven Thousand Seven Hundred Seventy and 08/100 Dollars (\$13,157,770.08).~~” Rent payments will be made in consecutive monthly installments, commencing August 1, 20242025, and on the first day of each calendar month thereafter throughout the Term ~~(including the Option Periods, if applicable).~~, as the same may be extended. Rent shall be paid to Owner at the address for notices stated below unless the University is otherwise advised in writing by Owner.

~~3.3~~

3.3 Suspension/Termination. In the event the Lessee’s housing program is suspended as a result of a declaration by the Governor of Maryland of a State of Emergency requiring that all State universities suspend their in-person classes and suspend their housing programs due to COVID-19 or a COVID-19-related pandemic as declared by the Centers for Disease Control and Prevention, the Lessee shall have the option to suspend this Agreement for the current Lease Year only by providing notice thereof to the Lessor within 30 days of such declaration. Upon such suspension, (i) the Lessee and its students shall peaceably leave and surrender unto the Lessor the Units in good order and repair no later than 10 days after notice is given to Lessor, and Lessee shall be responsible for any damage to the Units; (ii) Lessee shall pay all Rent due until all students have vacated the Units; and (iii) the Lessee shall be entitled to a pro-rata refund of any overpayments made by Lessee through the effective suspension, measured on a pro-rata basis over the period of occupancy from commencement of the term through the effective date of suspension. — Upon such suspension, Lessee shall have the right to re-let to other tenants any or all of the Units that have been vacated. With respect to any Units that have not been re-let, or any Units that have been re-let that the University desires to use after the term of the applicable lease, the University shall pay twenty-five percent (25%) of the Base Rent to secure the University’s use of those Units, commencing (a) with respect to any Units that have not been re-let, upon the Governor’s lifting of any State of Emergency relating to the suspension of in person classes or the housing program, or (b) with respect to any Units that have been re-let, upon the termination of the applicable lease.

Upon the students' return to the Units, the University shall receive a credit of the above twenty-five percent (25%) and resume payments under the ~~Lease~~ terms of this Agreement.

In the event that the suspension of the University's housing program set forth above lasts beyond the end of the then current ~~Lease Year~~lease year, the University may terminate the remaining ~~Lease Years~~lease years for good cause shown upon the payment of reasonable costs.

3.4 Annual turnover; Other occupancy changes. Owner will be responsible for preparing all apartments for new residents once per year during the term of this Agreement (i.e., before initial move-in, and at the end of summers 2026 and 2027, if the University exercises its option to extend the Term for the Option Period, as provided above), including necessary repairs and replacements, painting and cleaning (subject to the University's responsibility for the cost of extraordinary wear and tear, damage or loss as provided in the Agreement). As part of this process, The University will ensure that each apartment in which such preparation is needed will be fully vacated for a period of at least 16 calendar days to allow Owner to complete this work. This work will generally be performed by Owner starting on or about June 1 and will be completed on or about August 1 of each applicable year, including during the first year of the term, provided that if the University provides access to Owner prior to June 1 of a year for purpose of this work, Owner may in its discretion begin such work at an earlier date. Any other preparation or turnover of apartments during the Term, including without limitation for room assignment changes, summer staff usage, temporary resident usage or new move-ins at any time other than in late August of each year, will be performed by the University or its contractors at the University's expense. If the University elects to use any apartments for short-term stays which include linens, towels, cooking utensils or other furnishings not regularly provided in apartments at the Property, the provision of such furnishings and the care and replacement thereof will be the University's sole responsibility.

4. Services and Amenities. In consideration of the Rent, Owner shall provide for each subject apartment at no additional cost or expense to the University (except as provided in the following sentence) the following services and amenities: electricity, water/sewer, natural gas, internet access, and trash disposal, and furniture. The University and its Sublease Residents shall be solely responsible for all other utilities. Owner makes no representations and hereby disclaims any and all warranties, express or implied, with respect to any utilities provided, including but not limited to those warranties concerning merchantability and fitness for a particular purpose or use, whether made allegedly by Owner or its representatives or agents, whether in writing or otherwise, except as otherwise expressly stated in this Agreement. Owner does not warrant or guarantee the protection of any Resident's privacy during operation of utilities, that such utilities will satisfy any Resident's requirements, or that the operation of utilities will be uninterrupted or error free. The University acknowledges and agrees that neither Owner nor its affiliates, agents, employees or representatives will be responsible to the University or to any Resident for any non-economic, consequential, incidental, indirect or special damages, including incidental, economic or punitive damages, arising from breach of warranty, breach of contract, negligence or any other legal ground of action, or by reason of the use, discontinuation or modification of any utilities or the termination of any utilities, whether arising from any Resident's use of (or inability to use) utilities, or otherwise, even if Owner has been advised of the possibility of such damage. In the event that any utility service proves defective, or is discontinued or terminated, Owner's and Manager's entire combined liability and University's exclusive remedy will be limited to a reimbursement of the approximate cost of that utility, prorated by the day for each day the utility service proved defective, or was discontinued or terminated, for more than 24 hours. Subject to the limitations set forth in paragraph 13 below, University agrees to indemnify, defend and hold harmless Owner and its employees, affiliates and agents, from any and all losses, claims, damages, expenses, other liabilities and causes of action of every nature, including attorney fees, which arise directly or indirectly in connection with: (i) violation by University or any Sublease Resident of any laws, ordinances,

regulations or rules regarding the utilities; or (ii) illegal or inappropriate use of the utilities. Any damage or loss to any utility devices during any Resident's occupancy will be charged to University at the replacement cost. Management will establish schedules and policies for the use of recreation facilities, amenities and other common spaces. Owner may add, remove, close (temporarily or permanently), upgrade or modify any of the recreation facilities, amenities or common spaces in Owner's discretion, without notice or compensation.

5. **Quiet Enjoyment.** Owner covenants that if the University pays the Rent and performs all its obligations under this Agreement, and provided that the Sublease Residents abide by Altus' Community Policies, by the University Student Code and Housing Agreement, and by all laws, rules and regulations applicable to them generally, the University or its Sublease Residents shall peaceably and quietly enjoy and possess the Leased Premises throughout the term, subject only to the conditions set forth in this Agreement.

6. **Condition of the Leased Premises; Alterations; Security; Maintenance.**

- 6.1 The University accepts the Leased Premises, including the fixtures and furniture contained therein, AS IS, except for conditions materially affecting the health or safety of ordinary persons. OWNER DISCLAIMS ALL IMPLIED WARRANTIES AND NO EXPRESS WARRANTIES HAVE BEEN MADE TO THE UNIVERSITY. Unless authorized by Owner in writing, the University and its Sublease Residents must not do any repairs, painting, wallpapering, carpeting, electrical changes, or otherwise make any alterations to the Leased Premises and no holes or stickers are allowed inside or outside the apartments comprising the Leased Premises; provided, however, that Owner will permit a reasonable number of small nail holes for hanging pictures on sheetrock walls and in grooves of wood paneled walls, unless the rules state otherwise. No water furniture, washing machines, additional phone or TV cable outlets, alarm systems, or lock changes, additions, or rekeying is permitted unless statutorily allowed or consented in writing by Owner. The University agrees on behalf of itself at the Sublease Residents not to alter, damage, or remove Owner's property, including alarm systems, smoke detectors, furniture, telephone and cable TV wiring, screens, locks, and security devices. Upon move in, Owner will supply light bulbs for fixtures furnished by Owner, including exterior fixtures operated from inside the apartments comprising the Leased Premises. After that, the University will replace them at its expense with bulbs of the same type and wattage. Other than the foregoing and excluding damage and extraordinary wear and tear caused by the University or the Sublease Residents, during the entire term of this Agreement, the University shall have no maintenance, repair, or replacement obligations, it being the expressed intent of the parties that Owner shall bear the sole responsibilities for any costs associated therewith; provided, however, that the University and its Sublease Residents must use customary diligence in maintaining the Leased Premises and not damaging or littering the Community common areas. In addition, at the expiration or termination of the Term, the University is responsible for returning apartments and bedroom spaces and all furniture, fixtures and furnishings in as good a condition as at the commencement of the Term, reasonable wear and tear excepted.

- 6.2 Owner can temporarily turn off equipment and interrupt utilities to avoid property damage or to perform work requiring such interruption as determined in Owner's sole judgment, to the extent permitted by ~~Applicable~~applicable Law. Except in the event of an emergency, if the University or Sublease Resident has a request for repairs or services to the Leased Premises, or repairs or replacements of security devices, the request must be in writing to Owner. In case of malfunction of utilities or damage by fire, water, or similar cause, the University must notify Owner immediately upon University's knowledge of such malfunction or damage. In case of malfunction of air conditioning or other equipment, the University, upon its knowledge, or Sublease Resident must notify the Owner in writing as soon as possible. Additionally, the University is required to notify Owner in writing as soon

as practical upon University's knowledge of: water leaks; electrical problems; carpet holes; broken glass; broken locks or latches; and any condition which the University reasonably believe poses a material hazard to health or safety. Once Owner receives the notice, Owner will act with reasonable diligence in making repairs and reconnections, but during that time the University cannot stop payment of or reduce the rent except to the extent allowed by ~~Applicable~~applicable law.

- 6.3 Neither Owner nor its Manager will be liable for any inconvenience, discomfort, disruptions or interference with the Leased Premises because Owner or the Manager are making repairs, alterations or improvements to the Leased Premises or the Property, so long as Owner and/or Manager provides notice to University whenever practical.
- 6.4 Owner disclaims any express or implied warranties of security and Owner is not liable to the University, its Sublease Residents or guests for personal injury or damage loss of personal property from any cause, including but not limited to, crime, fire, smoke, rain, flood, water leaks, hail, ice, snow, lightning, wind, explosion, or surges or interruption of utilities; except to the extent that such injury, damage or loss is caused by Owner's negligence or the negligence of the Manager.
7. **Condemnation.** If all or part of the Leased Premises shall be taken or condemned by a competent authority for a public or quasi-public use or purpose or if there is a negotiated purchase by such authority under threat of a taking (collectively, a "taking"), and if the loss of the part so taken substantially interferes with the use of the Leased Premises by any Sublease Resident, then Owner and the University each shall have the right, exercisable by notice to the other, to terminate this Agreement as to the affected bedroom space(s) as of the date of the taking by written notice to the other within 15 days after the effective date of the taking. If part of the Leased Premises or the access to the same is taken without substantially interfering with the use of the Leased Premises by any Sublease Resident, this Agreement shall not terminate. In the event of any taking, Owner shall be entitled to the entire condemnation award, regardless of whether this Agreement is terminated in accordance with this Section 7, except that the University or the Sublease Residents shall be entitled to any separate award allocated by the condemning authority to them for moving expenses.
8. **Casualty.** If any bedrooms or apartments are made substantially un-tenantable by fire or other casualty, Owner may elect (a) to terminate this Agreement as to the affected Student Suites as of the date of the fire or casualty by written notice to the University within 15 days after the date of such casualty, (b) to substitute reasonably equivalent bedrooms within the Property for use by the Sublease Residents, or (c) to repair, restore, or rehabilitate the applicable bedrooms and/or apartments at Owner's expense to substantially the condition prior to the casualty within 90 days after such casualty. Rent shall be abated on a per diem and per bed basis for the entire period that the bedrooms or apartments are un-tenantable, as Owner's sole liability. If Owner does not provide similar accommodations in the Property and if Owner elects to repair, restore, or rehabilitate the applicable bedrooms and/or apartments and Owner does not substantially complete the work within the foregoing period, either party may terminate this Agreement as to the affected bedrooms and apartments as of the date of such fire or casualty by written notice to the other party not later than 30 days after the expiration of such period, but prior to the completion of the restoration. In the event of the termination of this Agreement pursuant to this Section 8, rent shall be apportioned on a per diem and per bed basis and be paid to the date the fire or casualty occurred.
9. **Insurance.**
 - 9.1. Owner shall, at its sole costs and expense, insure the Property and the Leased Premises and keep them insured during the term of this Agreement against loss or damage by fire or other casualty normally

covered by extended coverage endorsements; provided, however, that, Owner's insurance does not and will not cover the loss or damage of any personal property of University or the Sublease Residents. Landlord acknowledges and agrees that, as an instrumentality of the State of Maryland, the University has limited liability and shall self-insure all obligations hereunder. The University's obligations to pay money under this subsection 9.1 and under this agreement are subject to appropriation by the Maryland General Assembly and any claims in tort are subject to the Maryland Tort Claims Act.

- 9.2. The parties hereby waive any and all rights which each may have against the other, except as otherwise provided in this Agreement, and release each other from all liability and responsibility to the other or anyone claiming through or under them by way of subrogation or otherwise, for any loss or damage to the Property or the Leased Premises, the common areas thereof, or any property contained therein caused by fire or extended coverage hazards.
- 9.3. In no event shall either party to this Agreement be liable to the other party for indirect, consequential, incidental, special, or punitive damages, or lost profits; provided that the foregoing shall not limit the University's obligation to pay rent and reimbursement as expressly provided in this Agreement.
- 9.4. Owner is not responsible for, and will not provide, property or casualty insurance for the personal property of the University, any Sublease Resident, occupant, or guest. To the extent permitted by law and subject to subsection 9.1, the University assumes all responsibility for any damages caused to the Property by the Sublease Resident's own negligence by causing fires, theft, water damage, pipe leaks, and other similar occurrences. Also, the Owner will NOT be responsible for any damage to Sublease Resident's personal belongings. The University understands that if the Sublease Resident causes any damage resulting from fire or flood that, to the extent permitted by law and subject to subsection 9.1, the University is responsible for any repairs needed to the Property directly caused by or arising from the Sublease Resident's negligence.
10. **Subordination.** This Agreement shall be subject and subordinate to all underlying ground leases, mortgages, security agreements and assignments of rents which may not or hereafter affect such lease or the real property, fixtures and equipment of which the Leased Premises form a part, and also to all renewals, modifications, consolidations and replacements of said leases and said mortgages.
11. **Commission.** Both parties agree that no real estate commission is due to any third party in connection with this Agreement.
12. **Default.**
 - 12.1. The following events shall constitute incidents of default under this Agreement:
 - 12.1.1. University fails to make punctual payments of the rent or any other amount to be paid under this Agreement by University and that failure continues for 10 days after notice from Owner;
 - 12.1.2. University fails to perform or observe any other covenant or condition under this Agreement and that failure continues for 30 days after written notice from the Owner to University;
 - 12.1.3. Owner fails to perform or observe any other covenant or condition under this Agreement and that failure continues for 30 days after written notice from the University to Owner unless the covenant or condition is one that would reasonably require more than thirty days to cure, in which event a default shall exist only if Owner fails to make reasonable efforts to cure and completes the cure within a reasonable time;

12.1.4. An attachment or execution is levied upon University's interest in the Property or University's interest under this Agreement that is not satisfied or released within 30 days of the levy; or,

12.1.5. Either party files or there is filed against either party a petition in bankruptcy.

12.2. In the event of default, the non-defaulting party may terminate this Agreement, as of the date of such default by written notice to the other party not later than 30 days after such default. Further, in the event of a default by University, Owner may, upon notice to University, recover possession of and re-enter the Leased Premises without affecting University's liability for past rent and other charges due or future rent and other charges to accrue hereunder. In the event of any such default, Owner shall be entitled to recover from University, in addition to rent and other charges equivalent to rent, all other damages sustained by Owner on account of the breach of this Agreement, including, but not limited to, the costs, expenses and attorneys' fees incurred by Owner in enforcing the terms and provisions hereof and in re-entering and recovering possession of the Leased Premises and for the cost of repairs, alterations and brokerage and attorneys' fees connected with the reletting of the Leased Premises. Provided, however, University's obligations to pay money under this subsection 12.2 and under this Lease are subject to appropriation by the Maryland General Assembly and any claims against it in tort are subject to the Maryland Tort Claims Act.

13. INDEMNITY. University hereby indemnifies Owner and agrees to hold Owner harmless from and against any and all claims, actions, damages, liability and expense in connection with loss of life, personal injury and/or damage to property arising from or out of any occurrence in, upon or at the Leased Premises or arising by reason of the University's or any of the Sublease Residents' occupancy of the Leased Premises or by reason of any breach or default by University in the performance of any term of this Agreement on University's part to be performed. ~~Notwithstanding any other provision of this Agreement, it is expressly agreed that in accordance with Maryland law, as summarized in Opinion of the Maryland Attorney General No. 86-064 dated December 1, 1986, absent already available appropriations to fund indemnification or contribution, attorneys' fees, other similar obligations that may arise under this Agreement, any such obligations of a Maryland Entity are conditioned on the availability of appropriations for use by such Maryland Entity at the time the indemnification or contribution obligations arise and are further limited to the extent of the State of Maryland's statutory waiver of its sovereign immunity.~~ Notwithstanding the above indemnification language, in accordance with Maryland Annotated Code, State Finance and Procurement, Section 2-901(b), any indemnification by the University requires an appropriation of State funds for the purpose of the indemnification relating to this Agreement. University's obligations under this section shall survive the termination of this Agreement.

14. ASSIGNMENT/SUBLETTING. University shall not have the right to assign this Agreement and, except for Subleases to Sublease Residents, University shall not have the right to sublease any portion of the Leased Premises.

15. Owner's Other Representations, Warranties and Covenants:

- a) No employee of the State of Maryland or any unit thereof, whose duties as such employee include matters relating to or affecting the subject matter of this Agreement, shall, while so employed, become or be an employee of Landlord.
- b) Owner agrees (a) not to discriminate in any manner against an employee or applicant for employment because of race, color, religion, creed, age, sex, marital status, national origin, ancestry, sexual orientation or disability or a qualified individual with a disability, and (b) include a provision

similar to that contained in subsection (a) above in any contract except a contract for standard commercial supplies or raw materials; and (c) to post and to cause contractors to post in conspicuous places available to employees and applicants for employment, notices setting forth the substance of this clause.

- c) In accordance with the provisions of Section 11-206 of the State Finance and Procurement Article, Annotated Code of Maryland, the regulations set forth in Morgan State University Procurement Policies and Procedures in effect on the Effective Date are applicable to this Agreement.
- d) Owner hereby represents and warrants that: (1) it is qualified to do business in the State of Maryland and that it will take such action as, from time to time hereafter, may be necessary to remain so qualified; (2) it is not in arrears with respect to the payment of any monies due and owing the State of Maryland, or any department or unit thereof, including but not limited to the payment of taxes and employee benefits, and that it shall not become so in arrears during the term of this Agreement; (3) it shall comply with all federal, State, and local laws, regulations, and ordinances applicable to its activities and obligations under this Agreement; and (4) it shall obtain, at its expense, all licenses, permits, insurance, and governmental approvals, if any, necessary to the performance of its obligations hereunder.
- e) Owner shall retain and maintain all records and documents relating to this Agreement for three (3) years after the end of the Term and any extensions or any applicable statute of limitations, whichever is longer, and shall make them available for inspection and audit by authorized representatives of Resident, including the procurement officer or designee, at all reasonable times.
- f) Owner shall comply with the provisions of Section 13-221 of the State Finance and Procurement Article of the Annotated Code of Maryland, which requires that every business that enters into contracts, leases, or other agreements with the State of Maryland or its agencies during a calendar year under which the business is to receive in the aggregate \$200,000 or more, shall, within thirty (30) days of the time when the aggregate value of these contracts, leases or other agreements reaches \$200,000, file with the Secretary of State of Maryland certain specified information to include disclosure of beneficial ownership of the business.
- g) Owner shall comply with Election Law Article Sections 14-101 through 14-108 of the Annotated Code of Maryland, which requires that every person making contracts with one or more governmental entities during any 12-month period of time involving cumulative consideration in the aggregate of \$200,000 or more to file with the State Board of Elections a statement disclosing certain campaign or election contributions.

16.

FERPA. Owner shall use reasonable efforts to safeguard the confidentiality of the Education Records of any University students who are Sublease Residents. As used herein, "Education Records" shall mean those records protected by the Family Educational Rights and Privacy Act of 1974 and regulations promulgated thereunder (20 U.S.C. §1232g; 34 CFR Part 99; "FERPA"), namely, any records, including financial or disciplinary records, maintained in the name of any such student, whether provided to Owner by the University or the student. Owner agrees to hold the Education Records in strict confidence and not to use or disclose Education Records except to the University or as otherwise permitted or required under this Agreement, as required by law, or as otherwise authorized in writing by the University.

17.

Trademarks. Owner acknowledges and agrees that the University is the sole and exclusive owner of all trademark, service mark or other proprietary rights, title and interest in and to the Morgan State University name and logo and all of the University's registered and common law trademarks and all

rights relating thereto are expressly reserved by the University. Neither party hereto grants the other the right to use its name or trademarks for any purpose.

- 18. Taxes.** Owner shall be responsible for all real estate taxes and assessments, if any, levied against the Property which become due and payable during the term of this Agreement.
- 19. Notices.** Any notice required or permitted to be given to a party under the provisions of this Agreement shall be in writing and shall be deemed given if mailed by certified or registered United States mail, postage prepaid, return receipt requested, or by commercial overnight courier service addressed as follows:

If to University: Executive Vice President for Finance & Administration
 1700 E. Coldspring Lane
 Truth Hall 307
 Baltimore, MD 21251

If to Owner:

Altus Student Housing, LLC
c/o Scion Group, LLC
401 N. Michigan Avenue, Suite 400
Chicago, IL 60611

Either party may, from time to time, change its notice address by written notice to the other party at its then current mailing address, in accordance with this provision.

- 20. Residential Use; Pets.** The bedroom spaces and apartments may be used solely for private residential purposes and for no other purposes. Residents may not carry on any business or other enterprise from the bedroom spaces or apartments, nor use any Owner-provided Internet connections for business purposes. Residents may place no signs, placards or other advertisement of any character in the bedroom space or apartment, nor display anything in an apartments or bedroom spaces that is visible from outside the Property or the apartment. No pets are permitted in or about the Property, except for a limited number of pets in specified buildings as Owner may in its discretion allow residents to maintain, in each case only following Owner's signature on a Pet Addendum for the specific pet, which requires payment of mandatory fees. All other pets are prohibited anywhere at the Property, except fish in small tanks to the extent approved by Owner in its sole discretion. Violation of the policy will subject Licensee to deep-cleaning and daily administration fees in Owner's discretion and may be considered as a termination of approval for occupancy by such Resident.

- 21. Parking.** The University and the Sublease Residents shall have non-exclusive, undivided limited permits to use up to ~~seventy~~twenty-five (~~75~~25) non-reserved parking spots at any time in the Property's designated parking facilities (subject to handicap and reserved parking restrictions) for the sole purpose of parking personal, non-commercial vehicles, and for ordinary access to and from such parking garage over marked driveways. The parked vehicles must be properly registered and licensed and may not create a safety hazard. Vehicles improperly parked or appearing abandoned may be towed at the vehicle owner's expense.

This paragraph creates a limited use license and not a bailment. Sublease Residents assume all risk and responsibility for damage to any parked or moving vehicles and any personal property contained in them, and the vehicles or other personal property of others, in connection with any use of parking areas. Unauthorized or improperly parked vehicles will be towed at the risk and expense of the vehicle owner. Owner is not responsible for any damage to vehicles or property contained in vehicles. Owner reserves the right to revoke or restrict parking rights in the event a Sublease Resident violates this paragraph or the Agreement. It is specifically understood and agreed between the parties that in the event of any real or perceived conflict between the terms of this Section 21 and the first two sentences of Paragraph 27 of Owner's Community Policies, the terms of this Section 21 shall govern and prevail.

22.1. Governing Law. This Agreement shall be governed and interpreted, if necessary, according to the laws of the State of Maryland and only Maryland courts shall have jurisdiction over any action or proceeding concerning the Agreement.

22.2. Force Majeure. In discharging their respective duties under this Agreement, neither the University nor Owner shall be liable to the other party for matters outside its control, including, but not limited to, acts of God, pandemic or declaration of a State of Emergency in Maryland or other such declaration by a federal, state or local government entity, civil riot, war, strikes, labor unrest, or shortage of material, and in no event shall such party be liable to the other party for incidental damages, including, but not limited to, loss of business or business interruption; provided, however, that, except for the termination rights of the University and related rights to a refund of payments made by the University under Section 3.3, above, the foregoing shall not apply to (or delay or otherwise limit) any monetary obligations of the parties under this Agreement, including, without limitation, the University's obligations to pay Rent throughout the Term.

22.3. Merger. This Agreement sets forth the entire agreement of the parties in regard to the subject matter hereof and supersedes all prior and contemporaneous agreements, whether written or oral, between the parties. Any amendments to this Agreement shall not be valid unless made in writing and signed by both parties.

22.4. Headings. The headings in this Agreement have been inserted for convenient reference only and shall not be considered in any questions of interpretation or construction of this Agreement.

22.5. Severability. The provisions of this Agreement are severable and independent, and if any such provision shall be determined to be unenforceable in whole or in part, the remaining provisions and any partially enforceable provision shall, to the extent enforceable in any jurisdiction, nevertheless be binding and enforceable.

22.6. Time is of the Essence. Time is of the essence in this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized officers.

Altus Student Housing LLC

By: The Scion Group LLC, its
Manager

Signed: _____

Printed Name:

Title:

Date:

Morgan State University

Signed: _____

Printed Name: David K. Wilson

Title: President

Date:

Exhibit A – Unit Floor Plan

Sample ~~D1B~~:

Sample ~~D4~~:



*Floor ~~plans~~plan shown herein ~~are~~is conceptual renderings and are subject to change.

Exhibit B – OWNER RULES & REGULATIONS

COMMUNITY POLICIES

Last revised ~~August 14, 2023~~ June 27, 2024

1. **Community Living Standards.** All residents are expected to comply with established standards of community living, including maintaining adequate standards of personal hygiene and room cleanliness to avoid interference with the general comfort, safety, security, health or welfare of the community or a resident's roommates. Any personal safety or welfare issues should be brought to the attention of management; any resident forcing or attempting to cause another resident to leave his/her own residence may be subject to termination. ~~Such notification shall be made in accordance with Exhibit E.~~
2. **Dangerous or Disruptive Activities.** Activities that endanger residents and/or the community are strictly prohibited, including but not limited to being on roofs, climbing from windows and scaling or rappelling from outside walls or balconies, improper use of security doors or interfering with the locking of any door, throwing objects from windows or balconies, playing sports or participating in other outdoor activities in hallways or breezeways, or any violent, threatening, belligerent or unlawful acts.
3. **Drug- and Crime-Free Policy.** As provided in the Housing Agreement and under Maryland law, any drugs, drug paraphernalia or criminal activity, by a resident and/or guests, will be considered a material breach by the resident of the Housing Agreement and may subject the resident to immediate termination. Proof of violation of these policies may be by the preponderance of the evidence and does not require criminal conviction.
4. **Maintenance.** Service calls will be performed during normal work hours as specified in the Housing Agreement, except in the case of a legitimate property emergency. All service calls must be reported to the management office by telephone, in person, by e-mail to office@altusapts.com or live@altusapts.com or by submitting an online work order through the "Residents" link at <https://altusapts.com> (preferred). Manager's maintenance technicians are not authorized to accept individual requests without the request being submitted as a normal work order through management. Service calls will generally be performed on a first come, first served basis with priority given to matters that may constitute a hazard or create significant discomfort for residents. Residents are expected to report maintenance or facility concerns promptly and may be held responsible for damage or utility charges for failure to report issues in an apartment.
5. **Care of Premises.** Stickers, adhesive tape, nails, screws or hooks may not be used on floors, walls, woodwork or doors. Thumbtacks, pushpins and non-marking adhesive materials are permitted in moderation. All windows and exterior doors must remain closed when air conditioning is operating; this equipment does not function properly when windows are open.
6. **Public Areas.** The sidewalks, parking areas, driveways, courtyards, stairways, breezeways, corridors, and all other common areas may not be obstructed in any way by a resident or guest, including by garbage cans, supplies, shopping carts, bicycles or other belongings. If articles are left in any public areas, management may remove them at the resident's risk and expense.
7. **Locks, Keys.** Residents will be given one electronic key fob for apartment and amenity access, one bedroom key (as applicable) and one mailbox key. These keys and keycards must be returned to management upon vacating the premises. If a resident is locked out of an apartment, management will unlock the door (upon resident presenting photo ID) during office hours at no charge for the first instance; additional or after-hours lockouts will be charged to the resident at \$75 per instance. Replacement of a lost key will be charged to the resident at \$100 per key fob, \$50 per bedroom key, and \$30 per mailbox key. Any key not returned at the time the premises are vacated will be charged to the resident at the same rates. No locks may be changed or added to any doors without management's written consent.
8. **Mail and Packages.** Altus is not responsible for mail delivery by the U.S. Postal Service or other delivery services. Altus may (without obligation) accept packages for residents, but is not responsible for loss or damage.
9. **Cleanliness; Removal of Trash.** All garbage, refuse and other types of waste must be placed inside trash chutes and receptacles provided by management. No trash or other waste may be disposed of or stored on the grounds of the community, kept by an entrance door or in a hallway or breezeway, or placed in improper containers or elsewhere in the community. Each resident (together with roommates as applicable) is responsible for cleaning and keeping the assigned apartment and all furnishings in a

clean, safe and sanitary condition. Trash should be disposed of promptly and properly. Trash chutes are provided by management on each level of the community other than the third floor (residents of the third floor should dispose of trash at the chute on the fourth floor); however, furniture, chemicals, hazardous materials, batteries, computer monitors, televisions, computers, stereos or other electronic devices are not permitted in or around trash chutes or dumpsters. All such materials must be taken by the resident to a local facility designed for disposal of such materials. Cigarette butts may not be left anywhere on the grounds of the community. Residents are expected to maintain balconies, patios and other private areas both inside and outside of the apartment. No trash may be kept on porches or balconies, or otherwise outside of an apartment, even in bags or cans. Any resident or apartment violating any of the above policies will be charged an administrative fee of at least \$25 per bag (or portion thereof) to be disposed; continued violation may result in agreement termination.

- 10. Smoking; Flammables.** Altus is a 100% non-smoking facility. Smoking (including vaping and e-cigarettes) and burning candles or incense are prohibited inside all apartments, on balconies, in corridors, stairwells, in and around all clubhouse and pool areas, and inside all other buildings. Any smoking inside any apartment by a resident or guest will subject the resident(s) to a minimum deep-cleaning fee of \$250, plus any additional costs of cleaning or repair in connection with smoking or other smoke-related damage. The following items are prohibited inside all buildings in the community: flammable liquids or gases (including propane and gasoline), combustible incense, battery-powered mobility devices including bicycles, scooters or skateboards, and other flammable or incendiary substances.
- 11. Balconies, Hallways, Breezeways, Windows and Doors.** Awnings or other projections may not be attached to the outside of any building. Balconies, windows, hallways and breezeways may not be used for draping articles, shaking dust mops, beating rugs, drying laundry, painting, or anything that may stain the foundation and/or surface of the area. Cigarettes, trash or other material(s) may not be left on or thrown from any balcony, hallway, breezeway, window, parking area or doorway. Balconies and patios may not be used for storage of any interior furnishings. Balconies and patios must be kept in a clean and safe condition at all times. No sign, banner or other fixture, including foil and/or film of any kind, may be hung in any window or on any door in a manner that may be visible from the exterior of the building. No external antenna, clothesline, sign, banner, flag or satellite dish may be erected on any balcony or building exterior. Only those window coverings supplied by Altus may be allowed to be seen from outside the building. Violations of this policy may be corrected by management (including cleanup and disposal of materials) at the residents' expense. Damage to shared or common areas, including balconies, adjacent hallways, windows and doors, will be repaired at the joint and several expense of the residents of the applicable apartment(s).
- 12. Plumbing Fixtures.** Sweepings, matches, rags, towels, cigarettes, bottle caps, coffee grounds, bones and other obstructing materials may not be placed or flushed in any plumbing fixture. Any damage to plumbing caused by misuse will be repaired at the residents' expense.
- 13. Barbeque Grills; Waterbeds.** Due to city, county and state fire codes and regulations, the use of or storage of gas or charcoal grills, or fuel containers related to these grills, are prohibited throughout the community except those in common areas provided by management for this purpose. Any resident or apartment violating this policy may be subject to administrative fees of at least \$25 per day and/or referral to law enforcement. The use of any type of waterbed or water furniture is prohibited except with management's prior written consent, following resident providing adequate additional insurance in management's discretion.
- 14. Light Bulbs.** Each apartment is furnished with working light bulbs at the time the resident(s) take possession. Thereafter, the expense of any replacement bulbs necessary or required will be the responsibility of the residents, except halogen bulbs over the kitchen counter.
- 15. Common-Area Furnishings.** Furnishings provided in apartment common areas such as living rooms are intended for the common use of all residents of the apartment, and may not be removed or taken into individual bedrooms. Furniture in any clubhouse or pool area may not be relocated.
- 16. Soliciting.** Any soliciting or distribution of any type of material within the community is prohibited without prior written approval from management. Please notify management of any suspected unauthorized solicitor so that appropriate action may be taken.
- 17. Guests.** All residents are responsible for the actions of their guests (including anyone permitted into the community by a resident, whether or not known to the resident) at all times. Residents are expected to ensure that guests observe all rules and policies applicable to residents. Any violation or act by a guest will be considered the violation or act of the resident. Guests must be accompanied at all times by the responsible resident when accessing common area amenities such as the pool, clubhouse, etc. Management reserves the right to restrict guests from any part of the community or from using any amenity at any time. Except as otherwise expressly provided in the resident's Housing Agreement or Lease, any overnight guest requires the advance consent

of all apartment-mates, must be pre-registered with management if staying more than three total nights in any 30-day period, and may not stay at the community for more than three consecutive nights nor more than six nights in any thirty-day period.

- 18. Parties.** Residents hosting or participating in social gatherings must at all times prevent excessive noise or disturbances that could interrupt the quiet enjoyment of others. Any gathering of 10 or more guests in any apartment must be registered with management at least one full business day beforehand. No apartment may host more than 20 persons (including residents and guests) at any social gathering, whether inside or outside the apartment. Loitering in exterior common areas or community facilities during quiet times of 11:00 p.m. through 9:00 a.m. is prohibited. All parties must end and disperse by 1:00 a.m. "Open" parties are prohibited. Flyer announcements, block parties and multi-unit parties are prohibited. Management may require a party to disperse for reasons of safety or to prevent disturbance to other residents. Guests at any gathering are subject to parking restrictions and vehicles violating parking rules may be towed.
- 19. Noise.** Loud and boisterous noise or any other objectionable behavior by any resident or guest which may disturb other residents is not permitted. Good judgment and thoughtfulness for others should be used in the playing of musical instruments, stereos, televisions and all other sound sources. An apartment that is the subject of a noise complaint will, in management's discretion, be charged a \$50 administrative fee and may be referred to law enforcement. Multiple noise violations may subject the residents of an apartment to agreement termination.
- 20. Animals.** Pets are permitted only in specific apartments, with prior registration and mutual execution of a Pet Addendum in management's discretion, payment of a pet registration fee and pet rent, as applicable. A maximum of one pet is permitted per designated apartment, only when properly registered. A resident registering an animal must provide a photograph of the animal; registration applies only to the specified animal. Acceptable pets can weigh no more than 30 pounds; dogs must be at least one year of age. Aggressive breeds of dogs are not permitted as pets, including Akita, Bullmastiff, Chow, Dalmatian, Doberman, Pit Bull, Rottweiler, Wolf Hybrid, or any dog that is at least partially any of these breeds. Rodents, birds, and exotic animals such as snakes, amphibians, reptiles, primates, ferrets and insects are prohibited. Cats must be neutered. Permitted animals must be kept in the assigned residence only, and supervised (with dogs on leashes) whenever outside. Animals may not be left unattended on patios or balconies. Animals must not disturb neighbors or others in or around the community and may not be tied to any fixed object outdoors. Pets are not permitted in swimming pool enclosures, clubhouses or other indoor recreational facilities. Visiting animals are not allowed without prior written approval from management. Resident(s) keeping an animal will be responsible for any damage or injury caused by the animal. All residents of an apartment in which an animal is kept are jointly responsible for immediately cleaning up and properly disposing of any animal waste, which is prohibited at any time other than in litter boxes (cats) or outdoors around the perimeter of the community or in designated animal walks; any failure to clean will subject the resident(s) to administrative fees of \$50 for the first instance and \$75 for any subsequent instances. The resident(s) of any apartment in which an animal not properly registered with management is kept will be responsible for an administrative fee of \$250 plus additional daily administrative fees for continued violation of these policies. Unattended, stray and non-registered animals may be impounded by management or law enforcement.
- 21. Exterior Lights.** Exterior lights on apartments and buildings are for the general safety of the community. Tampering with these lights in any way is prohibited. Prompt reporting of all outages is appreciated.
- 22. Moving Damage.** Each resident is responsible for all damage caused on the premises, whether in connection with moving into or out of his/her apartment or bedroom, and whether intentionally caused or not. This liability extends not only to the apartment units, but also to any damage done to any external or exterior portions of the community.
- 23. Inspections.** In order to ensure the health and safety of all residents and the preservation of the premises, management and maintenance staff ~~inspects~~inspect all bedrooms and apartments approximately quarterly. If at any time management believes there are urgent health, fire, safety, maintenance or security issues located in the resident's apartment, management and maintenance staff may enter with or without notice, as permitted by applicable law. If a scheduled inspection is to be performed, the residents will be notified approximately 48 hours prior to the inspection by notice placed at the front door of the apartment or otherwise delivered to one or more residents.
- 24. Recreational Facilities; Amenities.** Altus has provided recreation facilities, amenities and areas for the use of residents and guests. In order that these facilities can be used for the benefit of everyone and be properly maintained, serviced and operated with safety, management will establish schedules and appropriate regulations for the use of each such facility. Management may add, remove, upgrade or modify any of the provided recreations facilities and amenities, without notice or compensation. All guests, as well as children of residents or guests, must be accompanied at all times by the responsible resident when using any recreational

facility or amenity. Alcoholic beverages and all glass containers are prohibited in community amenity spaces. Appropriate attire is required at all times when using fitness rooms and other community amenities. The use of proper footwear is required at all times on or around these areas. No attendant or supervision is provided for any of the recreational facilities, including fitness and weight rooms. The community owner and management do not sponsor athletic activities and all participants undertake these activities solely at their own risk of injury and without supervision or warranty from the community owner or management. In consideration of being permitted to use the recreational facilities and other amenities, each resident: assumes all risks in connection with the use of recreational facilities and amenities, including use by the resident, guests, family, friends and roommates; release the community owner and management and their respective employees and agents from any liability for any injury, incident or damage which may occur in the use of recreational facilities and/or amenities, including risks both foreseeable and unforeseeable; and agree to hold harmless the community owner and management and their respective employees and agents from any claim by a resident, guest or legal representative arising out of the use of recreational facilities and/or amenities.

25. Internet Connection; Business Center. Internet connectivity is provided throughout the community for use by residents and guests. A business center is provided for the use of residents only. The display or other transmission of objectionable, pornographic, discriminatory, harassing or otherwise inappropriate material using any computer equipment provided by Altus is prohibited. Users must abide by applicable laws at all times in the course of using computer equipment and/or Internet connections provided by Altus. The display, downloading, uploading or other use of materials in violation of the copyright or other intellectual property rights of any person are prohibited using any Internet connection or computer equipment provided by Altus. Users of the Internet connection provided by Altus must also abide by all acceptable use policies and other rules issued by the community's Internet service provider from time to time.

26. Swimming Pool Rules. Due to strict regulations maintained by state and local authorities with regard to the operation of the swimming pool, the following regulations must be adhered to at all times:

- A. All swimmers and other users of the facilities, including residents and guests, will use the pool facilities at their own sole risk. The community owner and management have no liability for any accident, incident or injury to a resident or guest.
- B. Guests must be accompanied by the responsible resident in the pool area at all times. Children under 14 must be supervised at all times by an adult.
- C. Pool hours are posted at the entrance and may be adjusted by management at any time in its discretion. The pool may be closed at any time without notice because of necessary maintenance, repairs, inclement weather or for any reason in management's discretion. Anyone accessing the pool area when closed will be considered trespassing and may be subject to criminal prosecution.
- D. All glass containers are prohibited within the pool area; violations will result in a minimum \$50 administrative / cleaning fee.
- E. All body and/or suntan lotions must be removed before entering the water. Any person having a skin disease, inflamed or infected eyes, cold or flu, other infectious ailment, cuts or blisters on the skin, or communicable disease may not use the pool facilities.
- F. Proper bathing attire must be worn while utilizing the pool area. Jeans, cutoff jeans or other attire other than swim trunks or bathing suits may not be worn in the water. Nude swimming, nude sunbathing and sexual conduct are prohibited anywhere in the pool area.
- G. Pets are not permitted within the pool enclosure area. No animals are allowed in the water.
- H. Running, horseplay, loud music, loud noise or other boisterous conduct is not permitted in the pool area or other common area of the community.
- I. Chairs, tables, umbrellas and other furnishings may not be moved from the pool area.

27. Parking. The Washington Street and Altus garages are owned by Greenburg Gibbons and managed by the Baltimore County Revenue Authority, which may be contacted at (410) 887-8216. Fees are assessed for any garage parking and are subject to change. Parking by residents in the garage attached to The York is strictly prohibited. Parking by residents in the garage attached to Whole Foods is permitted only on levels 1 and 2. Parking in the Washington Ave. garage is permitted only for registered vehicles with a valid permit for that garage, on Level G or higher. Parking in the Altus garage is permitted only for registered vehicles with a valid permit for that garage, on Level 3 only. Vehicles may be parked only in those areas of the parking structure designated for parking, within a single marked spot. Vehicles may not be parked to any extent on landscaping, in driveways, in handicap spaces (without a valid permit) or blocking reserved spots, no-parking areas or fire

lanes. Only passenger vehicles of ordinary size, with current license plates and valid and visible Altus parking decal may be parked in the parking areas designated for residents. Boats, trailers, large vans, campers and commercial trucks may not be parked or otherwise left anywhere at the community. No vehicle maintenance may be performed anywhere at the community except as expressly permitted by management. No vehicle may be left on the grounds of the community for more than 7 days without being moved, except with prior express consent of management. Any violation of parking policies will subject the vehicle to being towed at the vehicle owner's risk and expense and may also subject the resident to administrative fees. The community owner, management and their respective employees and agents will not be responsible for any damage or loss to vehicles or contents for any reason, including in connection with towing, and each resident, on behalf of resident and guests, releases and will hold harmless the community owner, management and their employees and agents from any claim or liability in connection with parking or towing of vehicles.

**Exhibit C – University Code of Student Conduct and Housing Agreement
(as may be amended from time to time)**

(See Attached)

Exhibit D – NOT USED

Exhibit E – ADDENDUM 1 TO BLOCK LEASE AGREEMENT

The purpose of this Addendum 1 to Block Lease Agreement is to document the following terms between the Owner and Morgan State University:

1. Owner and/or its Agents will use reasonable efforts to notify University Agent expediently, when it/they become aware of any Community Rules & Regulations violations:
University Agent for emergency and criminal notifications, dangerous or disruptive student conduct, and security, safety, noise, and nuisance complaints:

Emergency Contact (MSU Police Department): 443-885-3103

Non-Emergency Contact (MSU Student Affairs): 443-885-3647

Email: studentaffairs@morgan.edu;

Altus Student Housing LLC

Morgan State University

By: The Scion Group LLC, its Managing Agent

Signed: _____

Signed: _____

Printed Name:

Printed Name: David K. Wilson

Title:

Title: President

Date: _____

Date: _____

HBCU CAPITAL FINANCING PROGRAM APPLICATION

BOARD OF REGENTS

MORGAN STATE UNIVERSITY

SUMMARY OF ITEM FOR ACTION

TOPIC: HBCU Capital Financing Program Application

COMMITTEE: Finance and Facilities

DATE OF MEETING: February 3, 2025

BRIEF EXPLANATION: The University makes a request to the Morgan State Board of Regents for approval to submit an application to the Historically Black Colleges and Universities (HBCU) Capital Financing (Cap Fin) Program through the Department of Education for up to \$25M. Submitting an application does not commit the University to borrow money. However, the University anticipates additional debt will be needed to finance a new Health Center facility as the university has outgrown the current facility and its condition.

The University has a backlog of renovation and deferred maintenance projects exceeding approximately \$200M. Various funding sources are being used to address these urgent needs (in order of priority): State funding (capital and deferred maintenance), Energy Performance Contracts, debt (HBCU Cap Fin), and cash. The HBCU Capital Financing Program, with the Department of Education remains the most efficient capital (in terms of low interest rates) currently available to the University.

FISCAL IMPACT: As noted above.

**PRESIDENT'S
RECOMMENDATION:** The President recommends approval.

COMMITTEE

ACTION: _____

DATE: _____

BOARD

ACTION: _____

DATE: _____

MEDCO LETTER OF INTENT FOR ENERGY UPGRADES

BOARD OF REGENTS

MORGAN STATE UNIVERSITY

SUMMARY OF ITEM FOR ACTION

TOPIC: MEDCO Letter of Intent for Campus-Wide Energy Upgrades

COMMITTEE: Finance and Facilities

DATE OF MEETING: February 3, 2025

BRIEF EXPLANATION: The University is in critical need to upgrade its campus wide electrical infrastructure. The campus is experiencing more frequent power outages and is currently operating at maximum capacity. Additional capacity is needed before new capital projects can be brought on-line. Given the urgency and criticality of this project, the University has requested assistance from MEDCO with undertaking and performing directly (or obtaining the services of others) with early design, development approach, predevelopment, analytical assessment of MEDCO's potential bond financing, an expedited procurement strategy for the University to contract with a third-party for maintenance and operations, and overall project management of the electrical upgrades to the campus infrastructure.

MEDCO has also been assisting the University with developing various student housing projects and has demonstrated strong project management abilities in delivering development projects on-time and on-budget. Further, MEDCO has recent experience with similar projects and services for other universities. However, this project is different from previous MEDCO at Morgan given that MEDCO will be acting primarily in a project management capacity and not an owner or operator of any asset.

Predevelopment costs totaling \$5 million is requested and would be reimbursed by MEDCO to the University as part of any related project financing.

The University makes a request to the Board of Regents for approval of the MEDCO LOI to assist with undertaking and performing directly (or obtaining the services of others) with early design, development approach, predevelopment, analytical assessment of MEDCO's potential bond financing, an expedited procurement strategy for the University to contract with a third-party for maintenance and operations, and overall project management of the electrical upgrades to the campus infrastructure.

FISCAL IMPACT: Up to \$5M in predevelopment costs which would be expected to be reimbursed to the University as part of any approved development project financing with MEDCO.

**PRESIDENT'S
RECOMMENDATION:** The President recommends approval.

**COMMITTEE
ACTION:** _____ **DATE:** _____

**BOARD
ACTION:** _____ **DATE:** _____

[MORGAN STATE UNIVERSITY LETTERHEAD]

January ____ 2025

Maryland Economic Development Corporation
7 St. Paul Street, Suite 940
Baltimore, Maryland 21202
Attention: J. Thomas Sadowski, Executive Director

Re: Maryland Economic Development Corporation undertaking feasibility and predevelopment activities to inform Morgan State University's campus-wide electric upgrades to the campus infrastructure

Dear Mr. Sadowski:

Morgan State University (the "University"), an agency of the State of Maryland (the "State"), created and established under the laws of the State of Maryland desires to continue its relationship with the Maryland Economic Development Corporation, a body corporate and politic and a public instrumentality of the State of Maryland ("MEDCO"), organized pursuant to Sections 10-101 through 10134, inclusive, of the Economic Development Article of the Annotated Code of Maryland, as amended (the "Act"), and to ask that MEDCO assist the University with project management services with regard to electric upgrades to the campus infrastructure as set forth in this Letter of Intent (the "LOI").

Over the past 20 years, Morgan has added 1.27 million gross square feet of new space to the campus and has another 1.48 million square feet of planned new space. In the winter of 2022, the University received a report from a third-party engineering firm setting forth the first phase of certain campus electrical utility expansion facility program capital improvements and needs. The historical trend of increasing electrical demand at the University's campus because of increased square footage is projected to continue through the next 10 years at a minimum. Engineering calculations by BGE, the University's Design & Construction Department, and third-party engineers show that the redundancy inherent to the existing campus electrical distribution system was used up with the addition of the Thurgood Marshall Residence Hall in the summer of 2022 and that the electrical demand on the system approached full available capacity with the addition of the Health and Human Services building in 2024. The report noted that additional electrical power will be required to serve the proposed Science Building and future buildings and that the reliability and resiliency of the existing system must be improved to provide the services expected of a world-class educational and research institution.

The University requests MEDCO's assistance with undertaking and performing directly (or obtaining the services of others) with early design, development approach, predevelopment, analytical assessment of MEDCO's potential bond financing, an expedited procurement strategy for the University to contract with a third-party for maintenance and operations and overall project management of the electrical upgrades to the campus infrastructure (the "Services").

The Services hereunder will be performed on a fee-for-service basis. The University has approved funding not to exceed \$5,000,000 (the "Service Cost Cap"), which shall be inclusive of MEDCO's fee equal to 5% of all costs incurred by MEDCO under this agreement (the "MEDCO Fee"), which Service Cost Cap may be increased by the University by submission of an addenda hereto. MEDCO will invoice the University for costs, in sufficient detail, incurred under this agreement, and the University will promptly remit payment of such invoice directly to MEDCO. In the case that MEDCO bonds proceeds fund the projects contemplated herein, it is anticipated that the University be reimbursed for such payments under this agreement to the extent

such costs are otherwise allowed to be funded with the proceeds of any MEDCO bonds issued to finance any related and approved projects.

It is expressly agreed and understood that other than as set forth in this ~~Supplemental~~ LOI, MEDCO will not incur any liability, direct or indirect, or any cost, direct or indirect, in connection with the Services. Accordingly, if MEDCO incurs any costs or fees with respect to the Services as requested or approved by the University which are outside the Service Cost Cap deposited with MEDCO, the University shall pay all such expenses within thirty (30) days of receipt from MEDCO of a detailed invoice therefor. If MEDCO is not reimbursed within 30 days of receipt of any invoice, MEDCO reserves the right to suspend the Services hereunder until such time as any outstanding invoices are paid in full.

As the details of the electrical upgrades to the campus infrastructure are defined and developed and ready for further action, MEDCO and the University agree to enter into further written agreements, which may include one or more interagency agreements (each, an "Interagency Agreement", or "Task Orders") to formalize roles and responsibilities related to such project phases.

Nothing contained in this LOI shall be deemed to constitute an undertaking by MEDCO to expend any of its own funds to affect any or all of the transactions contemplated by the ~~Letter of Intent~~ LOI.

If at any time the University determines not to proceed with pursuing this project with MEDCO, the University will promptly advise the Executive Director of MEDCO, in writing, of such determination, stating the reasons therefor and shall pay all necessary expenses incurred by or on behalf of MEDCO in connection with the Services and the MEDCO Fee incurred to the date that such determination is made.

This LOI may be further supplemented, modified, or amended from time to time upon written agreement of both parties.

Very truly yours,

MORGAN STATE UNIVERSITY

By: _____
Name: David LaChina
Title: EVP for Finance and Administration

Accepted:

MARYLAND ECONOMIC DEVELOPMENT CORPORATION

By: _____
Name: J. Thomas Sadowski
Title: Executive Director

ITEMS FOR INFORMATION

**MORGAN STATE UNIVERSITY
BOARD OF REGENTS
Finance and Facilities Committee
February 3, 2025**

FY 2025 FINANCIAL STATUS UPDATE

Second quarter ending December 31, 2025

OVERVIEW

The University continues to operate in a volatile and uncertain economic environment. With inflation and economic concerns continuing, there is ongoing pressure on the University's budget and its ability to operate within existing resources, and on the day-to-day University operations. The current economic challenges, uncertainty of the US economy, and the international conflicts could critically impact the University's financial position now and into the future. Further, state budget concerns are now a reality. While the future may still hold considerable challenges, FY 2025 started off well with the University's final fall 2024 enrollment headcount reaching 10,739, an increase of 931 students or 9.5% as compared to FY 2024, fall 2023, and once again resulting in the largest enrollment in the University's history. In fact, prior to the drop, the University hosted in excess of 11,000 students on campus.

Continued strong enrollment of freshman and an increased out-of-state mix (approx. 45%) has created record demand for campus sponsored housing. While increased revenue is a welcome event, the increased demand continues to stress both the teaching and housing infrastructures resulting in an increased need for additional faculty and leased housing requirements to meet student demand, among other additional administrative costs.

As shown in Attachment I, the University realized \$241.4 million in operating revenues as of December 31, 2025. This represents 52.6 percent of the total university operating budget, which includes state support and self-supporting programs, including Restricted Funds and Auxiliary Enterprises, and is generally consistent with the prior year's percent utilization. Operating expenses for the same period were \$175.4 million, representing 38.2 percent of the total university operating budget. While the University's cost containment program, implemented during the pandemic, is less restrictive, the University continues to be focused on controlling costs. The increase in enrollment has increased the University's need for addition infrastructure which is partially offsetting the increase in tuition revenue. Special attention to the effects of inflation, supply chain backlog and other economic pressures will continue to remain in place during the fiscal year.

FY 2025 revised operating budget, resulting mostly from better-than-expected fall enrollment results and other activity and adjustments, is summarized below:

FY 2025 Budget Rev 10/24	Revenues	Expenditures	Net
STATE - SUPPORTED PROGRAMS:	303,925,000	303,925,000	-
SELF - SUPPORTED PROGRAMS:			
Auxiliary	66,205,000	66,205,000	-
Research	89,000,000	89,000,000	-
TOTAL UNIVERSITY OPERATING	459,130,000	459,130,000	-

Note that additional adjustments will be required pending expected budget amendments from the State relating to current fiscal year salary adjustments and other matters.

STATE SUPPORT

Per Attachment I, the University realized \$152.1 million of revenues or 50.0 percent of the budget while the University expended \$114.8 million or 37.8 percent of the adjusted base operating budget. This level of revenue and expense utilization is generally consistent with the prior year. Ongoing cost containment initiatives continue to slow the overall rate of spending, despite the increased operating costs associated with higher enrollment.

SELF-SUPPORTED PROGRAMS

Per Attachment I, self-supported revenues were \$89.4 million of revenues or 57.6 percent of the budget resulting from increased housing and board activity and is consistent with the prior year. As outlined per Attachment I, the program expended \$60.6 million or 39.0 percent of the adjusted base operating budget.

SUMMARY

Economic uncertainty remains, resulting in on-going pressure on the University's ability to operate within existing resources and to invest for the future. While the increase in enrollment has resulted in welcomed additional resources, the University has also incurred additional costs resulting from the increased demand and challenges for instruction as well as student and facilities infrastructures. Considerable financial uncertainty continues, both in the form of unexpected costs and potential future pressure on revenue. Inflation continues to be of concern, which places additional pressure on the University's cost base. While the Federal Reserve continues actions in an effort to tame inflation, the volatility in the financial markets, coupled with inflation will impact future expenses for the University. Additionally, the ongoing supply chain bottlenecks continue to have a direct impact on our operating expenses in terms of higher costs for the goods and services we pay for as well as their timely availability. Labor shortages are also putting pressure on the University's salary structure as the cost to hire new employees increases, resulting in salary compression for existing employees.

Expenditure planning as well as new creative revenue models need to be the constant focus of the University to maintain financial stability given the time it may take to return to a stable, predictable environment and economy. Future revenue growth could be realized from the Morgan Completes You (MCY) initiative, which kicked-off in pilot form for spring 2022 with 11 students enrolled,

62 in fall 2022, 125 in fall 2023 and over 200 for fall 2024. **The need for more consistent and diverse revenue streams is paramount.** The HBCU Fund 41 budget is supporting various University initiatives including identifying new revenue streams through an expansion of new academic and online programs. This budget will also support the hiring of new tenure and tenure track faculty, along with providing funding for support resources for the future.

In spite of general uncertainties, the University's financial outlook is bright, if we continue to manage costs, generate new revenue streams, and price our educational services in a fair and competitive way. We are working towards several new higher education financial models and budgeting techniques for the future.

HBCU FINANCING

During the May 2022 Board meetings, the University obtained approval to submit a new application to the HBCU Capital Financing Program to borrow up to \$65.0 million (the 2022 HBCU Loan). As previously reported, the 2022 HBCU Loan closed in December 2022 with proceeds from this new financing allocated between student housing renovations and other critical deferred maintenance projects at the University. This is in addition to the earlier 2020 HBCU financing for the Public Safety Building (\$16.5M) and the Thurgood Marshall Dining project (\$32M). For historical reference, the 2020 HBCU Loan also included \$21.3M to refinance existing Auxiliary Bonds which was subsequently satisfied/forgiven as part of a federal program during the COVID period. Disbursements for the 2020 HBCU loan totaled \$42.8 million for the remaining projects with \$41.5M outstanding at June 30, 2024. Funds from the 2022 HBCU loan have already started to be utilized for renovation in Murphy Fine Arts (est. \$4M), the renovation of legacy housing facilities (Baldwin and Cummings - est. \$30M), completing Hurt Building renovations (est. \$15M) and various deferred maintenance projects (est. \$11M). Each one of these capital projects is underway and are substantially complete. Approximately \$45.5M has been disbursed and is outstanding at December 31, 2024 under the 2022 HBCU loan with an additional \$20M of requests expected to be submitted by December 31, 2025 after a 1-year extension was approved by the program. Total HBCU Loans outstanding at December 31, 2024 is approximately \$86.4M. The University's overall capital program is funded by the State of Maryland, the MCEC/Siemens partnership, and the borrowed funds from the HBCU Capital Financing Program. A robust capital budget coupled with solid operating performance will continue to support the University's strong credit rating.

FY 2025 OPERATING BUDGET

The FY 2025 budget reflects \$163.3 million for General Funds, \$4.6 million for HEIF and \$26.4 million for HBCU settlement funds, for a total of \$194.3 million. The FY25 base general fund allocation includes FY24 COLA and increment annualizations as well as statutory changes and other changes implemented by the Office of Budget and Analysis; however, FY25 salary adjustments have not been included pending expected budget amendments from the State.

FY 2026 PRELIMINARY OPERATING BUDGET

The FY 2026 budget target reflected \$177.4 million for general funds, \$4.6 million for HEIF and \$26.4 million for HBCU settlement funds, for a total of \$208.7 million. The base general

fund allocation includes the FY25 COLA and increment annualizations as well as statutory changes and other changes implemented by the Office of Budget and Analysis.

The Governor's recommendation totals \$3.3 million on a net adjustments basis as detailed in a separate report, resulting in \$164.7 million for general funds, \$5.3 million for HEIF and \$27.6 million for HBCU settlement funds, for a total of \$197.6 million.

Combining the general fund and HEIF balances for the FY26 target and the FY26 recommendation reflect \$182M and \$170M, respectively. The difference from the FY26 target guidance to the FY26 recommendations reflects a total **\$12M reduction** in state budget funding. This is expected to be a permanent reduction to the University's state support budget starting in FY26. HBCU settlement funding is provided for by separate legislation.

MORGAN STATE UNIVERSITY
WORKING BUDGET VS. REVENUE REALIZED
FISCAL YEAR 2025

Actual for the Period Ending December 31, 2024

	FUNDING SOURCE	WORKING BUDGET	REVENUES	BALANCE	PERCENT REALIZED
STATE - SUPPORTED PROGRAMS:					
Tuition and Fees	State	97,490,000	72,072,023	25,417,977	73.9%
State Appropriations	State	194,245,000	73,522,315	120,722,686	37.9%
Grants and Contracts	State	8,850,000	3,604,518	5,245,482	40.7%
Other Sources	State	3,340,000	2,855,942	484,058	85.5%
TOTAL STATE - SUPPORTED PROGRAMS		303,925,000	152,054,797	151,870,203	50.0%
SELF - SUPPORTED PROGRAMS:					
Sales and Services - Auxiliary Enterprises	Auxiliary	66,205,000	49,130,078	17,074,922	74.2%
Federal Grants and Contracts	Restricted Funds	83,500,000	37,316,709	46,183,291	44.7%
State Grants and Contracts	Restricted Funds	1,500,000	1,557,008	(57,008)	103.8%
Private Grants and Contracts	Restricted Funds	4,000,000	1,353,472	2,646,528	33.8%
TOTAL SELF - SUPPORTED PROGRAM		155,205,000	89,357,267	65,847,733	57.6%
TOTAL UNIVERSITY		459,130,000	241,412,064	217,717,936	52.6%

MORGAN STATE UNIVERSITY
WORKING BUDGET VS. EXPENDITURE
FISCAL YEAR 2025

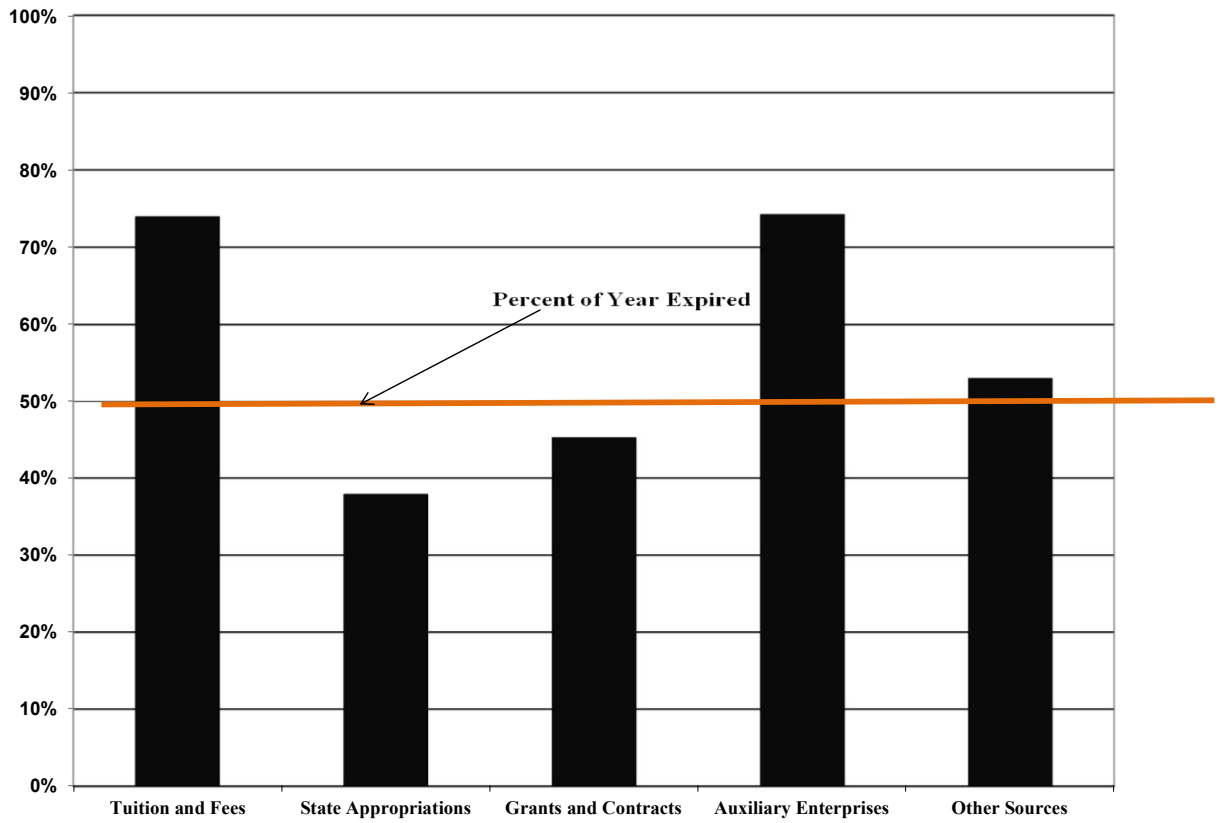
Actual for the Period Ending December 31, 2024

	FUNDING SOURCE	WORKING BUDGET	EXPENDITURES	BALANCE	PERCENT EXPENDED
STATE - SUPPORTED PROGRAMS:					
Instruction	State	87,072,500	26,586,646	60,485,854	30.5%
Research	State	22,227,000	2,705,596	19,521,404	12.2%
Public Service	State	365,000	64,224	300,776	17.6%
Academic Support	State	41,925,000	15,160,075	26,764,925	36.2%
Student Services	State	13,740,500	4,645,505	9,094,995	33.8%
Institutional Support	State	64,988,000	29,130,937	35,857,063	44.8%
Plant Operations and Maintenance	State	35,637,000	14,038,771	21,598,229	39.4%
Scholarships and Fellowships	State	37,970,000	22,474,268	15,495,732	59.2%
TOTAL STATE - SUPPORTED PROGRAM		303,925,000	114,806,022	189,118,978	37.8%
SELF-SUPPORTED PROGRAMS:					
Auxiliary Enterprises	Auxiliary	66,205,000	20,328,572	45,876,428	30.7%
Research	Restricted Funds	63,521,000	29,320,987	34,200,013	46.2%
Restricted Scholarships and Fellowships	Restricted Funds	25,479,000	10,906,202	14,572,798	42.8%
TOTAL SELF-SUPPORTED PROGRAM		155,205,000	60,555,761	94,649,239	39.0%
TOTAL UNIVERSITY		459,130,000	175,361,783	283,768,217	38.2%

WORKING BUDGET VS. REVENUE REALIZED

FISCAL YEAR 2025

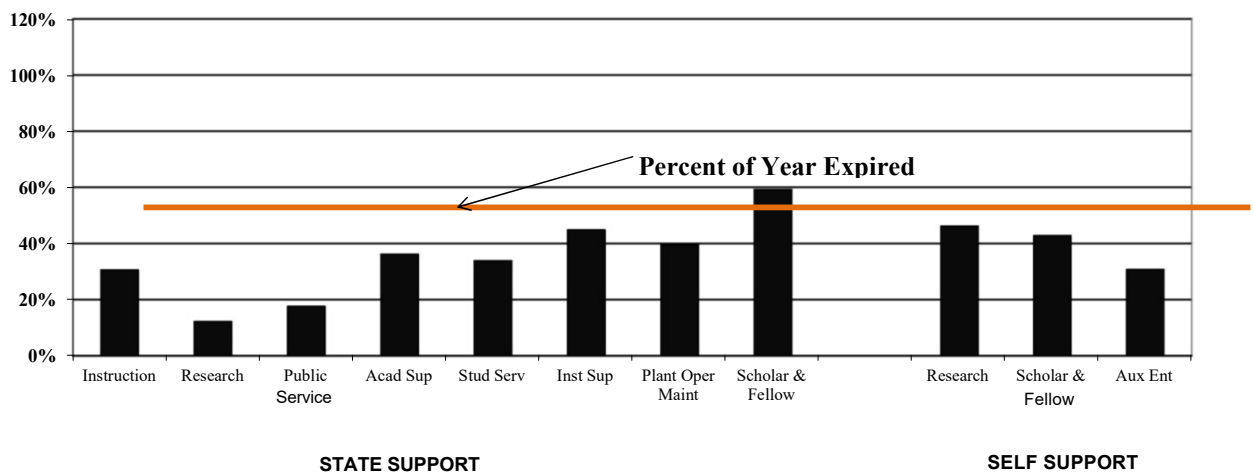
Actual for the Period Ending December 31, 2024



PERCENT OF BUDGET EXPENDED BY PROGRAM

FISCAL YEAR 2025

Actual for the Period December 31, 2024



**MORGAN STATE UNIVERSITY
BOARD OF REGENTS
Finance and Facilities Committee
February 3, 2025**

GOVERNOR’S RECOMMENDATION – FY 2026 OPERATING BUDGET

As per the Governor’s recommendation, the University’s base general fund operating budget is projected to increase to \$197.6M in FY 2026 from \$194.2M in FY 2025 or by 1.7% net to fund the following initiatives:

Annualization of FY25 COLA/Increment	13.0
Removing One Time Funding- AI Center	(0.5)
Removing One Time Funding- Coastal Climate Center	(0.08)
Operating Impact- CGW Renovation	2.0
HBCU Funding- Calculation Adjustment	0.8
Governor's Reduction Adjustment	(10.2)
Statewide Sub-Object Adjustments	(1.7)
Total	<u>\$3.3M*</u>

Please note that funding for FY25 COLA (3%) and increment increase is currently in DBM’s budget and is scheduled to be appropriated to the University later in the fiscal year.

The Governor’s proposed allowance does not include any discretionary funding. All proposed funding is mandated and restricted to the categories above.

The University will combine the discretionary funding with possible increases in tuition revenues and make it available to the campus community via the Budget Advisory Committee for funding prioritization and recommendation to the President for subsequent approval.

**This increase includes a statewide adjustment of health insurance and retirement benefits. As such, this funding is not accessible to the University. Additionally, the HBCU funding is from the HBCU settlement beginning in FY23.*

**MORGAN STATE UNIVERSITY
BOARD OF REGENTS
Finance & Facilities Committee
February 3, 2025**

GOVERNOR’S RECOMMENDATION - FY 2026 CAPITAL BUDGET

The Governor submitted his FY 2026 Capital Budget recommendations to the General Assembly on January 15, 2025. Excluding Community Colleges, a total of \$355,024,000 was recommended for public higher education. Of this amount, the Governor recommended \$104,236,000 for Morgan.

Project	Governor’s Recommendation	Type	Total State Estimated Cost (if in CIP)
Deferred Maintenance	\$13,400,000 ¹	P, C	\$ 91,900,000 ²
New Science, Phase II	\$69,580,000	P, C	\$336,757,000
Campus Expansion: Lake Clifton (Demolition & Valve House Stabilization)	\$ 6,256,000		\$ 17,617,000
Campus-Wide Electric Upgrades	\$15,000,000		\$ 87,000,000
Total	\$104,236,000³		

1. Included in the \$13,400,000 is \$10,000,000 to replace FY 2023 general funds, which were reverted to provide operating budget relief.

2. Deferred maintenance consists of an ongoing list of projects that will extend beyond the five-year plan such that the total represents prior authorizations and the five-year planned amount.

3. Amount reflects current State 5-year CIP, but State acknowledges cost will exceed those amounts.

KEY: P – Planning, C – Construction, E – Equipment

Deferred Maintenance

This request provides funds to continue renovating, repairing, and upgrading building systems and infrastructure to address the significant deferred maintenance backlog. The backlog is estimated at between \$150 - \$200 million. The University is augmenting the State’s investment in its campus facilities through the operating budget, federal HBCU Capital Financing Program loan funding, energy performance contracts, and two grants from the National Park Service for repairs to the University Memorial Chapel. The FY 2026 funding is for Murphy Fine Arts roof and exterior door replacements, concrete steps and handrails, and central heating plant boiler repairs.

New Science Center, Phase II

This funding provides additional design and construction funding for the new Science Center, which will house the biology and chemistry departments and the Dean’s Office on the site of the existing Washington Service Center. The Department of Budget and Management deferred additional funding for the renovation of Carter-Grant-Wilson and reverted a portion of the prior authorization to accommodate this project.

Campus Expansion, Multipurpose Convocation and Teaching Complex, Phase I (Demolition of Lake Clifton/Valve House Stabilization)

This funding provides additional design and construction funds for the demolition of Lake Clifton High School and the stabilization of the historic Valve House. The solicitation for design has been advertised.

Out-year Projects

The Governor has included funding in the out-years for the initiation of the following projects.

<u>Project</u>	<u>Initial Funding</u>	<u>Total Estimated Cost</u>
Campus Renovations	2028	To Be Determined
Dixon Renovation & Expansion	2029	\$134,795,000
New PPD Grounds Maintenance Bldg.	2030	\$ 16,369,000
Campus Fiber Infrastructure	2030	\$ 43,390,000

Audit & Institutional Assessment



Board of Regents
Audit and Institutional Assessment Committee Meeting
Richardson Library – Quarles Room 119
Tuesday, **February 4, 2025**
9:00 a.m.

Agenda

OPEN SESSION

- | | |
|---|--------------------|
| • Chair's Opening Remarks | Regent Larry Ellis |
| • President's Remarks | Dr. David Wilson |
| • Approval of Committee Minutes of November 12, 2024 | Regent Larry Ellis |
| • Vote to go into Closed Session | Regent Larry Ellis |

CLOSED SESSION

- | | |
|---|--|
| • Office of Enterprise Risk Management Update | Mr. James Curbeam , <i>Director</i> |
| ○ Progress on Completing Risk Assessment Templates | |
| ○ Project Management Committee Update | |
| • Office of Internal Audit Update | Mr. Abraham Mauer , <i>Director</i> |
| ○ Results of Two Operational Audits | |
| ○ Investigations | |
| • Closing Remarks | Regent Larry Ellis |

Public Session Minutes

BOARD MEMBERS

Present: Regent Larry Ellis, Committee Chair; Regent Tracey Parker-Warren, Vice Chair (9:25a); Regent Swati Agrawal; Regent Shirley Malcom; Regent Brian Pieninck; Regent Carl Turnipseed

STAFF MEMBERS

Present: Dr. David Wilson, Mr. James Curbeam, Mr. Thomas Faulk, Mrs. Deborah Flavin, Ms. Julie Goodwin, Mrs. Cassandra Grogan, Mr. Shinil Hong, Mr. David LaChina (9:37a), Mr. Abraham Mauer, **Mr. Patrick O'Brien, Mr. Todd Studeny**, Dr. Don-Terry Veal

GUEST Mr. Remi Omisore – CliftonLarsonAllen (CLA) External Auditor

Committee Chair Ellis called the meeting to order at 9:01 a.m. He welcomed all in attendance and offered an overview of the agenda before yielding the floor to the President for brief remarks.

Dr. Wilson expressed appreciation with the collaboration seen across all our spaces to address the last open OLA audit finding. He also expressed pleasure with the results of the financial statements audit and extended thanks to Mr. Omisore and CliftonLarsonAllen (CLA). He stated that additional details regarding both areas would be shared with the Committee in Closed Session.

Minutes

Chair Ellis opened the floor for a motion to adopt the minutes of August 6, 2024. It was MOVED by Regent Agrawal and SECONDED by Regent Turnipseed. The MOTION CARRIED unanimously.

Adjournment of the Public Session

Chair Ellis stated that the Audit Committee would convene in Closed Session to consider items specifically exempted from public consideration under General Provisions Article § 3-305(b)(7)(15) of the Open Meetings Act. In Closed Session, the Audit Committee will receive the FY 2024 Financial Statement Audit Results and updates from Enterprise Risk Management and Internal Audit. He stated that the Committee may reconvene in Public Session at the conclusion of the Closed Session, if necessary. After reading the closed session citation into the record, it was MOVED by Regent Pieninck and SECONDED by Regent Turnipseed to enter into Closed Session.

The Committee moved into Closed Session at 9:05 a.m

**MORGAN STATE UNIVERSITY
CITATION OF AUTHORITY FOR CLOSING A MEETING
UNDER THE OPEN MEETINGS ACT
BOARD OF REGENTS AUDIT AND INSTITUTIONAL ASSESSMENT COMMITTEE**

Date: Tuesday, November 12, 2024 Time: 9:00 a.m. Location: Richardson Library 119

Motion to close meeting made by: Regent Pieninck

Seconded by: Regent Turnipseed

Members voting in favor: All Regents in attendance

Opposed:

Abstaining:

Absent:

THE STATUTORY AUTHORITY TO CLOSE THIS MEETING CAN BE FOUND AT (check all that apply):

General Provisions Article, § 3-305 (b)(7)(15):

____ (1) (i) To discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees, or officials over whom this public body has jurisdiction; or (ii) any other personnel matter that affects one or more specific individuals;

____ (2) To protect the privacy or reputation of individuals concerning a matter not related to public business;

____ (3) To consider the acquisition of real property for a public purpose and matters directly related thereto;

____ (4) To consider a matter that concerns the proposal for a business or industrial organization to locate, expand, or remain in the State;

____ (5) To consider the investment of public funds;

- ____ (6) To consider the marketing of public securities;
- X** (7) To consult with counsel to obtain legal advice on a legal matter;
- ____ (8) To consult with staff, consultants, or other individuals about pending or potential litigation;
- ____ (9) To conduct collective bargaining negotiations or consider matters that relate to the negotiations;
- ____ (10) To discuss public security, if the public body determines that public discussion would constitute a risk to the public or to public security, including: (i) the deployment of fire and police services and staff; and (ii) the development and implementation of emergency plans;
- ____ (11) To prepare, administer, or grade a scholastic, licensing, or qualifying examination;
- ____ (12) To conduct or discuss an investigative proceeding on actual or possible criminal conduct;
- ____ (13) To comply with a specific constitutional, statutory, or judicially imposed requirement that prevents public disclosures about a particular proceeding or matter;
- ____ (14) Before a contract is awarded or bids are opened, to discuss a matter directly related to a negotiating strategy or the contents of a bid or proposal, if public discussion or disclosure would adversely impact the ability of the public body to participate in the competitive bidding or proposal process.
- X** (15) To discuss cybersecurity, if the public body determines that public discussion would constitute a risk to: (i) security assessments or deployments relating to information resources technology; (ii) network security information, including information that is: 1. Related to passwords, personal identification numbers, access codes, encryption, or other components of the security system of a governmental entity; 2. Collected, assembled, or maintained by or for a governmental entity to prevent, detect, or investigate criminal activity; or 3. Related to an assessment, made by or for a governmental entity or maintained by a governmental entity, of the vulnerability of a network to criminal activity; or (iii) deployments or implementation of security personnel, critical infrastructure, or security devices.

General Provisions Article, § 3-103 (a):

- ____ (1) To carry out an administrative function;
- ____ (2) To carry out a judicial function;
- ____ (3) To carry out a quasi-judicial function.


FOR EACH CITATION CHECKED ABOVE, THE REASONS FOR CLOSING AND TOPICS TO BE DISCUSSED:

1. To receive the FY 2024 Financial Statement Audit Results.
2. To receive an update from the Office of Enterprise Risk Management.
3. To receive an update from the Office of Internal Audit.

THE BOARD MAY RECONVENE IN PUBLIC SESSION AT THE CONCLUSION OF THE CLOSED SESSION IF NECESSARY TO TAKE ANY FINAL AND BINDING ACTION.

This statement is made by Larry R. Ellis
Chair of the Audit and Institutional Assessment Committee

SIGNATURE:



***** FOR USE IN MINUTES OF NEXT REGULAR MEETING: *****

TOPICS DISCUSSED AND ACTION(S) TAKEN (IF ANY):

MORGAN STATE UNIVERSITY

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