



# **BOARD OF REGENTS**

**Tuesday, November 12, 2024**  
**12 noon**

*Earl S. Richardson Library Conference Room*

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# Agenda





Board of Regents Meeting  
Richardson Library Conference Room  
Tuesday, November 12, 2024  
12 Noon

Agenda

Public Session

- |      |                                                                      |                       |
|------|----------------------------------------------------------------------|-----------------------|
| I.   | Meeting Called to Order                                              | Chair Kweisi Mfume    |
| II.  | Approval of Minutes of August 6, 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. Enolia Lease
2. Maryland Economic Development Corporation Supplemental Letter of Intent

C. Audit and Institutional Assessment Committee      Regent Larry Ellis

Item for Action

1. FY 2025 Audit Plan

**VII.**      New Business

**VIII.**      Adjournment of Public Session to Closed Session      Chair Mfume

**IX.**      Closed Session

**A.** Honorary Degree Candidate Recommendation

Dr. David Wilson

**B.** Campus Safety Update

Dr. David Wilson **et al.**

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

Dr. David Wilson **et al.**

## **Public Session**

### Public Session Minutes

The meeting of the Morgan State University Board of Regents was called to order by Chair Kweisi Mfume at 12:00 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; Dr. Shirley Malcom, Regent; Hon. Tracey Parker-Warren, Regent; Mr. Jared Patterson, Student Regent; Mr. Brian Pieninck, Regent; Mr. William Sherman, Regent (1p); 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

ABSENT: Ms. Emily Hunter, Regent

#### **Board Chair and Regents' Welcome**

Chair Mfume opened the meeting by welcoming Regents, university administration, and members of the public in attendance. He extended a warm welcome to special guests and former Regents – Martin Resnick (who was a Board member for 34 years) and his son, Wayne Resnick (who succeeded him on the Board). He yielded the floor to them for brief remarks. Martin shared that it is such a delight to be back on campus and to see the growth of the University. He stated that it was a pleasure to serve on the Board and he thanked the Chair for the privilege of speaking today. Chair Mfume thanked Wayne for arranging **today's** visit and for his service on the Board. He then opened the floor to Dr. Wilson and members of the Board for comments and observations.

Dr. Wilson stated that it **was an honor for him to serve as President during the latter part of Martin's tenure on the Board**. He shared that Martin always approached his responsibilities with the highest level of integrity and he brought forth some of the best business practices for us to consider implementing here at Morgan. Dr. Wilson noted that Martin also served as Interim Chair of the Board for six months, adding that the smooth handoff from Interim Chair Resnick to current Chair Mfume serves as a model for governing boards of higher education in America.

Regent Malcom stated that she learned so much from Martin. She emphasized that his spirit continues on in the Finance and Facilities Committee and Wayne can attest to the fact that anytime we got ready to raise any amount of tuition and fees, **the phrase that went around was "we know what Marty would say."** And so the Finance Committee would be very careful to think through how it handle those issues because that was something Marty always invoked **that we don't just do things without thinking about it. It is a tradition that continues beyond both of their tenures.** She thanked them for their service.

Regent Ellis echoed the comments expressed by Regent Malcom. He stated that he and Marty constantly communicated. What he remembers the most about Marty was his request to see the data associated with all proposed **fee increases, which was so important. It is why Morgan's** fees are where they are today because Marty stood on principles. He thanked Marty for all he has done, adding that he now serves in the Vice Chair position that Marty formerly held.

Regent Parker-Warren stated that while she did not have as much time working with Marty as others, she was really impressed by his savvy business sense which she will never forget. She added that he taught his son well because Wayne also takes after him in that regard. She thanked them both for their service on the Board.

Ms. Julie Goodwin, General Counsel, extended greetings to both Resnicks. She shared that after having served for 30+ years with Martin Resnick, she has a very keen sense of all the wonderful qualities that he has – wisdom, integrity, foresight, balance, and good humor. She added that she still has his business cards that makes her laugh every day.

Regent Wilkinson echoed the sentiments that were shared. He stated that while he only knew Martin for a little while, he appreciated the position that Martin took where he never wavered, which helped him in terms of being a Board member – to take positions, hold the line, and to do what you think is right for the students at Morgan. He thanked Martin for his leadership and sternness and wished him well in the future.

Regent Stokes stated that it was an honor to serve with Martin. She thanked him for his partnership, his leadership, **for what he has done with Martin's**, for hosting our Gala for so many years, and for just being a partner.

Chair Mfume concluded that he hopes it is apparent today as it was the day Marty left that there is a whole lot of love around the table for him, a lot of appreciation for the 34 years of service on the Board, and for giving us Wayne when he could no longer serve. Martin stated that he is so appreciative of the warm welcome felt from so many and that he has not been forgotten. He thanked everyone for their words of kindness and Regents for accepting him as a past member of this wonderful Board.

#### Introduction of New Student Regent

Chair Mfume yielded the floor to Dr. Letitia Williams, Associate VP for Student Affairs and Dean of Students, to share some of the things that went into the selection process and to say a few words about the incoming student regent, followed by Paityn Brooks (former student regent) and Jared Patterson (new student regent).

Dr. Williams stated that the student regent selection process is very rigorous not only in terms of preparing the application packet but also the interview, which both she and Dr. Banks sat in on along with other student leaders. She shared that students are the toughest on their peers in terms of how they select their representatives. They want to make sure that the individual is really going to be a great voice for them. There were a number of highly qualified, enthusiastic candidates this year. What stood out about Mr. Patterson was not only his level of commitment as a student leader and how excellent he was performing in his academics, but how he prepared for the interview and for this role – he knew the Regents; had a sense of the workings of the Board; and spoke with other student regents who had served in this position to figure out what it meant, what he would have to do, the level of commitment, and how he planned to serve. She noted that he drove down from New York, where he is interning at Citibank, **to attend today's meeting** which shows his level of commitment and professionalism.

Ms. Brooks shared that it is great to be back. Although it is bittersweet, she stated that she is happy to extend the baton to Jared who is actually a close friend. She added that he has been very inspiring and she looks forward to seeing everything that he will do.

Regent Patterson stated that he is very excited about this role. Morgan has done so much for him and he is excited to give back. He added that he looks forward to meeting and working with everyone and to get started.

On behalf of the Board, Chair Mfume welcomed Regent Patterson. He noted that the student regent position is a great opportunity, which he hopes Jared will throw himself into over the next 12 months. It will help him in terms of his thinking, the way he presents himself, and the way he listens because a great part of this job is listening and discerning.

#### Board Appointments for the 2024-2025 Academic Year

Chair Mfume announced appointments to the Standing and Special Committees. He appointed Regent Patterson to the Academic and Student Affairs Committee, chaired by Regent Gilliam. Regent Patterson was also appointed to the Nominating Committee, chaired by Regent Wilkinson. Regents Ellis, Malcom and Wilkinson were appointed to the Innovation and Research Committee, chaired by Regent Stokes. Finally, Regent Sherman was appointed to serve as Vice Chair of the Academic and Student Affairs Committee and was reappointed to the Morgan State University Foundation as the Board representative.

#### Remarks by the Chair

Chair Mfume thanked Regents for taking part in a few recent events since the last Board meeting to include: the Spring Commencement Exercises (graduate and undergraduate ceremonies), Alumni Day Class Reunion and Luncheon, and the Board Retreat. He highlighted some upcoming events to include: the New Student Induction Ceremony, Matriculation Convocation, 40<sup>th</sup> Homecoming Gala, Homecoming Football Game, Founders Day Convocation, and the **annual Christmas Concert and Regents' Reception**. He extended appreciation again to Regents for making time in their busy schedules for the University to stand with the President and students at many different events throughout the year. It was noted that Regent Stokes will be the keynote speaker at **tomorrow's** Faculty and Staff Institute. Chair Mfume 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 June 22, 2024. It was MOVED by Regent Malcom and SECONDED by Regent Turnipseed. The MOTION CARRIED unanimously.

#### Report of the President

Dr. Wilson began by welcoming Mr. Patterson officially to the seat as a member of the Board of Regents. He stated that he was impressed with Regent Patterson who is a rising senior from California. He provided a report to the Board covering some major developments that occurred at the University since the last meeting in May 2024. Those highlights include: (a) New Leadership Promotions; (b) Alumni Luncheon; (c) Spring Commencement; (d) **MSU's Choir trip to**

Greece; (e) **Marching Band's trip to France**; (f) dedication of the Enolia housing development; (g) record in research awards and expenditures; (h) enrollment update; (i) construction update; (j) scholar athletes; (k) Morgan President at Harvard; (l) Black to San Francisco; (m) Morgan in the media; and (n) upcoming events – breakfast on the mall and the national conference on campus violence.

Chair Mfume extended thanks to members of the university administration to include Dr. Turner (enrollment and retention), Mr. LaChina (permanent appointment), Ms. McCalla (management of numerous projects as well as the extensive profile on her in the Baltimore Banner), and Dr. May (patents and research funding).

Regent Pieninck commended Dr. Turner and her team for being able to deliver record growth in the midst of an incredible amount of uncertainty, volatility and so many changes in the rules (i.e., FAFSA). Dr. Wilson commented that our goal was to reach 10,000 students by 2030. We are now six years ahead of schedule.

Chair Mfume **opened the floor for a motion to adopt the President's Report. It was MOVED by Regent Gilliam and SECONDED by Regent Parker-Warren. The MOTION CARRIED unanimously.**

#### Report of the Executive Committee

Chair Mfume provided an update from Executive Committee meeting on August 2, 2024. He stated that the meeting was informational in nature and there were no items for action.

#### Report of the Standing Committees

##### Academic and Student Affairs Committee

Regent Gilliam stated that there were two items for action brought before the Committee.

- Performance Accountability Report – The University is required to submit a Performance Accountability Report annually. It includes both the narrative and actual/estimated data. There were a lot of accomplishments and successes with the goals – (1) Enhancing Student Success – record enrollment, 13<sup>th</sup> consecutive year with a six-year retention rate over 70%, vaccination sites, wellness days and over 200 trained on mental health first aid; (2) Faculty Ascendancy – increase in tenured and tenure track faculty; (3) Elevating **Morgan's Status** – reached \$50 million in expenditures required for R-1 status; (4) Improving Infrastructure – increased housing availability; (5) Premier Anchor Institution – established 33 new partnerships; and (6) Accelerate Global Education Initiatives – increased international enrollment. The Committee also discussed areas requiring attention to include: graduation rate of undergraduate students, diversity of undergraduate students, number of transfer students from Maryland, alumni giving and philanthropic donations.

Chair Mfume opened the floor for a motion to approve the Performance Accountability Report. It was MOVED by Regent Malcom and SECONDED by Regent Pieninck. The MOTION CARRIED unanimously.

- Title IX Policy Revisions – Regent Gilliam stated that this item was also reviewed by the Finance and Facilities Committee. The Academic and Student Affairs Committee met on July 29<sup>th</sup> and agreed to the policies as presented with a request to revise (clarify) the language on relationship violence.

Chair Mfume stated that the Finance and Facilities Committee and the Academic and Student Affairs Committee had joint jurisdiction on this matter to be compliant with federal law. The policy revisions were unanimously adopted by both committees. There was a technical and conforming matter that came up since then, which ordinarily would require the Board to ratify the action taken by the two committees. However, since there was a slight change, a full vote of acceptance is required. Before opening the floor for a vote, he yielded the floor to Ms. Tara Berrien, Assistant VP for Diversity and EEO, to briefly talk about the one change.

Ms. Berrien stated that the change pertains to the relationship violence definition. It is not a separate offense under the policy; it is simply an incident that would allow the Title IX Coordinator to intervene with any supportive measures should the Offices of Student Conduct or Title IX be aware of any behaviors between the individuals who are in a dating or domestic relationship before it becomes physical or sexual.

Chair Mfume opened the floor for a motion to adopt the Title IX Policy Revisions – Sex Discrimination, Non-Discrimination and Code of Student Conduct – as amended. It was MOVED by Regent Gilliam and SECONDED by Regent Malcom. The MOTION CARRIED unanimously.

Regent Gilliam highlighted the information items to include: (i) Academic Affairs – faculty promotion and tenure (10+ full professors, most in recent Morgan history), new faculty members (47 in 2023-2024), 10-year accreditation for Bachelor of Science in Nursing, Ivy League School partnerships (Brown, Dartmouth, Harvard and Yale), and the James Baldwin centennial celebration; (ii) Enrollment Management – app created (Navigate 360 for courses and appointments for students) as well as a chat box to aid students in math and English courses; (iii) Student Affairs –

Counseling and Health Center had close to 2,000 appointments each, and the Food Resource Center received close to \$500,000 from community partners; (iv) SGA – introduction of new SGA officers (President Tamera Trimuel and Vice President MarKayla Wilson) and the objectives of the Renaissance Administration; and (v) Athletics – academic progress rate (APR) for the basketball team, legal updates with NCAA membership, and student Oathlete compensation.

Chair Mfume asked if everyone was familiar with the Fizz app. Regent Gilliam stated that it was created during COVID as a way of communicating with students on campus. It has since turned more negative to a platform for people to anonymously post complaints about professors and students. Dr. Wilson stated that it is a private social media platform directed at college and high school students. They can go onto the platform and enter almost anything, which is exactly what they do anonymously. It is a bullying platform, one that threatens students in certain ways and contributes negatively to the mental health and wellness of our students. Regent Patterson commented that is detrimental to the campus culture, enabling students to pretty much say anything anonymously. The majority of things that are put on the platform are not things that uplift the Morgan State community, but rather targets a specific student or faculty member. He noted that he definitely supports the initiative by SGA to disband it.

Chair Mfume thanked Regent Gilliam, Dr. Wilson and Regent Patterson for their comments and observations. The platform has very serious mental health implications recognized by the National Mental Health Association, which can oftentimes lead to suicide amongst a very young and impressionable segment of the population who cannot defend themselves once things are said, assumed to be true and repeated. He believes it is a great move by the new SGA administration to ban its use on campus.

#### Finance and Facilities Committee

Regent Malcom stated that the Committee received updates from (i) Facilities, Design and Construction Management – continued work on deferred maintenance, recently completed facilities (Hurt, Legacy, Baldwin, Cummings and HHS), and meeting or exceeding MBE targets; (ii) Research and Economic Development – amazing growth over the past 4-5 years, number of proposals, increase in the number of agencies giving us support, units seeking grants and writing proposals, training around budgeting and grants management, and elements necessary for a steady pipeline of doctoral production; (iii) Institutional Advancement – advancement trajectory and positive media attention; (iv) Enrollment Management – kudos on the steady flow of students and enrollment levels; and (v) Finance and Administration – ended the year with a small surplus.

She stated that the Committee has three action item.

- FY 2026 Tuition, Housing and Board Rate Adjustments – Regent Malcom reminded the Board that there were no increases to tuition or fees during COVID. The University, however, cannot continue on that trajectory. The proposed rate increases were presented to the Committee at the last meeting in May so that the Committee could live with the numbers for a while and understand where we need to go. **She shared Regent Carter's** observation about Morgan's **increasing** value and importance of articulating that value proposition. As such, the administration is seeking approval of a 2% increase in tuition, a 4% increase in housing (required by the lease agreements, two facilities not included in this recommendation), and a 10% increase in board rates. The item received unanimous approval by the Finance and Facilities Committee.

Regent Parker-Warren commented that she understands the need to raise tuition, which always touches her heart. She noted that expenses are going up for the school as well as students and we should be cognizant of that and very respectful in the way we handle it. Dr. Wilson stated that the administration handles these matters with the highest level of care and concern. It is with that in mind that the University did not propose any tuition increases in 2020, 2021 and 2022. It was noted that tuition at Morgan is the second lowest amongst public institutions in the State of Maryland.

Regent Gilliam inquired about the increased amount of scholarship funds associated with raising tuition. Dr. Wilson responded that Morgan has traditionally led the State in the percent of revenue we take in that goes back to students in the form of scholarships (approximately 25% - 30%). Further, with the Chapter 41 funds, we have allocated additional millions of dollars for student financial aid. Dr. Kara Turner, SVP for Enrollment Management and Student Success, indicated that her team would need to do some analysis in order to provide the hard numbers. Mr. David LaChina, EVP for Finance and Administration, commented that our tuition discount rate is roughly 36% (approaching 40%). He added that we give a substantial amount back to students, much more than the average institution.

Regent Gilliam asked about proposed fee increases. Regent Malcom responded that there are no increases to fees.

Chair Mfume opened the floor for a motion to adopt the FY 2026 Tuition, Housing and Board Rate Adjustments. It was MOVED by Regent Malcom and SECONDED by Regent Turnipseed. The MOTION CARRIED unanimously.

- **Marble Hall Gardens (MHG) Lease Amendment** – In response to continued enrollment growth projections and demand for housing to support new and returning students, an extension of this off-campus lease is needed to support our student housing capacity plan. Regent Malcom stated that in addition to amending the lease, we will de-densify the facility beginning in the fall of 2025 resulting in fewer beds but maintaining the same number of apartments to begin to address the quality of life/student living experience. The item received unanimous approval by the Finance and Facilities Committee.

Regent Sherman inquired about the length of the lease extension and conditions that would warrant legal termination. Mr. LaChina responded that the extension is for seven years. He has not looked closely at the termination provisions since the University will need to lease beds for a significant period of time as part of its capacity planning. It was noted that MHG is a fairly low cost environment that is very close to campus in comparison to other more costly inventory in the market. Mr. LaChina commented that we would cancel the more expensive leases, which are farther from campus, first before considering such action with MHG as a last option.

Chair Mfume stated that this matter will be rolled over to the Closed Session to enable the Assistant Attorney General and the Office of General Counsel to review the original lease for information pertaining to termination, which was not included in the lease extension. There was no objection.

- **Enolia Master Lease Term Sheet** – This housing project is sponsored by a local developer and is being developed in collaboration with the University specifically for housing Morgan students (we would be able to lease the entire facility). It is the only such project within close proximity (walking distance) to the campus designed to support students and provide a different experience. The Finance and Facilities Committee was asked to review and consider the non-binding term sheet, which received unanimous approval.

Chair Mfume asked for clarification regarding the non-binding term sheet. Mr. LaChina responded that the lease will be binding. The term sheet outlines the initial commercial terms that the University has agreed to, which will inform how we negotiate the lease. The administration wanted to ensure that the Board was informed and in agreement with the major commercial terms. The full lease will be presented to the Board for approval in November.

Mr. Faulk suggested that the matter be rolled over to the Closed Session for further discussion. There was no objection.

#### **Audit and Institutional Assessment Committee**

Regent Ellis stated that the Committee receive updates from Enterprise Risk Management and Internal Audit. There was a robust discussion about the formulation of the risk assessment template, which was very fruitful as well as a discussion concerning the legislative audit. There was one action item (draft Fiscal Year 2025 Audit Plan), which was approved by the Committee. He noted that the plan will be presented to the full Board for adoption in November.

#### **New Business**

There were no new business items brought forward for the consideration.

#### **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)(1)(7)(9)(10) of the Open Meetings Act. In Closed Session, the Board will consider off-campus housing leases and receive updates on EEO, Campus Safety, Student Athlete Compensation, Maryland College of Osteopathic Medicine, FOP and from the Evaluation Committee. 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 Malcom and SECONDED by Regent Gilliam to adjourn the Public Session. The MOTION CARRIED unanimously.

The Public Session adjourned at 1:44 p.m.

#### **Marble Hall Gardens Lease Amendment and Enolia Master Lease Term Sheet (Closed Session)**

Chair Mfume opened the floor for a motion to approve the Marble Hall Gardens Lease Amendment and the Enolia Master Lease Term Sheet en bloc. It was MOVED by Regent Malcom and SECONDED by Regent Parker-Warren. 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, August 6, 2024

Time: 12:00 p.m.

Location: Richardson Library  
Conference Room

Motion to close meeting made by: Regent Malcom

Seconded by: Regent Gilliam

Members voting in favor: All Regents in attendance

Opposed:

Abstaining:

Absent: Regent Hunter

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

**General Provisions Article, § 3-305 (b)(1)(7)(9)(10):**

  X   (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;
- X** (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 the Marble Hall Gardens Lease Amendment.
2. To consider the Enolia Master Lease Term Sheet.
3. To receive an update from the Evaluation Committee.
4. To receive an EEO Report.
5. To receive an update on Campus Safety.
6. To receive an update on FOP Negotiations.
7. To receive an update on Student Athlete Compensation.
8. To receive an update on the Maryland College of Osteopathic Medicine.

**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, November 11, 2024 (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>                                                      |
| <b><u>Action Item</u></b>                                                  |                                                                                         |
| III. Approval of Committee Minutes of August 5, 2024                       | Regent Linda J. Gilliam                                                                 |
| <b><u>Brief Updates</u></b>                                                |                                                                                         |
| IV. Academic Affairs                                                       | Dr. Hongtao Yu, <i>Provost and Senior VP</i>                                            |
| A. New Degree Programs and Objections to Those Duplicating Morgan Programs | Academic Affairs                                                                        |
| B. Modality Change: M.S. in Nursing                                        |                                                                                         |
| C. New Faculty Hires and Orientation                                       |                                                                                         |
| D. MSU at the AAAS Fellows Gala                                            |                                                                                         |
| E. Class Offering Increases Due to Enrollment Increase                     |                                                                                         |
| V. Enrollment Management (see Finance Section)                             | Dr. Kara Turner, <i>Senior VP</i><br><i>Enrollment Management &amp; Student Success</i> |
| VI. Student Affairs                                                        | Dr. Kevin Banks, <i>Vice President</i>                                                  |
| A. Strategic Housing Plan Update                                           | Students Affairs                                                                        |
| B. Homecoming Update                                                       |                                                                                         |
| C. SGA Update                                                              |                                                                                         |
| VII. Athletics                                                             | Ms. Dena Freeman-Patton, <i>VP and</i><br><i>Director of Athletics</i>                  |
| A. Final Academic Progress Rate Report                                     |                                                                                         |
| B. Morgan Joins Eastern Intercollegiate Wrestling Association              |                                                                                         |
| C. Women's Sports Foundation Committee Chair Appointment                   |                                                                                         |
| VIII. New Business                                                         |                                                                                         |
| ▪ Deep Dive Meeting Date                                                   |                                                                                         |

IX. Public Meeting Adjourned

Regent Linda J. Gilliam

**Closed Session**

X. Honorary Degree Candidate Recommendation

Dr. David Wilson

**COMMITTEE MINUTES  
OF AUGUST 5, 2024**



**Board of Regents  
Academic and Student Affairs Committee Meeting (Virtual)  
Monday, August 5, 2024**

**Committee Meeting Minutes**

The meeting of the Board of Regents Academic and Student Affairs Committee was held on Monday, August 5, 2024. Committee Chairwoman Linda Gilliam opened the meeting at 1:03 p.m.

*Board Members*

*Present:* Regent Linda Gilliam (Committee Chairwoman), Regent William Sherman, Regent Swati Agrawal, Regent Larry Ellis

*Staff Present:*

Dr. Wilson, Dr. Alao, Dean Asojo, Dr. Astatke, Dean Barton, Ms. Berrien, Dean Burnett, Keshia Campbell, Dr. Patricia Dockery, Mr. Faulk, Ms. Freeman-Patton, Dean Garrison, Ms. Goodwin, Mrs. Grogan, Ms. Harrison, Mr. Kovach, Mr. Lockett, Dr. May, Dean McPhatter, Dean Prime, Dean Syndor, Dean Tchounwou, Tamera Trimuel, Dr. Turner, Ms. Wagner, Dr. Williams, MarKayla Wilson, Dr. Yu

**General Remarks by President Wilson**

Chair Regent Gilliam opened the Academic and Student Affairs Committee meeting. President Wilson commented on the University's positive financial health, the record enrollment, and the record amount of research awards, which eclipsed \$88 million dollars for the last year. President Wilson thanked Dr. Willie May, Vice President for Research and Economic Development for his leadership in moving the University forward to R-1 status. President Wilson thanked the University colleagues for their leadership regarding the budget and fiscal responsibility. President Wilson commented on the new Health and Human Services building. President Wilson concluded his remarks.

**Action Items**

**Approval of Committee Minutes of May 6, 2024**

- Approval of the Minutes of May 6, 2024- It was MOVED by Regent Sherman and SECONDED by Regent Agrawal to approve the minutes. The MOTION CARRIED.



### **Approval of Committee Minutes of July 29, 2024**

- Approval of the Minutes of July 29, 2024- It was MOVED by Regent Sherman and SECONDED by Regent Agrawal to approve the minutes. The MOTION CARRIED.

### **Performance Accountability Report (PAR)**

Dr. Solomon Alao, Assistant Vice President for Outcome Assessment presented the Performance Accountability Report (PAR). Dr. Alao commented that the PAR is an annual report submitted to the Maryland Higher Education Commission (MHEC). The PAR is divided into three major sections: the narrative, data and estimates, and questions by MHEC. Dr. Alao focused on the five-year progress on key strategic goals metrics and specific implications of annual PAR data. Dr. Alao presented on Goal 1: Enhancing Student Success and Well-being. Chair Regent Gilliam asked Dr. Alao about Objective 1.1: Increase the graduation rate of undergraduates. President Wilson commented and opened the floor to Dr. Kara Turner to answer the question. Dr. Turner responded that the University is overperforming with the graduation rate; however, we must consider the impact of COVID-19. Chair Regent Gilliam asked about the implications section which stated requires immediate attention (significant decrease). Dr. Alao responded that it was a yearly change, while the University is on an upward trend. President Wilson added context to the graduation rate due to COVID-19 and the CARES Act. Chair Regent Gilliam asked when we will conclude including the impact of COVID-19. President Wilson responded that it may affect a generation. Regent Ellis asked how the University's numbers compare to other Historically Black Colleges and Universities (HBCUs) since COVID-19. Dr. Turner responded that she could provide the data. However, the expectation is that we will see similar trends. Chair Regent Gilliam commented on Objective 1.6: Increase the diversity of undergraduate students. Dr. Turner responded on how the University plans to increase the diversity of undergraduate students by increasing recruitment efforts with support from a marketing firm that supports the University progressing in new markets. President Wilson commented that he views this section of what percentage of the students are non-African American. Approx. 31 percent of the students at the University identify themselves as non-African American, in terms of race and ethnicity. President Wilson added that we have one of the higher percentages in comparison to other HBCUs. Regent Sherman commented on the diversification of undergraduate students in the Hispanic population, in 2019 it was 3.4 percent and increased to 5.1 percent in 2024.

Regent Agrawal commented on Objective 1.7: Increase the number of new transfer students from Maryland community colleges. Regent Agrawal asked about the efforts of contacting potential students while they are at Maryland community colleges due to the percentage decrease annually. Chair Regent Gilliam asked Dr. Alao to review a summary section of the Performance Accountability Report regarding Objective 1.7. Dr. Oscar Barton, Dean for the School of Engineering, responded regarding extending the Maryland Community College partnership. Dr. Barton added that the School of Engineering has a partnership with the Community College of Baltimore County to transition students to Morgan State University in the School of Engineering. Dr. Agrawal asked if the University has an initiative supporting community college transfers. Dr. Turner responded that the percentage of transfer students is determined by the decline in enrollment in community colleges. Dr. Turner stated that we have invested in the Transfer student department, which has increased the recruitment efforts and built infrastructure.

Dr. Alao presented the strategic goals for Goal 2: Implement Faculty Ascendancy and Staff Development Initiatives. Chair Regent Gilliam asked if there were any questions for Strategic Goal #2. President Wilson commented on the verbiage utilized in Objective 2.3 and requested an update and explanation.

Dr. Alao presented the strategic goals for Goal 3: Elevate to very high Doctoral Research University. Chair Regent Gilliam asked if Dr. Alao would provide additional details regarding Objective 3.3: Achieve total annual full-time post-doctoral research staff. Provost Hongtao Yu commented on the verbiage and statistics for Objective 3.3. Dean Mark Garrison, Dean of the School of Graduate Studies, commented that the decline is an exact result of the decline in post-doctoral research staff this year. President Wilson commented on Objective 3.3 regarding the metrics. Chair Regent Gilliam asked if the number is expected to change next year. President Wilson asked Provost Yu to follow up regarding the numbers. Regent Sherman stated that it is no longer a criterion for designation, has the number changed due to the requirement or the research at the University. President Wilson commented that it was originally listed as a metric; however, Provost Yu and leadership will review.

Chair Regent Gilliam asked Dr. Alao to re-review the original PAR with Objective 3.3. Chair Regent Gilliam asked if the terminology changed prior to or after 2019. Dr. Alao responded that it changed in 2022. Chair Regent Gilliam clarified that it was still a decline annually. President Wilson asked Dr. Alao about the total number of post-doctoral research staff in 2023, based on the report's total 111. Dean Garrison commented that the number in 2023 included post-doctoral research staff and doctorally qualified research staff. Dr. Alao presented on Objective 3.4: Increase the number of tenure track faculty to 300 by 2027 and 388 by 2030.

Dr. Alao presented Goal 4: Improve Campus-wide Infrastructure. Chair Regent Gilliam commented on the changes in Objective 4.2. Dr. Alao presented Objective 4.3: Reduce campus electricity usage by 7% by 2027 through effective conservation measures, persistent curtailment and enhanced efficiency services and Objective 4.4: Reduce campus natural gas usage by 5% by 2027. Regent Agrawal asked about Objective 4.2 regarding the Calendar Year Alumni Giving Rate. President Wilson responded that when he arrived at Morgan, the alumni giving rate was 6.4%. The Office of Development implemented a giving strategy, supported by the gifts from Calvin and Tina Tyler and Mackenzie Scott; however focusing on a higher alumni giving rate. Dr. Alao presented on Goal 5: Serve as the premier anchor institution for Baltimore City and beyond. Regent Sherman asked about the decrease in partnerships from 2022 to 2023. Dr. Alao responded regarding new partnerships. Dr. Anna McPhatter, Dean of the School of Social Work asked Dr. Alao about how we are defining new partnerships. Dr. Alao commented on the partnerships listed. Provost Yu asked Mr. Nicholas Kovach to provide clarity. Mr. Kovach responded that the information in the system is per year.

Dr. Alao presented Goal 6: Activate Global Educational Initiatives & Expand International Footprint. Objective 6.1 is the goal to enroll 500 international students by 2027 and 800 by 2030. Dr. Yacob Astake, Assistant Vice President for the Division of International Affairs, commented that the number decrease of International students was due to COVID-19 and the reduction of Saudi Arabian students due to ending governmental scholarships in 2020. Provost Yu added to Goal 6 regarding International programming and the recruitment of students from Africa.

It was MOVED by Regent Sherman and SECONDED by Regent Agrawal to approve the Performance Accountability Report with updates. The MOTION CARRIED.

### **Title IX Policy Revisions**

Assistant Vice President for Title IX, Diversity, and EEO, Ms. Tara Barrien presented the Title IX Policy revision and expansion in the law. Ms. Barrien commented that Sexual Harassment is now called Sex Based Harrassment. She included the additional updates to the broadening of Sexual Based Harrassment. Ms. Berrien also commented on the updates regarding which staff members are required to report. Mr. Thomas Faulk from the Office of General Counsel commented on the updated section regarding Relationship Violence. Ms. Julie Goodwin from the Office of General Counsel commented that the Office of General Counsel is open to discussion; however, specific discussion should happen in closed session.

### **Brief Updates**

#### **Academic Affairs**

#### **B.S. Nursing Ten-Year Accreditation**

Provost Yu presented that the B.S. Nursing program received Ten Year Accreditation from the Commission on Collegiate Nursing Education. As a result of the Board's review of the special report, the term of accreditation for the baccalaureate degree program in nursing at Morgan State University has been extended to June 30, 2033. For 2023-2024, Morgan State University's passing rate is 90% for the National Council Licensure Examination (NCLEX).

#### **Faculty Promotion and Tenure**

Provost Yu presented the Faculty Promotion and Tenure in Academic Affairs. Thirteen faculty members were promoted to Associate Professor and Tenure. Ten faculty members were promoted to Full Professor, which is the highest in ten years. Two Associate Professors are receiving tenure.

#### **New Faculty Members**

Provost Yu presented the New Faculty Hires in the Last Three Years. Provost Yu presented the New Faculty Grant Applications and Awards from 2021 - 2024. Academic Affairs had a total of 106 new faculty hires in the last three years. Provost Yu presented the new faculty grant applications and awards from 2021- 2024. A total of 187 grants were submitted, and 51 grants were awarded totaling \$20 million dollars.

#### **James Baldwin Centennial Celebration & Morgan Reads book selection *If Beale Street Could Talk***

Provost Yu opened the floor to Dr. Patricia Williams-Dockery. Dr. Williams-Dockery, Associate Vice President of Academic Affairs, presented on the Centennial James Baldwin Project. Morgan Reads distributed *If Beale Street Could Talk* to first and second-year students. The James Baldwin Day in Maryland Celebration was on August 2, 2024.

### **Ivy League School Partnerships**

Provost Yu presented on the partnerships with Ivy League schools. Morgan State University currently partners with four institutions: Brown University, Dartmouth College, Harvard University, and Yale University. Chair Regent Gilliams asked a question regarding Cornell University. Provost Yu responded that we have research collaborations with Cornell University. President Wilson commented on the collaboration with the Wharton School at the University of Pennsylvania.

### **Ph.D. in Advanced and Equitable Computing**

Provost Yu commented that the Ph.D. in Advance & Equitable Computing program was approved by MHEC.

### **Enrollment Management**

Dr. Kara Turner presented for the Division of Enrollment Management and Student Success. Dr. Turner commented on the record freshman enrollment trend. Dr. Turner presented the May 2024 Graduation Rates. The 6-year graduation rate is 41% (2018 cohort). Dr. Turner commented on continuously enhancing student success. Additionally, Dr. Turner commented on 3 new initiatives to enhance student success. Regent Agrawal asked if Enrollment Management and Student Success were working with the Center For Career Development. Dr. Turner responded that they are working with the Center For Career Development on Navigate.

### **Student Affairs**

#### **Student Affairs Impact Report**

Dr. Letitia Williams, Associate Vice President for Student Affairs and Dean of Students presented for the Division of Student Affairs. Dr. Williams presented the updates for the Office of Residence Life and Housing. The Office of Residence Life and Housing opened a fitness center in O'Connell Hall. Additionally, wellness suites were opened in Blount Towers, O'Connell Hall, and Thurgood Marshall Hall. The University Counseling Center received 1894 appointments for 551 students. Additionally, 52 students were hospitalized. The University Counseling Center stated that the highest presenting issues are anxiety, depression, adjusting to college, academics, and family. The University Health Center received 1,955 appointments. Additionally, the University Health Center implemented additional programming and health-related events. The Food Resource Center received \$469,613 dollars in donations (monetary, food, and toiletries). The Food Resource Center operates six days a week for students to shop, attended the Anti-Hunger Policy Conference, and conducted the Weigh the Waste Campaign. The Office of Student Rights and Responsibilities had 486 total student contacts, 14

suspensions, and 1 expulsion. The Center for Career Development utilizes the Handshake platform to connect students to jobs, internships, career-related events, and career services. The Center for Career Development launched the Iris Photo Booth in November 2023. The Office of Student Life and Development supported a total of 142 active student organizations. The Fraternity and Sorority Life intake numbers totaled 264 members for the NPHC and 106 members for the CIO. The Office of Student Life and Development has 144 advisors, 3,400 student leaders from the Fall 2023 - Spring 2024 Academic Year, and a cumulative GPA of 3.24 for student leaders. 290 student leaders have at least a 3.8 GPA. The student organizations completed 4,000 hours of community service. Dr. Williams presented the Division of Student Affairs Strategic Planning Goals for Student Affairs for 2024-2025. Dr. Williams presented that the Division of Student Affairs will have an Impact Report, detailing the Impact of the Division of Student Affairs.

### **Housing Fall 2024**

Dr. Letitia Williams presented the updates for the Office of Residence Life and Housing. For the Fall 2024 - Spring 2025 Academic Year, the Office of Residence Life and Housing had 5,250 available spaces. The Office of Residence Life and Housing assigned 2,098 freshman students and 1,955 continuing and transfer students. The assigned spaces above do not include Morgan View. Regent Sherman asked a question about the number of remaining beds. Dr. Williams responded regarding the remaining spaces. President Wilson commented on secured spaces for 5,250 students, which is almost 50% students of the students at Morgan State University. Chair Regent Gilliam asked about the freshman and sophomore housing. President Wilson responded regarding the recommendation of freshman students and housing. Mr. Faulk commented on the requirement.

### **Student Government Association (SGA) Updates**

Chair Regent Gilliam opened the floor to SGA President Tamera Trimuel and SGA Vice President MarKayla Wilson. SGA President Trimuel presented for the Student Government Association regarding its three initiatives for the year, student fee increase, and Morgan elects. Dr. Williams commented on the application Fizz challenges as well as meeting with the Division of Technology. Mr. Faulk requested that Dr. Williams include OGC and OAG in the meeting with the Division of Technology.

### **Athletics**

Associate Vice President for Athletics, Ms. Dena Freeman-Patton presented regarding Athletics. Ms. Freeman-Patton announced that the department hired Ms. Keshia Campbell as the Senior Associate Athletics Director for Student Services. Ms. Freeman-Patton presented the 2023 - 2024 Academic Scorecard. The cumulative department GPA totaled 3.03, 12 athletic programs have a team GPA of 3.0 and 84 student athletes have a 4.0 GPA. Women's Track and Field has the highest team GPA, which totaled 3.54. Ms. Freeman-Patton presented the NCAA Division I 2022 - 2023 Academic Progress Rate Institutional Report. Ms. Freeman-Patton opened the floor to Ms. Erlease Wagner to present on the legal updates for Athletics. Ms. Erlease Wagner presented the House Case which focused on lost Name, Image, and Likeness Opportunities, Video Games, and

Broadcast Revenue. Ms. Wagner presented regarding the Hubbard Case, which focused on students who did not receive Altson Funding (education-related benefits up to \$5,980 annually). Ms. Freeman-Patton continued to present regarding Athletics updates, which included NCAA payment to student-athletes from 2016 for ten years and revenue sharing. President Wilson commented on the Athletics updates. Chair Regent Gilliam asked if anyone had any questions. No questions or comments.

### **New Business**

No New Business

### **Meeting Adjourned**

It was MOVED by Regent Sherman and SECONDED by Regent Ellis to close the Academic and Student Affairs Committee meeting. The meeting adjourned at 3:51 p.m.

Respectfully submitted,  
Wayne Hill  
Special Assistant to the Vice President for Student Affairs  
Recorder

# **ACADEMIC AFFAIRS**



# Academic Affairs Update Academic and Student Affairs Committee Board of Regents

Hongtao Yu

Provost and Senior Vice President for Academic Affairs

November 11, 2024



# New Degree Programs 2021-2024

<b>BACHELORS (11 = 3 + 8)</b>	2021	2022	2023	2024
Mechatronics Engineering	3	32	73	133
Musical Theater		8	23	36
Cybersecurity Intelligence & Management			56	148
Morgan Completes You (8)		66	111	146
				463
<b>MASTER'S (8 = 3 + 5)</b>				
Advanced Computing	10	28	41	52
Morgan Completes You (5)		2	6	8
Applied Neuroscience			3	8
Data Analytics & Visualization				17
				85
<b>DOCTORATE (13 = 8 + 5)</b>				
Secure Embedded Systems	11	16	13	21
Architecture, Urbanism, & Built Environment		4	17	23
Morgan Completes You (5)		9	18	15
Doctor Of Social Work			22	34
Applied Sociology & Social Justice			9	27
Education (Phd)				25
Computer & Electrical Systems Engineering				19
Sustainability & Resilient Infrastructure Engineering				19
Industrial Engineering				12
				195
<b>Total 32 new degree programs (18 MCY)</b>	<b>24</b>	<b>165</b>	<b>392</b>	<b>843</b>

# Duplication Attempts for Morgan Programs

Univ & Proposal #	Objection Date	Proposed Program	Outcome (red is still active)
UMB - 24339	9/29/2024	Doctor of Social Work	Proposal retracted during the 30-day comment period.
Towson - 24273	8/14/2024	PhD - Sustainability & Environmental Change	MHEC Decision Letter 9/13/2024 (program denied); 9/30/2024 - Towson requests a Commission review - date 11/20/2024; notifications due 10/18/2024.
Loyola - 24254	7/17/2024	BS - Construction Management & Real Estate Development	MHEC Decision Letter 9/13/2024 (program denied).
UMB - 23385	9/5/2023	Doctor of Social Work	Proposal withdrawn.
Towson - 23281	7/13/2023	PhD - Sustainability & Environmental Change	Proposal withdrawn.
Coppin - 23228	6/7/2023	Master/Doctor of Social Work	Decision (program denied, 7/31/2023).
Towson - 23030	2/23/2023	PhD - Business Analytics	MHEC Decision Letter - 4/7/2023 (program denied); Towson appealed to Commission which overturned denial; Further discussions resulted in withdrawal of Towson's program.



Office Use Only: PP#

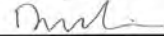
Cover Sheet for In-State Institutions  
Non-substantial Modification to Existing Program

Institution Submitting Proposal Morgan State University

*Each action below requires a separate proposal and cover sheet.*

- |                                                                                    |                                                                    |
|------------------------------------------------------------------------------------|--------------------------------------------------------------------|
| <input type="radio"/> Articulation Agreement                                       | <input type="radio"/> CIP Code Change                              |
| <input type="radio"/> New Certificate Program within Existing                      | <input type="radio"/> Closed Site Approval                         |
| <input type="radio"/> Non-substantial Modification to Existing Program             | <input type="radio"/> Discontinue Program                          |
| <input type="radio"/> Non-substantial Modification to Existing Certificate Program | <input type="radio"/> Suspend Program                              |
| <input checked="" type="radio"/> Change in Program Modality                        | <input type="radio"/> Reactivate Program                           |
| <input type="radio"/> Title Change                                                 | <input type="radio"/> Statewide and/or Health Manpower Designation |

Payment <input checked="" type="radio"/> Yes	Payment <input type="radio"/> R*STARS # JCMSU125	Payment	Date
Submitted: <input type="radio"/> No	Type: <input type="radio"/> Check # JCMSU125	Amount: 50	Submitted: 10/01/2024

Department Proposing Program	School of Community Health and Policy
Degree Level and Degree Type	Graduate, Master of Science
Current Title of Proposed Program	Nursing
Total Number of Credits	43
Current Codes	HEGIS: 1203.00 CIP: 51.3801
Program Modality	Current: <input checked="" type="checkbox"/> On-campus <input type="checkbox"/> Distance Education (fully online) <input type="checkbox"/> Both Proposed: <input type="checkbox"/> On-campus <input type="checkbox"/> Distance Education (fully online) <input checked="" type="checkbox"/> Both
Program Resources	<input checked="" type="radio"/> Using Existing Resources <input type="radio"/> Requiring New Resources
Projected Implementation Date <small>(must be 60 days from proposal submission as per COMAR 13B.02.01.03)</small>	<input type="radio"/> Fall <input checked="" type="radio"/> Spring <input type="radio"/> Summer Year: 2025
Provide Link to Most Recent Academic Catalog	URL: <a href="http://catalog.morgan.edu">catalog.morgan.edu</a>
Preferred Contact for this Proposal	Name: Dr. Phyllis Keys Title: Associate Vice President for Academic Affairs Phone: 443-885-3500 Email: <a href="mailto:Phyllis.Keys@morgan.edu">Phyllis.Keys@morgan.edu</a>
President/Chief Executive	Type Name: Dr. David Wilson Signature:  Date: 10/01/2024

Revised 1/2021

# Modality Change Request MS Nursing: From In-Person to Online/Remote Problem with Program Enrollment



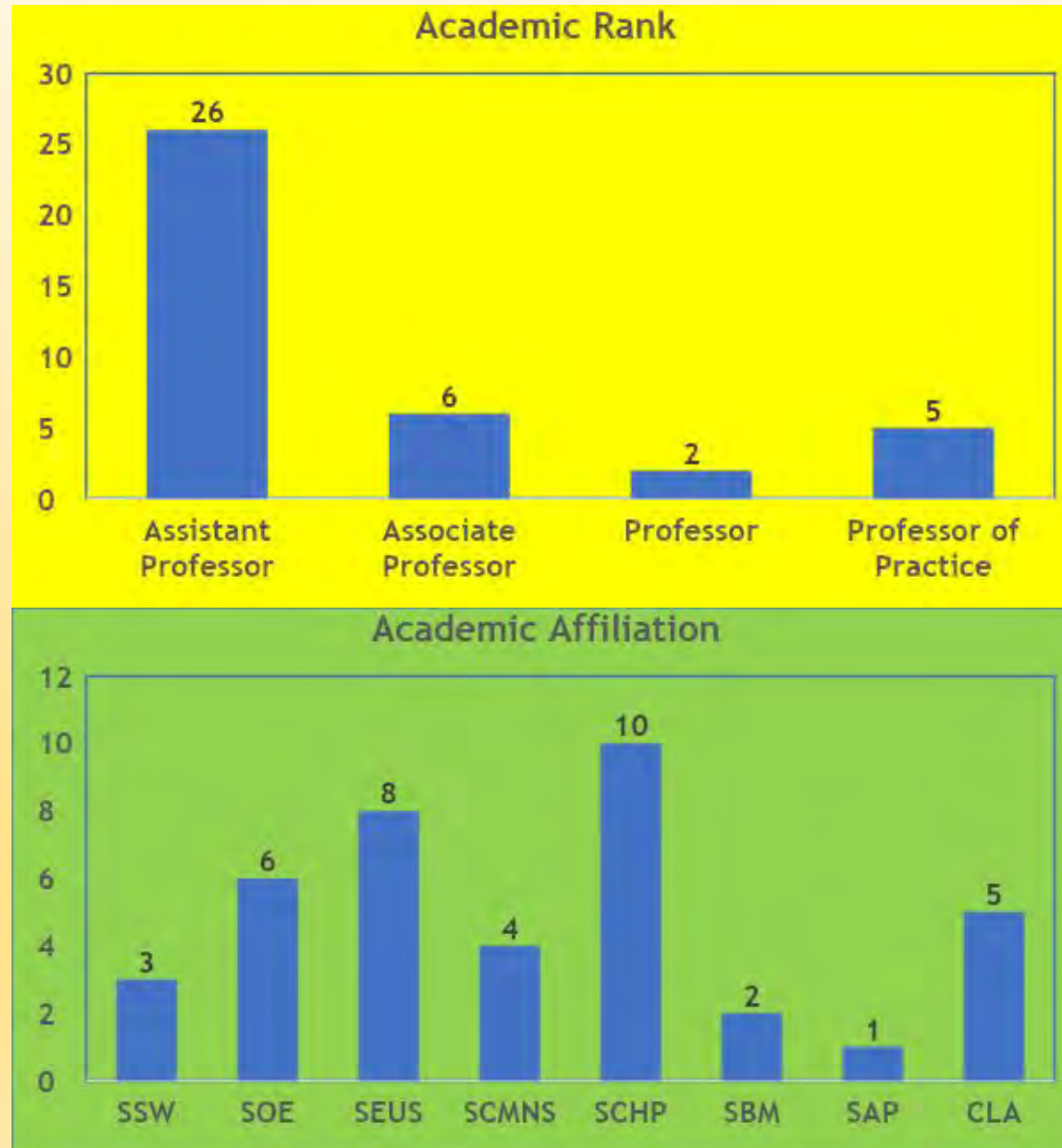
# Modality Change Request for MS Nursing

## Rationale

- Give the MS program a chance to return to acceptable levels and retain accreditation - A minimum number of students must enter the program or accreditation will be lost.
- Allow flexibility for learners - There may be some alumni who are interested in career advancement but who have not enrolled in Morgan's program they cannot complete an on-campus or synchronous program.
- Add opportunities that increase household earning potential - Nurse practitioners, nurse anesthetists, and nurse midwives typically require a master's degree. Employment in these fields is projected to grow 40% by 2033. The median pay for these positions is about \$45,000 higher than that for some bachelor's entry-level education positions in nursing.

*Source: BLS.gov*

# New Faculty for 2024-2025 Academic Year



Total	148
2021-2022	15
2022-2023	46
2023-2024	48
2024-2025	39



# Undergraduate Enrollment and Seats in Classes



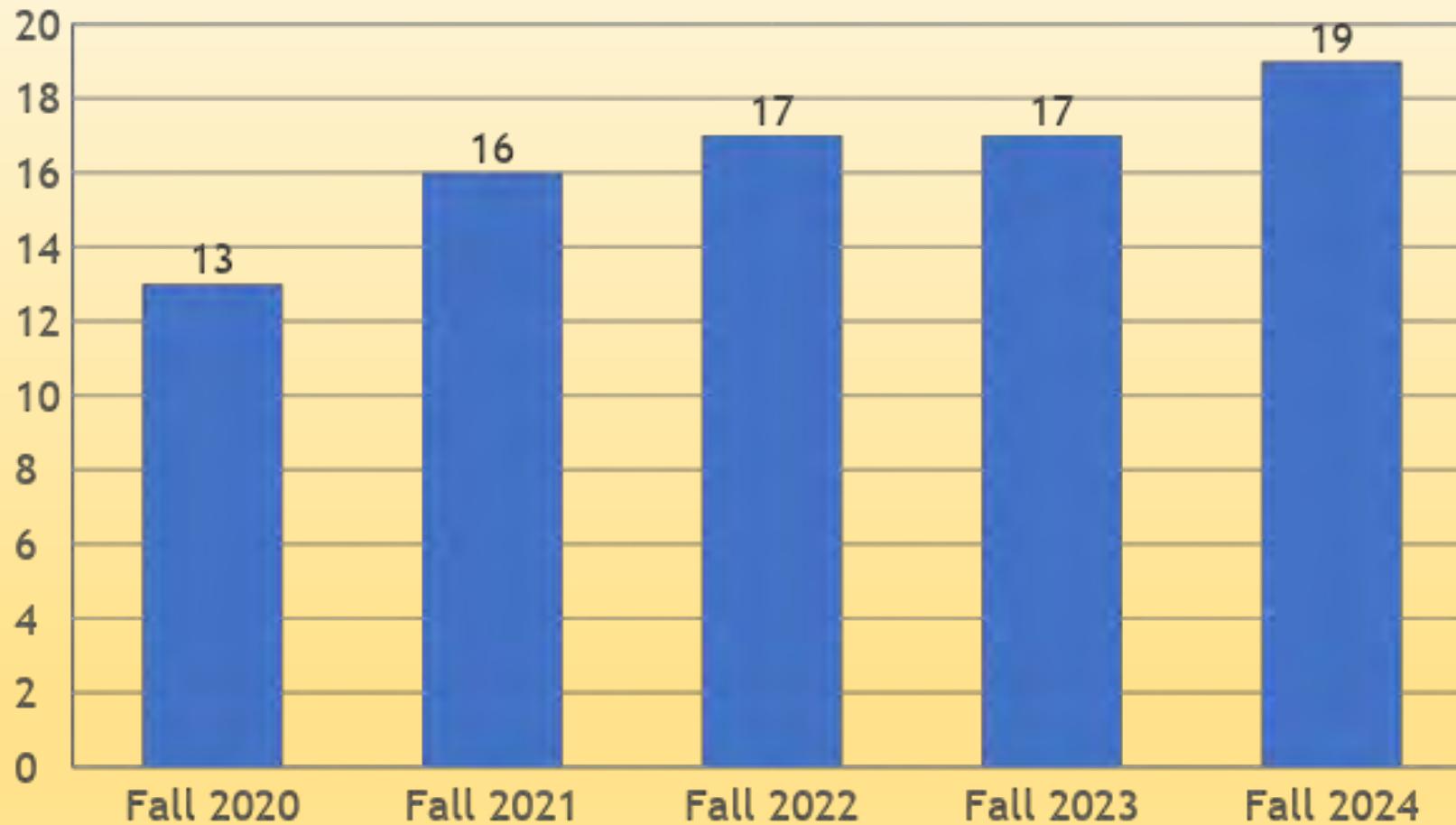
- Undergraduate Enrollment Increase from 2020 to 2024: 44%
- Increase of Seats: 52%
- The average seats per section has grown slightly going from 25.1 in Fall 2020 to 27.3 in Fall 2024.

# Graduate Enrollment and Class Seats

	2020	2021	2022	2023	2024	Increase
ENROLL	1363	1447	1510	1534	1717	26%
SEATS	6670	7260	7310	7620	8610	29%
MASTER	680	683	688	703	781	15%
DOCTOR	662	751	784	808	913	38%



# Student to Faculty Ratio (FTE)



# **STUDENT AFFAIRS**



# MORGAN STATE UNIVERSITY

BOARD OF REGENTS

ACADEMIC AND STUDENT AFFAIRS

COMMITTEE REPORT

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

***Dr. Letitia Williams, Associate Vice President for  
Student Affairs & Dean***

NOVEMBER 11, 2024



# AGENDA

- Strategic Housing Plan Updates
- Homecoming 2024 Take Aways
- Counseling Center Updates
- SGA Fall Updates



# STRATEGIC HOUSING PLAN UPDATES

## Residential Hall Ribbon Cutting Ceremonies

- Baldwin & Cummings Hall Renovations
- Thurgood Marshall Hall
- Legacy Hall





# The Enolia is Coming!



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

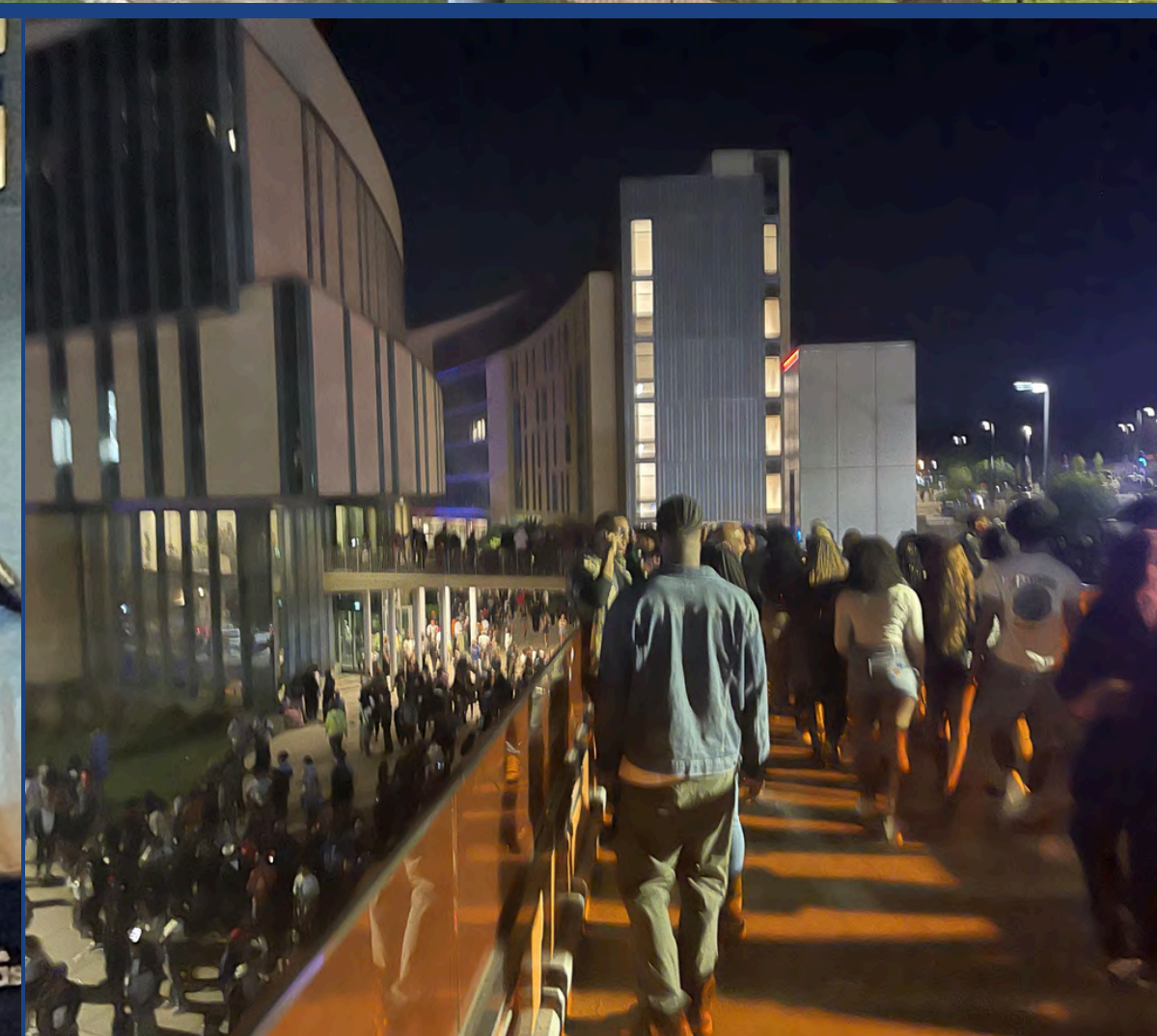


# Homecoming 2024 Takeaways





# Homecoming 2024 Takeaways





## Homecoming 2024 Takeaways

- All Student Events were planned and executed very well
- Limited capacity for several events that were sold out (Silent Disco, Roller Skating & Laser Tag)
- Homecoming Concert was successful, however....?
- Alumni Basketball Game and Pep Rally were successful
- Clearing the campus was executed very well
- Crowd Management on West Campus and Hillen Road became a challenge when the campus was cleared
- 2 buildings were breached but no damage
- Off Campus Incident did not involve MSU students!!!

# Homecoming 2024 Takeaways

## Preliminary Discussions:

- Meet with City Officials to look at a comprehensive approach to Safety and Security for MSU/Baltimore's Homecoming in the future!
- Consider a different venue for Homecoming concert, football game, tailgating, parking, etc. that can accommodate 20,000+ guests!
- Revamp our entire approach to tailgating on campus!
- Can we realistically manage crowds of 20,000 -25,000 guests on our campus?
- Should we limit campus access to students, employees, alumni, and invited guests only? If so, how do we execute and enforce?

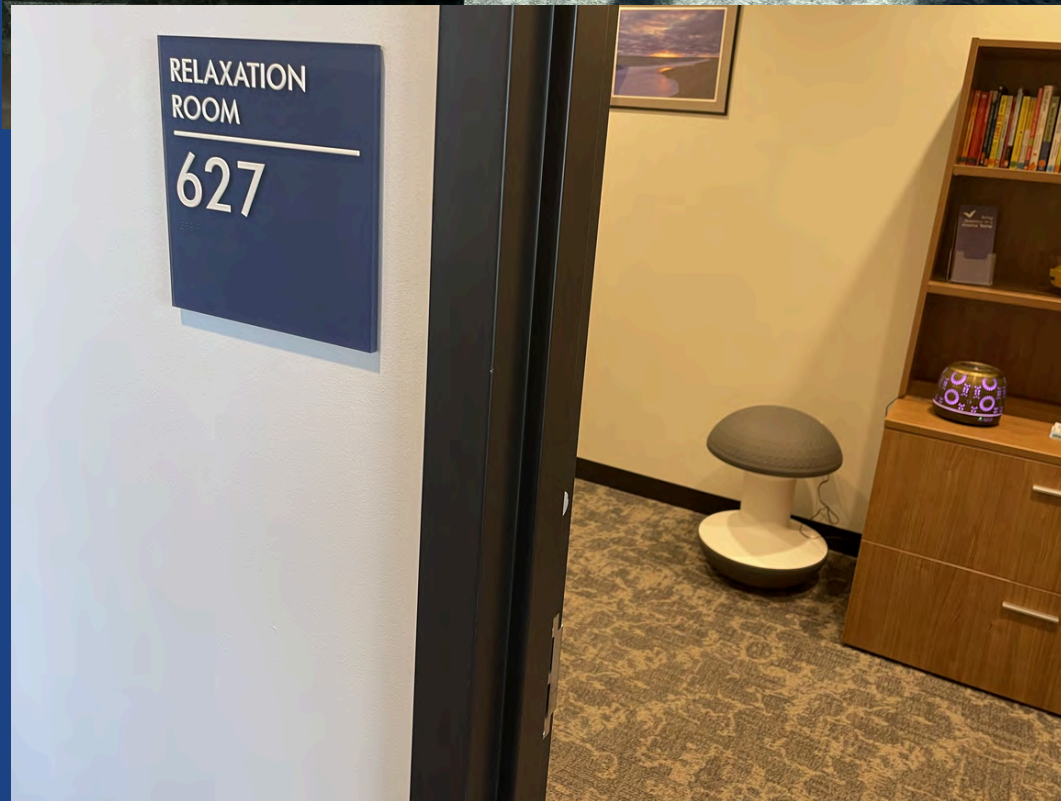
# Counseling Center Updates

Year	Appointments	Number of Students
07/01/2022-10/25/22	490	177
07/01/2023- 10/25/23	528	276
07/01/2024 -10/25/24	641	295

Utilization for Uwill Services:

Year	Video Appts.	Telephone Appts.	Chat Appts.	Crisis Calls
07/01/2023-10/25/24	108	18	4	0
07/01/2024-10/25/2024	77	13	6	3
07/01/2023-10/25/24	396	63	27	5

Year	Number of Clients from CC	Students not Affiliated with CC
2022-2023	14 (Fall:8, Spring:6)	65 (Fall: 35. Spring 28)
2023-2024	7 (Fall:4, Spring:3)	45 (Fall:10 Spring 35)
8/1/2024-10/28/24	0	32





# Any Questions



**STUDENT  
GOVERNMENT  
ASSOCIATION**



# SIGN THE PETITION TO SUPPORT THE HOUSEKEEPING STAFF



Help US, Help YOU!!  
Join the fight to have a cleaner  
and safer campus



# ATHLETICS



# MORGAN STATE UNIVERSITY

DEPARTMENT OF ATHLETICS

**Board of Regents**

November 11, 2024

Growing The Future • Leading The World



# APR INSTITUTIONAL REPORT

#THEMORGANWAY

Sport	APR		
	Multiyear Rate (N)	Multiyear Rate Upper Confidence Boundary	2023 - 2024 (N)
Men's Basketball	947 (56)	N/A	1,000 (14)
Men's Cross Country	989 (24)	998	958 (6)
Football	944 (339)	N/A	941 (92)
Men's Tennis	971 (31)	N/A	1,000 (6)
Men's Track	988 (68)	N/A	963 (14)
Men's Wrestling	1,000 (19)	1,000	1,000 (19)
Women's Basketball	972 (61)	N/A	1,000 (14)
Women's Bowling	1,000 (25)	1,000	1,000 (5)
Women's Cross Country	981 (29)	995	1,000 (7)
Women's Softball	973 (80)	N/A	986 (19)
Women's Tennis	980 (29)	994	1,000 (7)
Women's Track	987 (84)	N/A	1,000 (22)
Women's Volleyball	970 (47)	N/A	1,000 (11)

# ACADEMIC UNIT ELIGIBILITY REPORT

#THEMORGANWAY



Morgan State University  
2025 NCAA Division I Academic Unit Eligibility Report  
Preliminary Report

This report provides a summary of your institution's academic data and eligibility status for the Academic Unit, including whether your institution has met any of the required benchmarks. Funds received for the Academic Unit will be distributed to conferences and allocated to institutions in accordance with conference policies.

	Requirement	Institution Data	Requirement Met
GSR	90%	77%	N Preliminary
FGR	$\geq 13\%$	SA FGR 51% Student Body FGR 41% Difference 10%	N Preliminary
APR	985	988	Y Preliminary
Eligible for Academic Unit			Y Preliminary



# ACADEMIC UNIT ELIGIBILITY REPORT

#THEMORGANWAY

The information contained in this report provides a detailed summary of the calculations used in determining whether your institution met one of the three benchmarks to be eligible for the academic unit.

Benchmark Standard	Explanation	Year of data used in calculation	Data	Calculation	Outcome
GSR	The Graduation Success Rate for the most recently available year is equal to or greater than 90 percent based on the single-year rate of all student-athletes at the individual level.	2017-18	Cohort: 71 Left Eligible with athletics eligibility remaining: 14 Graduated: 44 Exclusion: 0 Did not Graduate/Did not Leave Eligible: 13	Cohort: 71 - 0 = 71 Number of Graduates: 44 GSR: $(44/71) \times 100 = 62\%$	Benchmark Not Met
FGR	The difference between the student-athlete and student body percentages in the most recently published Federal Graduation Rate is equal to or greater than 13 percentage points.	2017-18	SA FGR: 51 Student Body FGR: 41	$51 - 41 = 10\%$	Benchmark Not Met
APR	Division I APR for the previous year is equal to or greater than 98%. The average of single-year rates for all teams is used to determine eligibility for this standard.	2023-24	MBB: 1,000 MCC: 958 MFB: 941 MTE: 1,000 MTR: 963 MWR: 1,000 WBB: 1,000 WBW: 1,000 WCC: 1,000 WSB: 986 WTE: 1,000 WTR: 1,000 WVB: 1,000 Total Number of Teams = 13 * For purposes of calculating the academic unit, indoor and outdoor track and field are considered one sport in determining the number of sports sponsored by the institution.	$(1000 + 958 + 941 + 1000 + 963 + 1000 + 1000 + 1000 + 1000 + 986 + 1000 + 1000 + 1000) / 13 = 980$	Benchmark Met

## Estimated Academic Unit Funding Eight-Year Look

<b>Fiscal Year</b>	<b>Projected Academic Fund Annual Distribution</b>	<b>Approximate Payout/Institution*</b>
2019-2020	\$3,471,402	\$11,649
2020-2021	\$21,263,180	\$69,945
2021-2022	\$30,461,580	\$100,203
2022-2023	\$39,843,948	\$131,066
2023-2024	\$49,413,965	\$162,546
2024-2025	\$83,578,923	\$274,931
2025-2026	\$86,002,712	\$282,904
2026-2027	\$88,496,790	\$291,108

\*Approximate payout/institution based on 304 institutions meeting one of three academic unit criteria each year

(data taken from NCAA Division I Revenue Distribution Plan 2019-2032 on NCAA.org)

# Morgan State Wrestling Joins the EIWA

#THEMORGANWAY





## Dena Freeman-Patton Appointed to Women's Sports Foundation College Subcommittee Co-Chair



#THEMORGANWAY



# Thank You!



## **Finance & Facilities**





**BOARD OF REGENTS**  
**Finance and Facilities Committee Meeting**  
**Monday, November 11, 2024 (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 August 5, 2024 Chair Shirley Malcom
- Enolia Lease Mr. David LaChina, *Executive VP Finance & Administration*
- Maryland Economic Development Corp. Supplemental Letter of Intent Mr. David LaChina

**ITEMS FOR INFORMATION**

- Student Housing Update Mr. David LaChina
  - Fall 2025 and FY 2026 Capacity Plan
  - Housing Facilities – Enolia, Altus, Harper-Tubman & O’Connell
- Division of Finance and Administration Update Mr. David LaChina
- Institutional Aid Allocation Report Dr. Kara Turner

**CLOSED SESSION**

- FY 2026 Capital Budget Request Update Ms. Kim McCalla

- Memorandum of Understanding (MOU) Update
  - Morgan State University Foundation
  - Fraternal Order of Police (FOP)
- Campus Safety Update
- Real Estate Opportunities

Dr. David Wilson

Ms. Endia DeCordova  
 Mr. LaChina/Mr. Lance Hatcher,  
*Chief of Police*

Dr. Wilson/Mr. LaChina/Chief Hatcher

Dr. Wilson/Mr. LaChina

# **ITEMS FOR INFORMATION**



# CAPITAL PROJECTS UPDATE

Aug. – Oct. 2024

Planning, Physical Plant and Design & Construction Management (DCM)

## GENERAL

We opened the fall semester with celebration. Celebrating the dedication of six buildings: Health and Human Services, Thurgood Marshall Hall, Legacy Hall, Baldwin Hall, Cummings House, and Hurt Gymnasium. At least nine projects are in the process of being closed out.

Major projects are being developed with several expected to be completed in 2026 and 2028, including but not limited to: Harper-Tubman, Chapel Roof, Science Building, O'Connell, Carter-Grant-Wilson, and electric upgrade (additional power and new/expanded substations).

The Physical Plant Department (PPD) continues to onboard highly-qualified people and has advanced various staff training programs. The department continues its reorganization working towards a more efficient unit that better serves the campus community. PPD is also working on automating notifications for maintenance and preventative maintenance jobs.

The Middle States Accreditation Self Study has also become a large part of our charge for FY 2024-2025. We are charged with the Subcommittee for Standard VI (Planning Resources and Institutional Improvement) and continue to work on this submission.

The Governor's Office is requiring a stricter interpretation of the MBE law, which is impacting our project schedules. This has caused several projects to be rebid and others to be re-evaluated. We are working to comply. At the State's request, Morgan provided a description of how we determine our MBE participation.

**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 September 2024 consists of 38.87%. Out of \$261,440,575 paid out in contracts, payments to date to MBEs equate to \$101,617,142.

*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 project is being rebid due to changes in procurement requirements related to the State's MBE identification. It was put out for

rebid in late October 2024, with an expectation of award in February 2025. It is expected to take 18 months. In addition to planning for space/research needs, 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 – to be incorporated from the MEDCO Study
- Landscaping, Land Use and Accessibility Sub Master Plan
- Lake Clifton Uses identified
- Update Campus Utility Information and Services

## **PROGRAMMING**

Following the Campus Master Plan, the State requires the submission of a program for every capital project that requests state capital funding. The programs typically have two components: Part I justifies the project and provides a general scope of work, and Part II describes the requirements of the building programs and spaces.

Planning continues to advance the programs for Computer Science and Engineering Building, Montebello Demolition, and the PEARL Lab Expansion.

**PEARL Lab Expansion:** Responses to Part II Program questions are being provided to the Department of Budget and Management (DBM). Three million dollars was authorized after the project had been introduced through the Legislature. The current estimate shows the project at \$11 million. The full project was to expand the PEARL Oyster Lab to accommodate its growing research, which required a new building. The limited funding is requiring the project to be defined.

**Concrete Lab:** We responded to DBM's questions and are awaiting their feedback. The Legislature approved \$1 million outside of the capital process. We continue to work with the School of Architecture and Planning to determine what can be accomplished with the \$1 million.

**New Computer Science and Engineering Building:** Work continues with Electrical and Computer Engineering, Computer Science, and Mechatronics on the program for the New Computer Science and Engineering Building. Sections A and B of the program have been drafted and are under review by the departments. A program summary with the list of instructional labs and proposed square footage has been completed, and we are working on details relative to makerspace and research labs. We hope to have a document ready for submission by the end of the year.

**Montebello Demolition:** The program has been drafted and is being reviewed internally.

**Programs/Program Modifications Awaiting DBM's Approval** (responses to DBM questions were provided over the summer, we are responding to new questions)

- Concrete Lab
- Electrical Upgrades
- Boiler Plant Repairs (approval received 10/29/24)
- Chilled Water Repairs

## **SPACE INVENTORY GUIDELINES and APPLICATION PROGRAM (SGAP)**

The workgroup continues to meet, focused on improving the integrity of Human Resources (HR) data to meet SGAP and other State and federal reporting requirements, and for the information to be the same across different reporting platforms.

The degree verification process (restarted for the fall semester) and the faculty integrity process are ongoing to correct existing data and ensure that historical data is maintained, and that faculty are properly coded to avoid the numerous inconsistencies that currently exist. It will address highest degree earned, tenure status, budget code, department reports, etc. The goal is to automate as much of the processes as possible so the information remains reliable and accurate. HR continues to work on the faculty and student coding matrix. With regard to degree verification, of the 762-total faculty – 445 have been completed/verified in Banner, 104 require more information, and 213 require new notifications for documentation. We are also addressing issues in Banner where records are being overridden. Revisions to the Graduate Assistant Policy will be forthcoming at a future board meeting.

## ANNUAL SURVEYS

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

## PHYSICAL PLANT

### GENERAL

**Re-envisioning PPD:** Re-envisioning and evolving PPD started with new leadership, followed by the reorganization, enhancing staff levels, and training/introducing management software to the department and individual sections.

**Staffing:** Additional staff continues to be sought and onboarded to right size the department. An apprenticeship program is being created.

**Automation/Training:** The process of introducing various operational, maintenance, and preventative maintenance programs to encourage efficiency and documentation is in progress. These programs include but are not limited to AssetWorks (integrated workplace management system). In the near future, PPD is preparing to launch a preventative and prescriptive maintenance program and key module, followed by a space management program. Managers, supervisors, and the residential team will receive training on the Facility Management Software, AssetWorks, Ready AiM and Go Asset Management systems.

New programs and pilots are being launched for testing autonomous floor cleaning equipment, default detection (in procurement), asset tagging, preventative maintenance for HVAC systems (in procurement), and housekeeping assessment and workload. The goal is to automate systems as much as possible so the information is maintained and remains reliable and accurate, in addition to providing more efficient operations.

**Sustainability:** Working on reviving and enhancing the waste and recycling program.

### Projects:

- Designed and/or replaced HVAC equipment in Library Conference Room, Hughes Stadium President's Box, Commons Garage Chiller, Lillie Carroll Jackson, Helen Roberts, and other buildings and miscellaneous equipment

- Provided dehumidifiers to combat issues in spot locations/buildings
- Refreshed paint in the lobbies of Murphy, Holmes Hall, and Sciences

## DESIGN AND CONSTRUCTION MANAGEMENT

### CAPITAL PROJECTS

DCM has finally been able to find a new project manager (scheduled to start in mid-November) to join the team. We continue to search for a couple other positions but are excited about our new project manager.

### HEALTH and HUMAN SERVICES (HHS) PART II – NEW BUILDING

HHS had a successful and well attended grand opening on October 3, 2024. It was a wonderful celebration. Thank you to all who attended as well as the staff, university departments, contractors, and the design teams that played a role in the planning, designing and construction. Minor work continues to close out the project. This will be the last report for this project.

Health and Human Services (HHS Phase II)			
	Appropriation	Obligations	Balance
Design	12,566,000	13,612,555	-1,046,555
Construction	144,029,000	140,459,348	3,569,652
Capital Equipment	12,886,000	6,122,223	6,763,777
Reverted Funds			0
<b>Total</b>	<b>\$169,481,000</b>	<b>\$160,194,126</b>	<b>\$9,286,874</b>

Design:	HOK/KDA	MBE Goal:	30.96% Tracking 30.58%
CM:	Barton Malow/JLN	MBE Goal:	45.97% Tracking 43.29%
Commissioning Agent:	Setty & Assoc. International	MBE Goal:	05%
LEED Anticipated:	Silver with the possibility of Gold		

### 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 majority of the work is complete, though long lead items (main power switchgear and transformer) are not expected until mid-2025. The existing switchgear equipment remains in operation until the new equipment arrives. The work took about a month longer due to the amount of rock that was found and had to be removed. The fuel station is fully operational and the heating fuel tank has been lowered into the ground and filled. The existing oil was filtered, recycled and installed in the new tank. The abandoned tank is in the process of being decommissioned and removed.

### SCIENCE PHASE II (NEW BUILDING)

The project is to provide new space for the Biology and Chemistry departments. The building design has restarted with a reduced square footage – eliminating one floor and redistributing functions in a more

efficient manner. The cost of the building exceeds the budget and Morgan continues to explore all possible funding sources and options. The work to relocate the culvert is waiting to be awarded by the Board of Public Work (BPW). This work is necessary no matter the size of the facility.

Based on the revised size projections to meet the current demand, an additional future building must be considered. The building is nearly 92,000 NASF or 167,440 GSF too small.

<b>SCIENCE PHASE I (Demo Washington Service Center)</b>			
	<b>Appropriation</b>	<b>Obligations</b>	<b>Balance</b>
<b>Design / CM Pre</b>	1,474,000	2,034,474	-560,474
<b>Construction</b>	10,212,000	9,404,763	807,237
<b>Reverted Funds</b>			0
<b>Capital Equipment</b>			0
<b>Total</b>	<b>\$11,686,000</b>	<b>\$11,439,237</b>	<b>\$246,763</b>

<b>SCIENCE PHASE II (New Building)</b>			
	<b>Appropriation</b>	<b>Obligations</b>	<b>Balance</b>
<b>Design / CM Pre</b>	25,855,000	17,288,903	8,566,097
<b>Construction</b>	15,063,000		15,063,000
<b>Reverted Funds</b>			0
<b>Capital Equipment</b>			0
<b>Total</b>	<b>\$40,918,000</b>	<b>\$17,288,903</b>	<b>\$23,629,097</b>

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. The project is being prepared to go to BPW for approval.

#### **LAKE CLIFTON HIGH SCHOOL**

The demolition proposals are being evaluated to determine the best team. The award is anticipated for late December/early January. In addition to the demolition process, we are also working with Science and Engineering to accommodate two different grants – one for collecting weather information and the other for the Rocketry Program. Both are to last through 2025.

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

Deferred maintenance funding is typically for projects where the maintenance has been deferred and is for projects where the asset is past its useful life. It involves various types of projects across campus.

#### **ACADEMIC QUAD STEAM REPLACEMENT**

The steam work is complete and punch list work is in process as well as landscaping. This is the last report on this project.

Engineer:	RMF Engineering	MBE:	00%
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Contractor: PipeWay Construction

MBE 15%

### **WEST CAMPUS INFRASTRUCTURE**

The lot was opened in time for the fall 2024 semester. The work is substantially complete, and we are considering adjusting the entry from Hillen Road to ease the access. We are awaiting final comments from the City of Baltimore. This will be the last report for this project.

Engineer: Whitley Baily Cox Magnani (WBCM)

MBE: 00%

Contractor: Urban Zinc Contractor, Inc.

MBE: 15%

### **UNIVERSITY MEMORIAL CHAPEL**

There are three deferred maintenance projects associated with the Chapel: window restoration, roof replacement/stone work, and water infiltration. The window restoration (completed) and the roof/stone projects include partial funding from the federal Department of the Interior's National Parks Service (NPS) HBCU grant (\$500,000 each). As planned, both of these projects will exceed the grant funding; the balance is made up from deferred maintenance funds.

### **ROOF REPLACEMENT/REPAIR**

Work includes replacing the Chapel's roofs and repairing stone walls. The work will follow the requirements of NPS. The design is complete and the bid documents are being prepared.

Design: Gant Brunnett Associates

MBE: 24.74%

### **WATER INFILTRATION (TRUTH HALL/CHAPEL)**

Work is substantially complete. Punch list work is in process as well as landscaping. Work at the Chapel to correct/stabilize the structural wall for the area way is being evaluated for correction. This will be the last report for this project.

Design: Murphy Dittenhauser Architects

MBE: 58.98%

Contractor: PipeWay Construction

MBE: 30%

### **SUBMETERING (ALSO REFER TO ENERGY AND SUSTAINABILITY)**

Submeters were installed on all energy systems (electric, water, gas, steam, and chilled water) to track individual building uses to better assess building performances by adding 180 meters to campus. The trending data will allow for better management of the buildings, including maintenance, systems corrections, and use of the building, which are all related to the energy efficiency of the building. This information will also feed into the energy performance contract (EPC). The corrections for all submeters are nearing completion. This will be the last report for this work.

### **Stadium Way Slope Stabilization**

The project will correct the failing slope along Stadium Way and the Herring Run. Work will also include rebuilding portions of Stadium Way and its east sidewalks. Work is progressing well.

The first bench (the cut-in slope down to the next horizontal area) is nearly complete. As they progress, they will drive the soil nails of approximately 30 feet in length into the slope at a downward angle, approximately five feet apart. Then they concrete the slope to keep the nails and the soil in place. There will be four sets of slopes and benches until it is near the stream, where large stones will be installed to hold the remainder of the slope stable at the water level. They are 80% complete with the first bench, 50% with the second bench, and they started working on the third bench.

Several members of the Civil Engineering class expressed interest in the project; they have been invited to participate. Though they cannot make the regular meetings to include tours of the project, meeting notes and pictures are sent to help keep them informed.

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 DBM. The plan is to have the documents ready to bid by early 2025.

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

MBE: 21.30%

### **FY 2025 Deferred Maintenance**

The primary projects for FY 2025 include replacing Murphy's roof and exterior doors and adding security locks for these doors. Six million dollars was received for FY 2025. We plan to work on the request for proposal scopes this fall.

<b>Deferred Maintenance Capital FY 2020 - FY 2023, 2025</b>				<b>\$ 68,500,000</b>	
	<b>Appropriations</b>	<b>Obligations</b>	<b>Balance</b>		
	\$ 68,500,000		\$ 68,500,000		
<b>Steam Trap (Completed)</b>		\$ 1,406,398	\$ (1,406,398)		
<b>West Campus Design (Substantial Design)</b>		\$ 569,309	\$ (569,309)		
<b>Fire Alarm - Siemens</b>		\$ 1,589,889	\$ (1,589,889)		
<b>AHU 14 (Completed)</b>		\$ 851,787	\$ (851,787)		
<b>Chapel Window Grant Design (Completed)</b>		\$ 3,595	\$ (3,595)	Balance in Grant	
<b>Schaefer Auditorium Renov (Completed)</b>		\$ 593,396	\$ (593,396)		
<b>Central Heating Plant Renov - Siemens</b>		\$ 2,407,395	\$ (2,407,395)		
<b>Submeters - Siemens</b>		\$ 2,931,875	\$ (2,931,875)		
<b>Steam Manholes (Completed)</b>		\$ 675,512	\$ (675,512)		
<b>Steam Replace Academic Quad (Substantial Complete)</b>		\$ 8,615,098	\$ (8,615,098)		
<b>Chapel Roof Design</b>		\$ 69,728	\$ (69,728)	Balance in Grant	
<b>West Campus Infrastructure (Substantial Complete)</b>		\$ 5,772,737	\$ (5,772,737)		
<b>Chapel Window Construction (Completed)</b>		\$ 1,260,254	\$ (1,260,254)		
<b>Campus Wide Security (Cameras - Substantial Complete)</b>		\$ 4,373,624	\$ (4,373,624)		
<b>Steam Replace Academic Quad, Phase II*</b>		\$ -	\$ -	Operating Funds	
<b>Water Infiltration Truth / Chapel - Design</b>		\$ 278,965	\$ (278,965)		
<b>Water Infiltration Truth / Chapel - Construction</b>		\$ 1,980,665	\$ (1,980,665)		
<b>BGE Pole Replacement West Campus</b>		\$ 11,761	\$ (11,761)		
<b>Stadium Way Slope Stabilization (Construction)</b>		\$ 14,976,950	\$ (14,976,950)		
			\$ -		
<b>Total</b>	<b>\$68,500,000</b>	<b>\$48,368,938</b>	<b>\$ 20,131,062</b>		
(Operating Funding Source) - Anticipate DBM Approval to reimburse with Deferred Main. Dollars					
Boiler Plant Repairs		\$ 5,000,000	\$ (5,000,000)	Approval Received 10-30-24	
Fire Alarm Construction, Phase II		\$ 8,200,000	\$ (8,200,000)	Awaiting DBM Approval	
Murphy Fine Arts Roof, Exterior Doors, Elect Locks		\$ 5,000,000		Need to Write RFP	
Y Stairs - Replacement		\$ 850,000		Need to Write RFP	
<b>Anticipated Expenditure Balance</b>			<b>\$ 6,931,062</b>		
<b>Paid for By HBCU Funds</b>					
<b>Steam Replace Academic Quad, Phase II</b>		\$ 5,754,446			

## NON-STATE CAPITAL PROJECTS

**Hurt Gymnasium:** Hurt was one of four buildings that officially opened for the fall 2024 semester. Punch list items are still in progress. This will be the last report for this project.

Construction: Mahogany, Inc.      \$14,481,689      HCBU Funds      MBE: 37.6%

Total project renovation cost with HBCU and other funds is \$30,000,000.

**Morgan Security Fence:** The project is to start the bid process at the end of October with the goal of award in early 2025. 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 will be included along Argonne Drive.

## 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 Apts. Demolished	Closed 2022	284 Loss of Beds	No Change
TM III (Legacy Hall)	Opens 2024	604 New Beds	No Change
Baldwin/Cummings	Closed 2023/Opens 2024	84/104 Loss of Beds	72/111 New

Planned Schedule	Off Line	On Line	Current Beds	Revised Beds
O’Connell	2025	2027	205	600 approx.
Harper-Tubman	2025	2026	222	222 approx.

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

**Legacy Hall (Phase III - 604 New Beds)** MBE: 31.82% (Goal 30%)  
Phase III connects to the dining hall through their lobby. The residential area will have similar features as Phase I with the addition of a gaming room, classroom/business incubator, and lounge space on the entry level. The building opened with much fanfare for the fall 2024 semester. Punch list work continues. As a part of the project (and since the project damaged part of the practice track), the entire track is being replaced. This will be the last report for this project.

**Baldwin Hall/Cummings House:** Baldwin and Cummings both opened in time for the fall 2024 semester. Punch list and site work continues. This will be the last report for this project. It was funded with HBCU funds.

Whiting-Turner/HCM Arch CM/Design    \$33,500,000                      MBE Goal:    40%    Achieved 47.35%

**O’Connell/Harper-Tubman:** Site investigations and design have begun for both buildings via the Maryland Economic Development Corporation (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** is to have all interior walls removed and mechanical, electric, plumbing, heating, and cooling systems replaced. In addition to the interior, the courtyard and entry area will be demolished and rebuilt. Two entrances to the building will now be utilized – one from the Academic Quad (historical entry) for direct access to new administrative offices and the other across from Holmes Hall (traditional entrance) will be completely rebuilt to make it more inviting and usable.

In addition to the typical new features, other features include additional study/learning areas (various sizes), a “calming” area, and fitness area. The courtyard will allow for different usages to include casual gatherings (different sizes), classrooms, and study spaces.

**O’Connell Hall** will be demolished and rebuilt going from approximately 205 beds to 600. It will also take advantage of the serene area along the Herring Run and woods. In addition to the typical gathering spaces, lounges and fitness area, the project will include a dining facility, connection to the Academic Quad via a

bridge over the Herring Run, and outdoor and interior amenity/learning spaces. 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

### 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 to be completed in time for the spring semester of 2025. 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 contract with the design team is in place. DCM is working with Procurement to acquire the construction manager.

### MEDCO

In addition to financing and managing the Harper-Tubman and the 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).

**MCEC/Siemens:** Morgan’s partnership with the Maryland Clean Energy Center (MCEC) and Siemens is to advance Morgan’s energy and sustainability program. Components of the partnership include an EPC and several Indoor Air Quality (IAQ) contracts that also improve energy efficiency. Coordination of these projects with major capital projects is necessary to avoid conflicts and duplication of work. These projects are managed through the Office of Energy Management and Sustainability. We are working on closing out many of the open contracts.

There are 13 energy conservation measures (ECMs) with an estimated savings guarantee of \$4 million. This work includes lighting, water conservation, building envelope, demand flow, control upgrades, duct cleaning and sealing, steam trap replacement, pipe insulation, boiler plant upgrades, and a back-flow preventer replacement. This work is expected to be completed prior to the end of the year. The amount of savings anticipated requires adjustment as the assumptions for building operations had to be adjusted.

**Indoor Air Quality:** Buildings with IAQ improvements include: Murphy Fine Arts Center, Hurt Gymnasium, Residence Halls, Science (fume hoods), and the Central Heating Plant. Work involves replacing HVAC systems, adding air quality monitors, changing/controlling the airflow in fume hoods, etc. The work is substantially complete. This will be the last report for these projects.



# PROJECT PHOTOS

## HEALTH AND HUMAN SERVICES















## PHASE II NEW BUILDING



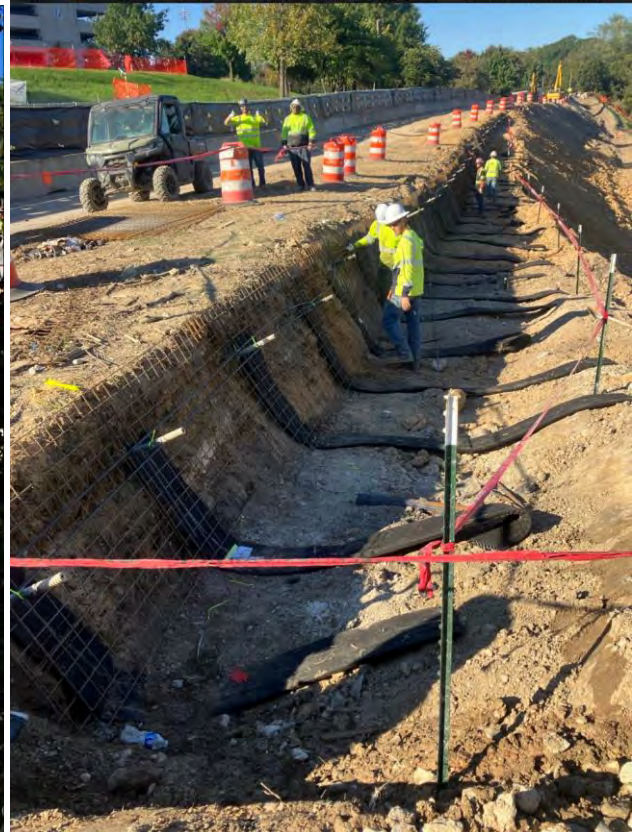
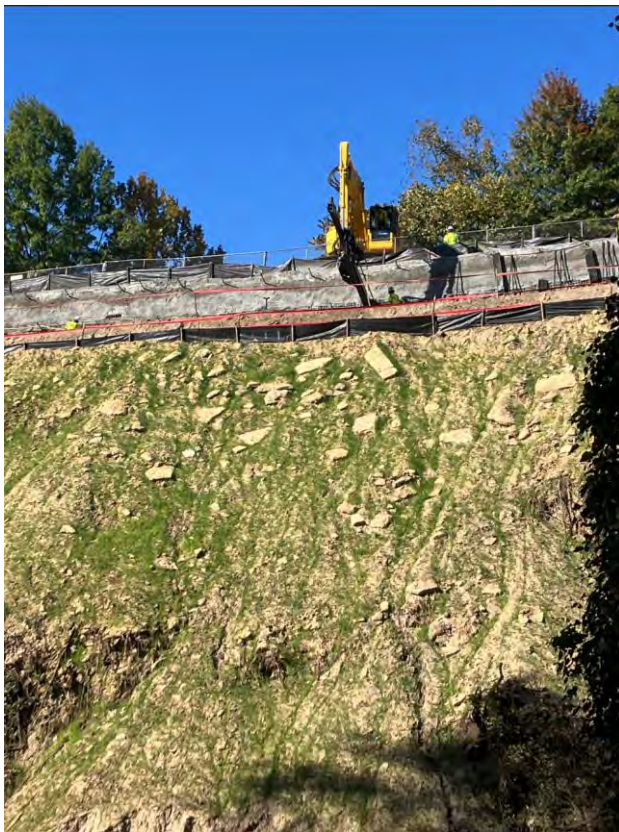


## BALDWIN / CUMMINGS GRAND REOPENING





## STADIUM WAY SLOPE STABILIZATION





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

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

**Front**





## Court Yard



**O'CONNELL (Future):  
Site Plan (Under Study)**







**Report to the Morgan State University Board of Regents – November 12, 2024**  
**Reporting Period: July 1, 2024 – September 30, 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 Several Schools;** and
- **Facilitates the Commercialization of Faculty and Student-Generated Intellectual Property.**

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 Q1 of FY25** (September 30, 2024), we had received 37 new funding commitments worth **\$50.4 million.**
  - **By October 18, 2024**, we had received **\$71M** in new funding commitments.
- We project that Research Expenditures for FY24, to be reported to Carnegie in January 2025 will exceed \$50M.

D-RED is 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 R1 research status is a true and clear path. Our aim to reach the pinnacle of university research status as R1, while still “meeting our students where they are and taking them to where they need to be” is a noble and highly achievable goal. And we will do this without “Losing Our Soul”!

### Task to Improve Identification and Classification of Carnegie Metrics

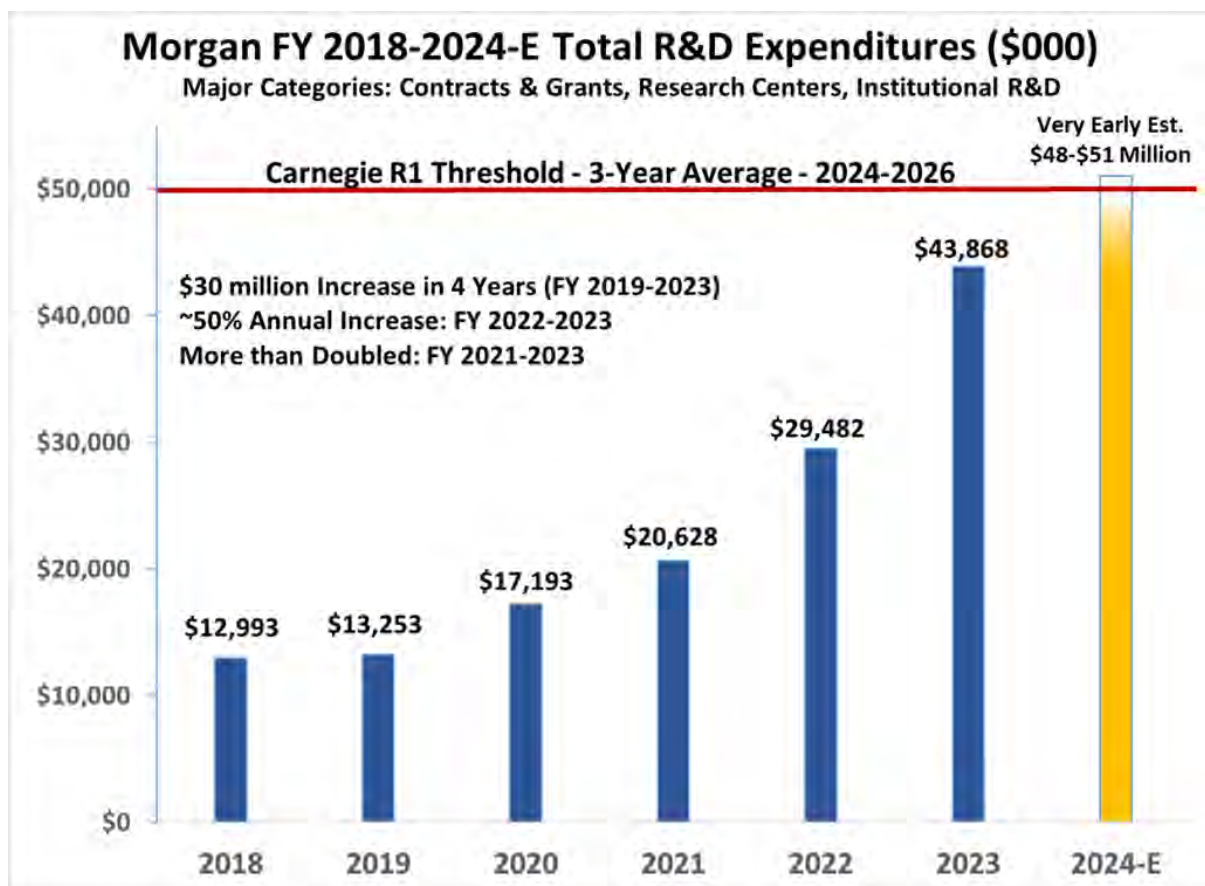
Since 2020, and parallel with Morgan’s significant increases in its Carnegie metric numbers, the D-RED R1 Team, led by Wayne Swann, has made improvements in capturing (and properly classifying) Morgan’s metric outputs and outcomes that are consistent with Doctoral Research Universities and Carnegie guidelines.

In FY 2025, we are continuing to work on three main initiatives:

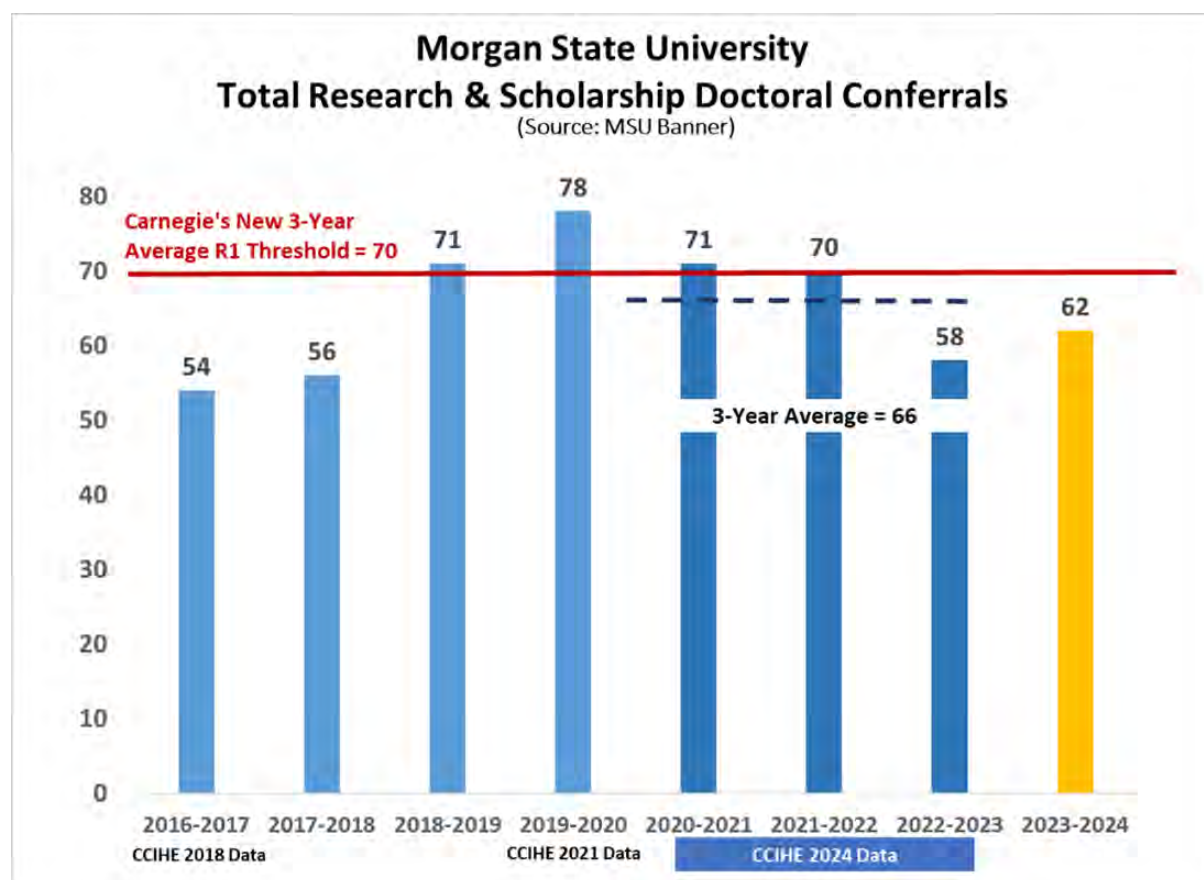
- Carnegie Metric Projection Models for 2027 and 2030: Develop and fine-tune 3-year average models for the two Carnegie R1 classification metrics: Total R&D Expenditures per Fiscal Year, and Total Doctoral Conferrals per Academic Year.
- Support R1 Metric Increases: Capture all Allowable R&D Expenditures (NSF HERD Survey).
- Reputation Enhancement: Build Morgan's reputation as a Well-Respected, Well-Recognized, and Well-Rounded (Well 3R) Carnegie Research, HBCU Institution.

### **Carnegie Metric Projection Models: 3-Year Forward Averages for 2027 and 2030**

Total R&D Expenditures: The total research expenditures for FY2024 are not yet finalized. The numbers will be finalized by the next quarterly report. The chart below shows the most recent estimates. Based on Morgan's recent trends in Grant and Contract R&D Expenditures, Institutional R&D Expenditures, and State Research Expenditures, Morgan is projected to exceed the Carnegie R1 threshold of  $\geq$  \$50 million average for the years FY 2024-2026.



Doctoral Conferrals: The most recent Morgan projection for Carnegie’s 2027 three-year average for doctoral conferrals (June 30, 2024) was 73—above the R1 threshold line. Our projected number will be updated at the end of each semester, adjusting for the number of graduates, and after the beginning of each semester, adjusting for the list of enrolled doctoral students. The significant number of new doctoral students over the past few years, is having a very positive impact on 2027 and 2030 projections. The Doctoral Conferral Model is currently being updated with the Fall 2024 total number of registered doctoral students (940 as of 9/19/2024) and is expected to significantly impact modeled conferrals for 2030. Model projections are based on historical data, and do not consider *new* initiatives to improve or accelerate conferrals of current doctoral candidates.



**Supporting R1 Metric Increases: Capture All Allowable R&D Expenditures**

This year, the R1 Team is working to automate the collection process for a major subcategory of institutional expenditures, in compliance with the NSF HERD Survey reporting requirements and documentation. The aim is to improve the overall accuracy of Morgan’s expenditures reporting. As of this writing, an increase of > \$5 million in current FY institutional expenditures is projected, based on previously unallowable estimates.

## **Reputation Enhancement: The Well-3R Project**

### **Morgan: A Well-Respected, Well-Recognized, and Well-Rounded Carnegie Doctoral Research University**

- Increase Awareness of Morgan in regional, national, and international communities;
- Highlight Morgan's Research & Education Programs as an R2 Carnegie Doctoral Research University and provide foundational support ahead of achieving R1 status; and
- Support Long-Term Increases in Carnegie Metrics through increased visibility of the institution.

#### **Well-3 2024 Phase 1:**

- Promote Morgan in six online and print publications in *Science Magazine* (broad U.S. and international reach);
- The 2024 Series: Highlights 10 Major Centers and Morgan's Institutional Profile.

The 4<sup>th</sup> *Science Magazine* article in the series was published September 27, 2024.

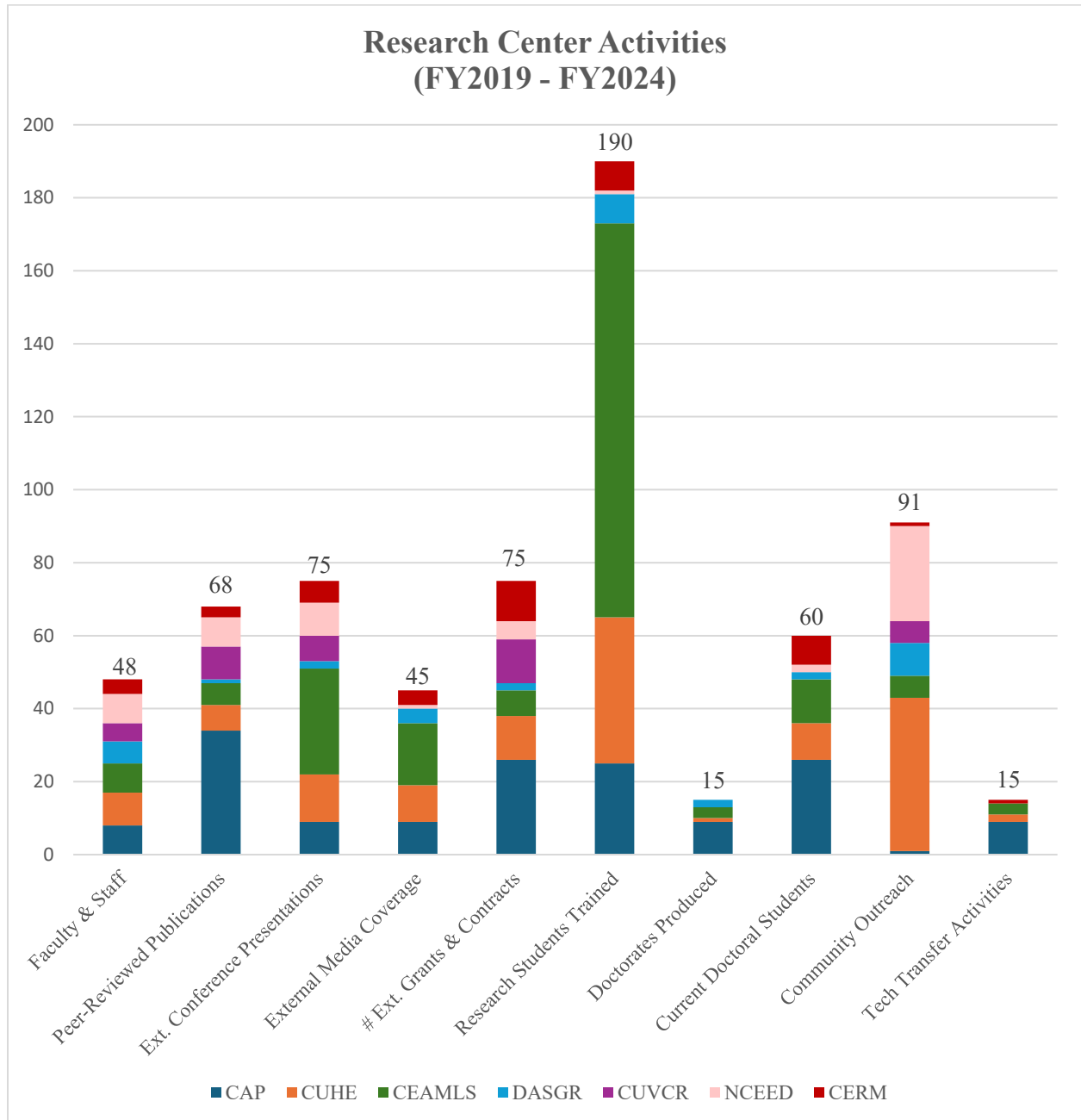


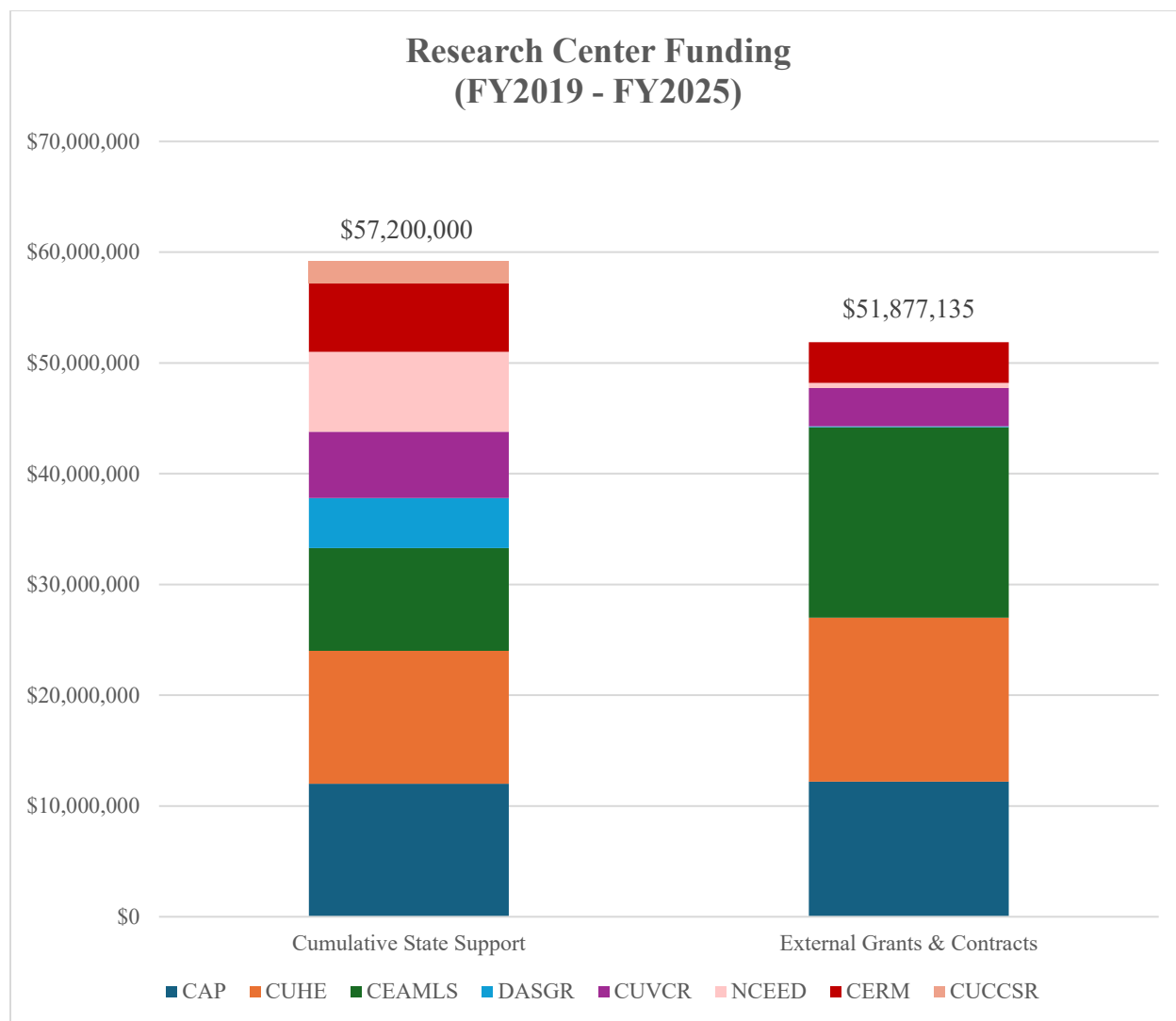
### **State-Supported Research Centers**

Morgan State University (MSU) has an annual Appropriation of **\$20.3M** from the State of Maryland to support eight Research Centers.

<b>Center</b>	<b>Director</b>	<b>Year of Inception</b>	<b>Annual State Budget</b>
<b>Cybersecurity Assurance &amp; Policy</b>	Dr. Kevin Kornegay	FY2019	\$2.0M
<b>Center for Urban Health Disparities</b>	Dr. Kim Sydnor	FY2021	\$3.0M
<b>Center for Equitable Artificial Intelligence and Machine Learning Systems</b>	Dr. Kofi Nyarko	FY2022	\$3.1M
<b>Sports Gaming and Data Analytics</b>	Dr. Ali Emdad	FY2022	\$1.5M
<b>Center for Urban Violence and Crime Reduction</b>	Dr. Von Nebbit	FY2022	\$2.0M
<b>National Center for Elimination of Educational Disparities</b>	Dr. Meria Carstarphen	FY2024	\$3.6M
<b>Center for Education and Research in Microelectronics</b>	Dr. Michael Spencer	FY2024	\$3.1M
<b>Center for Urban and Coastal Climate Science Research</b>	VACANT	FY2025	\$2.0M

## Morgan's State-Supported Centers Program at a Glance





Our second quarter report will delve more deeply into the impact that these Centers (collectively and individually) have had on Morgan State University, the State, and the Country.

## II. NEW BUSINESS DEVELOPMENT & THE OFFICE OF RESEARCH ADMINISTRATION

**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.

## Major Activities

This report summarizes activities of the first quarter of Fiscal Year 2025 (July 1, 2024 – September 30, 2024). During this period, the ORA continued its core activities, including the following:

Activity	Q1 Quantity (N)	Q1 Amount (\$)
Grant and contract proposals submitted	66	\$46.8M
New awards received	37	\$50.4M
Subawards to MSU [subset of new awards received]	9	\$1.3M
Subawards from MSU [sub-awards given to other institutions from MSU]	11	\$1.0M

- **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 help line, online, Zoom webinars, and in-person.

## Initiatives

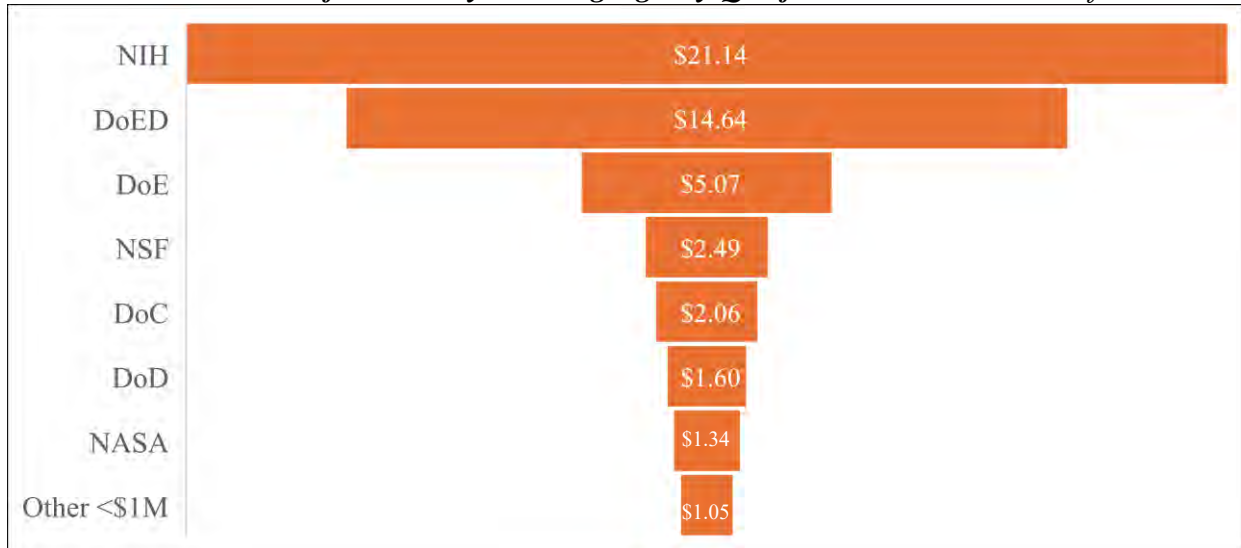
Over the past three years, the ORA has embarked on several initiatives to improve the management and reporting of grants and contracts. Some examples include:

- **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 **38 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 scheduled 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-trainings are then made available on the ORA website and publicized widely.
- **Substantially enhancing the ORA website:** The website is now highly informative and includes material for all monthly seminars, weekly seminars, PI Handbooks, e-trainings, and much more.
- **Generating databases for university grant and contract submissions, new commitments, grants and publications, and citations:** These databases are regularly updated by the ORA staff.
- **Established an “ask.ora” email:** ORA responds very quickly to all questions about grant management sent to this email address.

## Proposal Submissions & New Funding Commitments

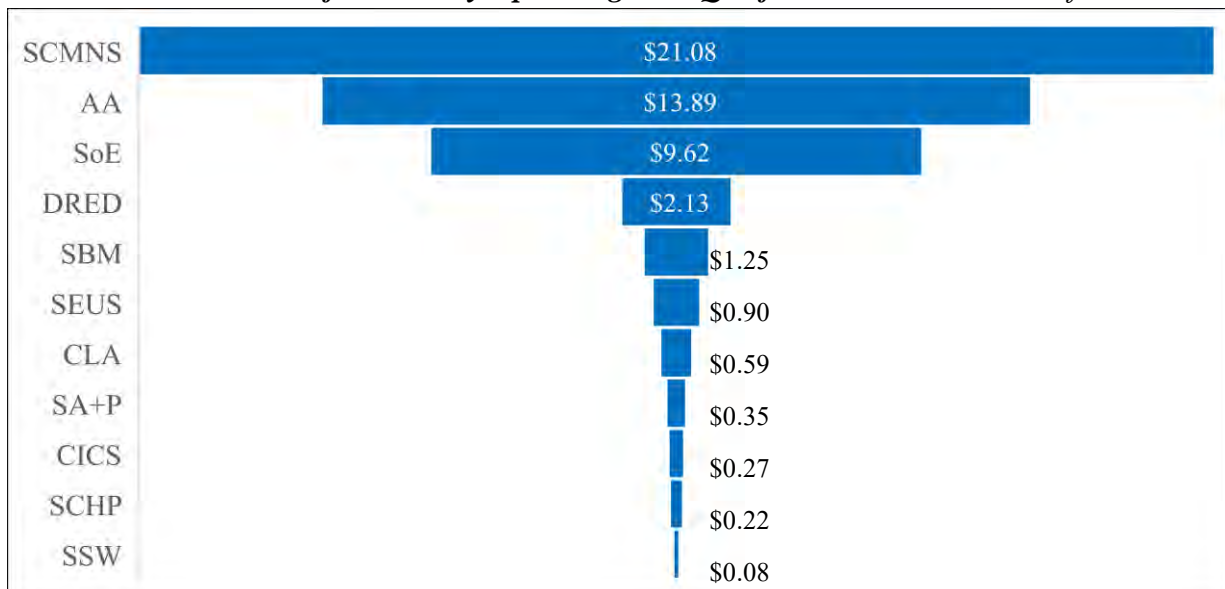
In Q1 of FY 2025, the ORA reviewed and submitted **66 proposals** with a total requested amount of **\$46.8 million**. In Q1 of FY 2025, MSU received **37 new funding commitments** worth **\$50.4 million**.

*Table 1. Total Amount of Awards by Funding Agency Q1 of FY 2025, in millions of dollars*



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

*Table 2. Total Amount of Awards by Operating Unit Q1 of FY 2025, in millions of dollars*



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

*Table 3. Largest Awards for Q1 of FY 2025, in millions of dollars*

PI	Unit	Amount	Duration	Area	Agency
<b>P. Tchounwou</b>	SCMNS	\$20.9M	5 years	RCMI	National Institutes of Health
<b>S. Johnson</b>	AA	\$13.9M	1 year	Title III	Dept. of Education
<b>S. Egarievwe</b>	SoE	\$5.0M	5 years	Nuclear Engineering	Dept. of Energy

### 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.

#### **Q1 of FY25 Accomplishments:**

- Coordinated Institutional Review Board (IRB) functions and processed for review a total of 46 human subjects research protocols from faculty and students. Of those, 28 were initial submissions and 18 were resubmissions, renewals, or amendments.
- Offered two training sessions on research ethics to undergraduate and graduate students and faculty focusing on "Human Subjects Research & CITI Training Requirements (IRB and RCR)."
- Provided individualized faculty training, as needed, on the PIVOT-RP and SPIN electronic platforms, respectively, to facilitate proactive identification of research funding opportunities, as well as potential research collaborators within and outside of Morgan. Faculty conducted 833 unique searches in PIVOT-RP, and 80 have registered to use SPIN.
- Received a sub-award of \$571,813 over five years for an NSF-sponsored collaborative initiative with UMBC for: “Building Capacity to Manage RISC: Investing in Research Integrity, Security, and Compliance.”

- Partnered with the University of Alabama at Birmingham (UAB) and several Predominantly White Institutions (PWIs) and Minority Serving Institutions (MSIs) in a \$2.8 million NSF grant to create an undergrad research administration and compliance curriculum. This is a national project to advance participation and expertise in the research administration/compliance career track.
- Developed and published Procedures for Financial Conflict of Interest (FCOI) disclosures and management in sponsored research.
- Implemented the iThenticate platform for plagiarism detection in research proposals, as well as the Visual Compliance platform for automatic detection of sanctioned entities or persons in research collaborations.
- Developed a standard operating procedures (SOPs) manual for the Institutional Review Board to be implemented in Q2. These manuals are intended to facilitate knowledge transfer and cross-training for new and existing Research Compliance staff.

#### **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.

##### **Q1 of FY 2025 Activity and Accomplishments:**

###### **Ten Highlights:**

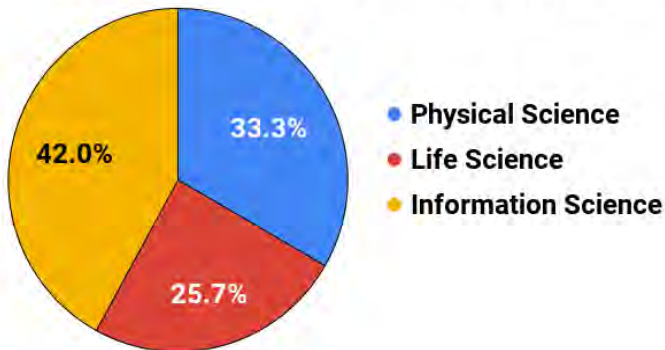
1. Documented six Morgan innovations from faculty/staff with four awaiting final signatures.
2. Prepared and filed three U.S. Provisional Patent Applications and three U.S. Utility Patent Applications.
3. Awarded two U.S. Patents by the USPTO; one was allowed.
4. Bestowed four Innovation Works I-GAP Seed Grant awards to Faculty—positioning Morgan innovations for R&D and technology commercialization grant funding.
5. Supported commercialization and partnership initiatives: based on Morgan intellectual property; I-GAP commercialization projects; and business partnership technology development proposals: TEDCO/Maryland Innovation Initiative, Maryland Industrial Partnerships, and SBIR/STTR grants.

6. Led Morgan I-Corps: A new I-Corps rolling cohort program allows teams to participate with flexible scheduling. Birol Ozturk and team, Quantum Sensor, graduated from this new program. A second Morgan team has qualified for National I-Corps—Ziping Wang and team, Supply Chain. The VentureWell Project was completed over the summer with four teams of interns from Morgan and University of Maryland, College Park. The teams assessed inventions from their respective schools' technology transfer offices in advance of applying to the National I-Corps Program.
7. Expanded the Insights Series: Innovation, Intellectual Property, and Technology Transfer, with an OTT Pizza and Patents luncheon session in support of the SMARTER Center. OTT has supported the Center's technology transfer matching requirements under the grant since its inception, with both directed funding and in-kind support.
8. Continued the Well-3R Project with a 4<sup>th</sup> publication in Science Magazine: "*A global look at Earth science.*" The article featured GESTAR II, the PEARL, and mentioned the new Center for Urban and Coastal Climate Science Research.
9. Planned Morgan's portion of the Greater Baltimore Committee's (GBC) U.S. Economic Development Administration Tech Hub Site Visit to Morgan. Tech Hubs Program Director Eric Smith's visit featured Hub-Centric Morgan innovations, research centers, and technology commercialization efforts. As the lead institution for the GBC regional Anchor Innovation Hub, the visit generated significant local press and TV coverage for Morgan.
10. Maintained development of a Morgan Science and Technology Capabilities and Skills (SATCAS) database under the 5-year, \$9 million, Navy R2-R1 Grant (see below).

### **Innovation, Intellectual Property and Technology Transfer Performance Metrics**

OTT currently manages an IP portfolio of 237 innovations. On average, OTT continues to: receive a new Intellectual Property Disclosure every 12 days, file new U.S. Patent Applications at a rate of 30 per year, facilitate U.S. patent Awards at a rate of ~1/month, secure Technology Transfer Agreements, and facilitate new start-ups at all-time highs. See portfolio data below:

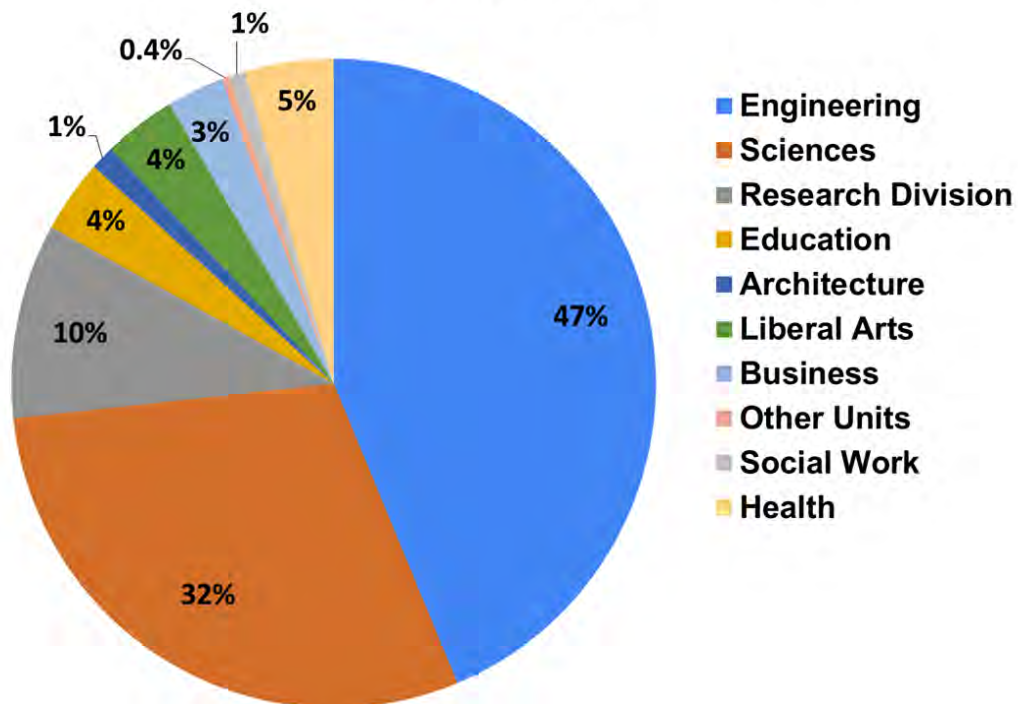
**Morgan Intellectual Property Disclosures by Type**



### Innovation Portfolio

- 237 Innovations (IPD)
- One New IPD per 12 days
- >30% Incl. Student Inventor
- >90% Minority Inventor
- 34 Different Dept./Units.

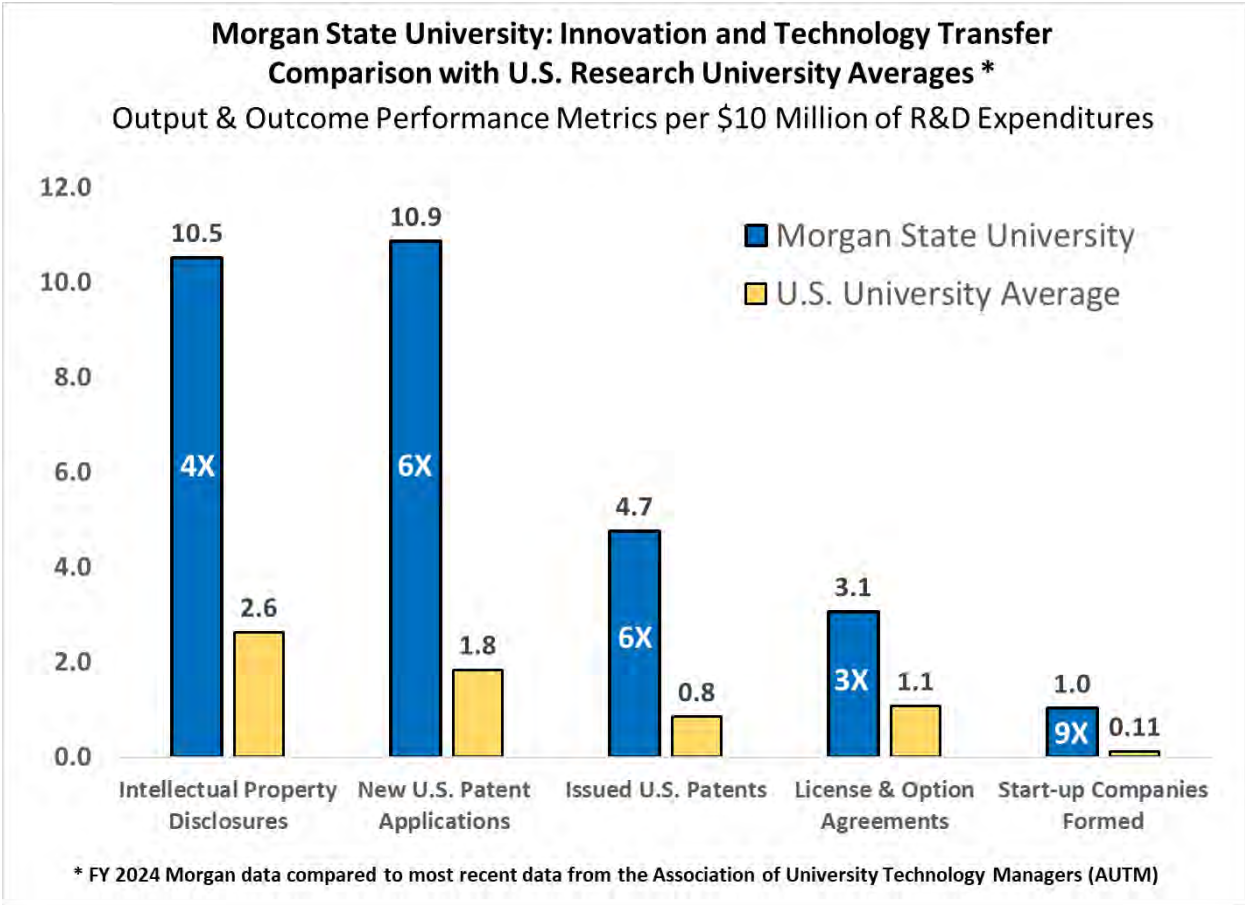
**Morgan Intellectual Property Disclosures by School/Division**



### **Additional Information about Morgan Patents**

#### **How Morgan Measures up to U.S. Research Universities: Metrics per R&D Expenditures**

The chart below provides an updated view comparing Morgan innovation and tech transfer output and outcome metrics relative to the averages for U.S. research universities—per research expenditures (input). Morgan comparative productivity, indexed on a dollar-for-dollar basis.



2023: Morgan Ranked in Top 100 of U.S. Universities Awarded U.S. Utility Patents.

Morgan #1 HBCU in U.S. Utility Patents Awarded in 2023: Most ever to a HBCU.

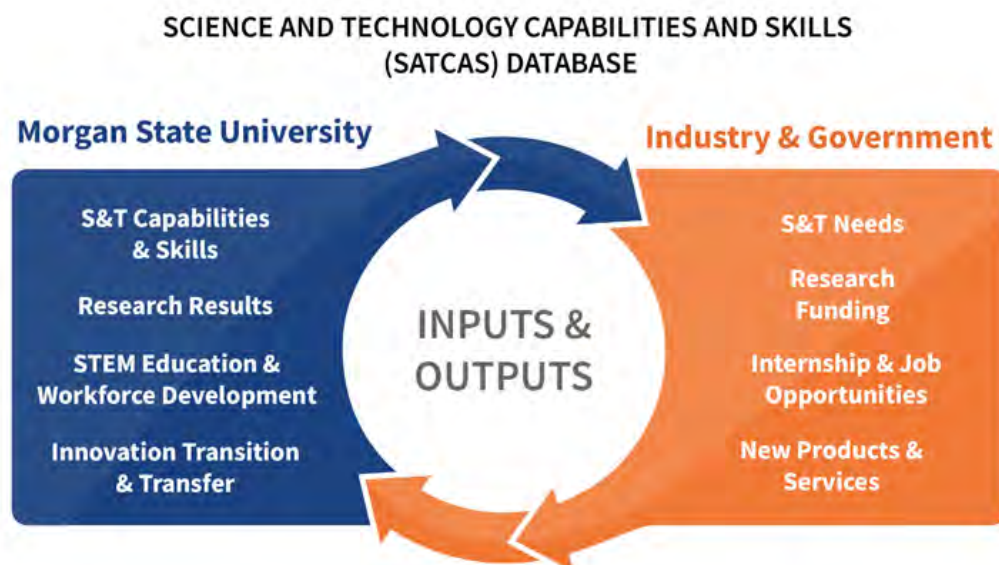
38 Patents in Morgan's U.S. Utility Patent Portfolio

Awarded 23 U.S. Utility Patents in the Past 21 Months.

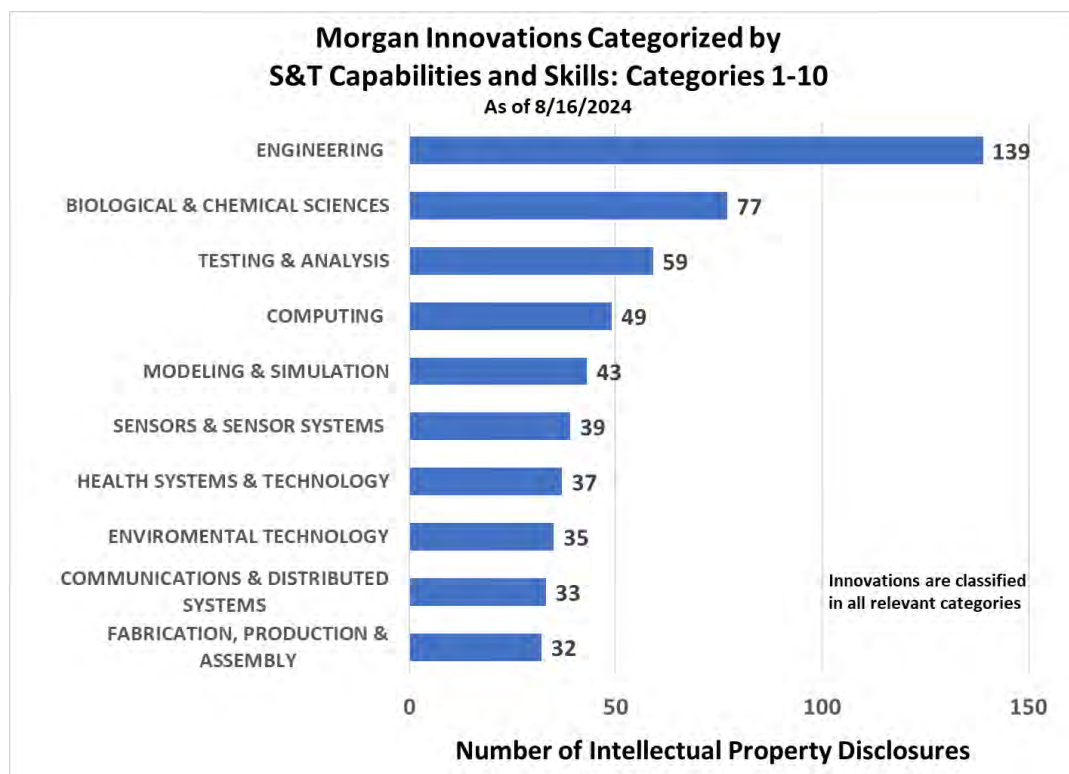
Current Pipeline: 45 U.S. Utility Patents Pending.

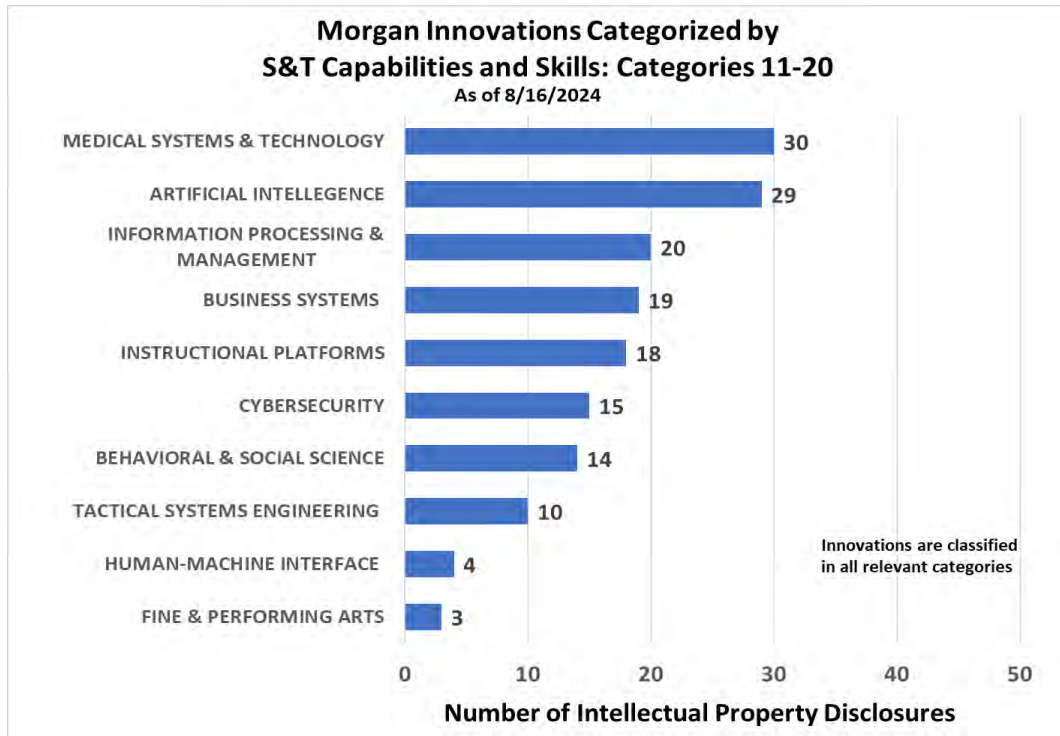


**Supporting Research Capacity and Capability: Morgan SATCAS Project**  
Initiated under U.S. Navy's \$9 Million Grant to Move Morgan from Carnegie R2 to R1, the following charts provide current data collected for Morgan's SATCAS database of Science and Technology Capabilities and Skills.

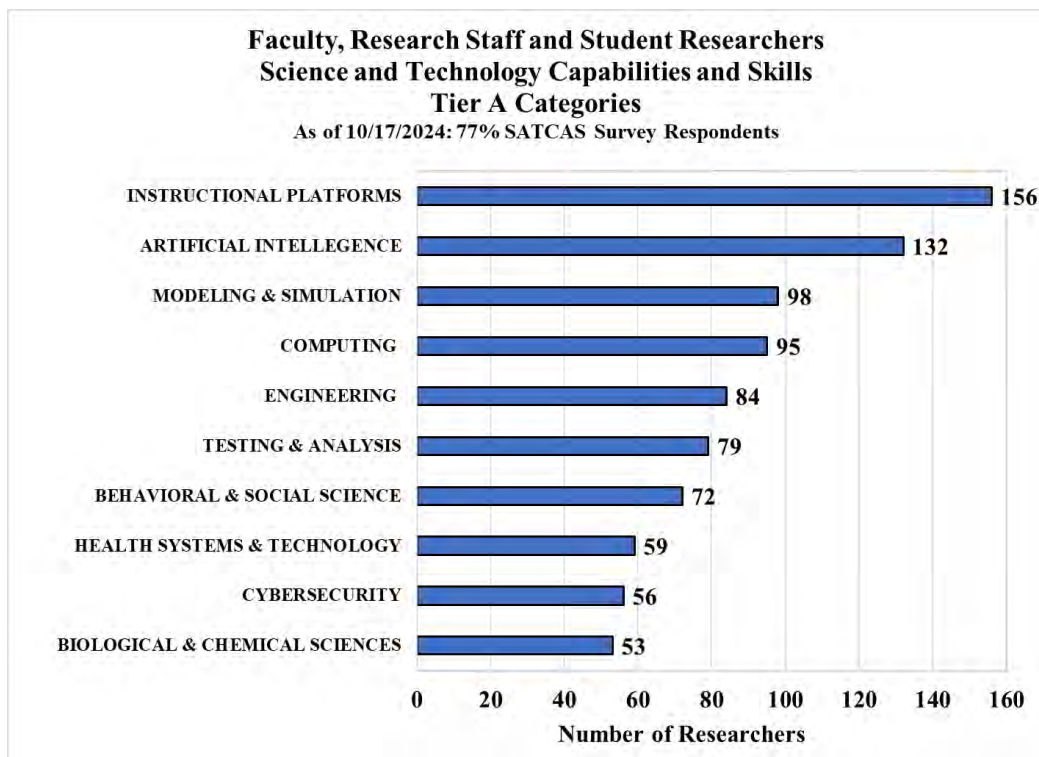


The first set of charts below shows the categorization of Morgan IP Disclosures by the 20 major SATCAS categories (the 100 subcategories are not shown here).



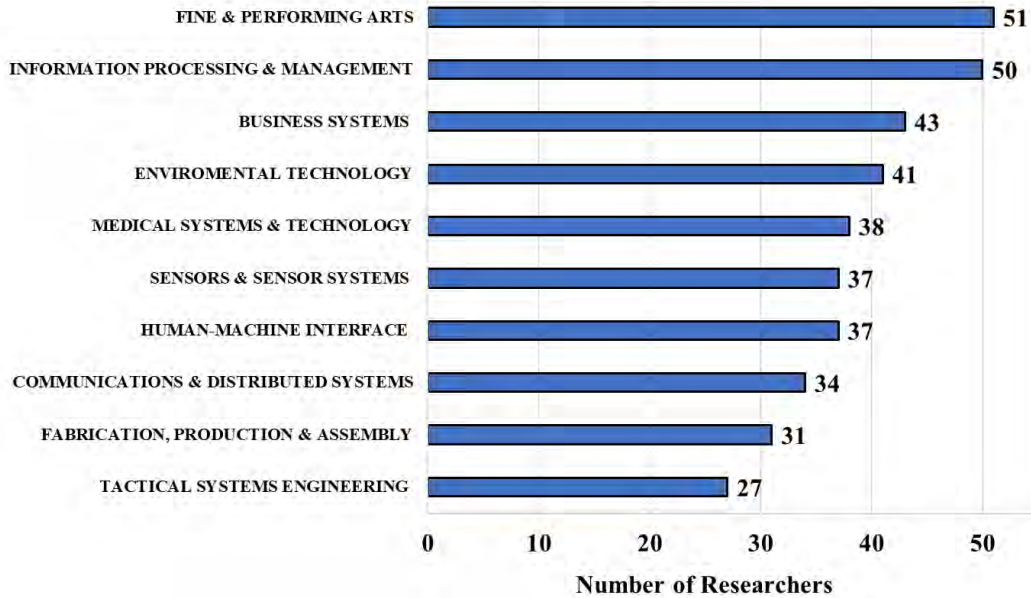


The second set of charts below shows the SATCAS data for Morgan Faculty, Research Staff and Student Researchers. The third set provides examples of SATCAS subcategories for Artificial Intelligence and Cybersecurity. As of this writing, the survey response/participation rate is 77%.



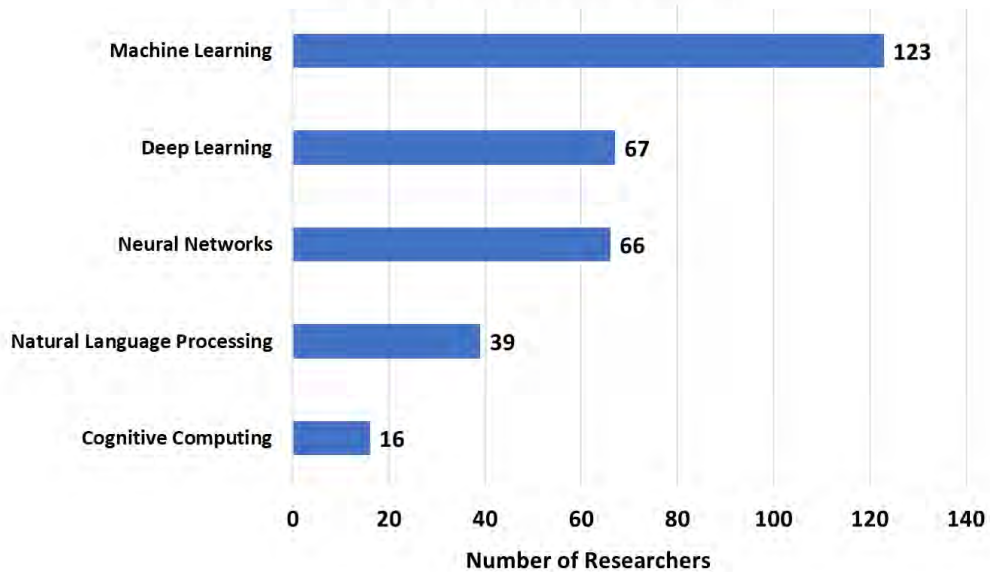
**Faculty, Research Staff and Student Researchers  
Science and Technology Capabilities and Skills  
Tier B Categories**

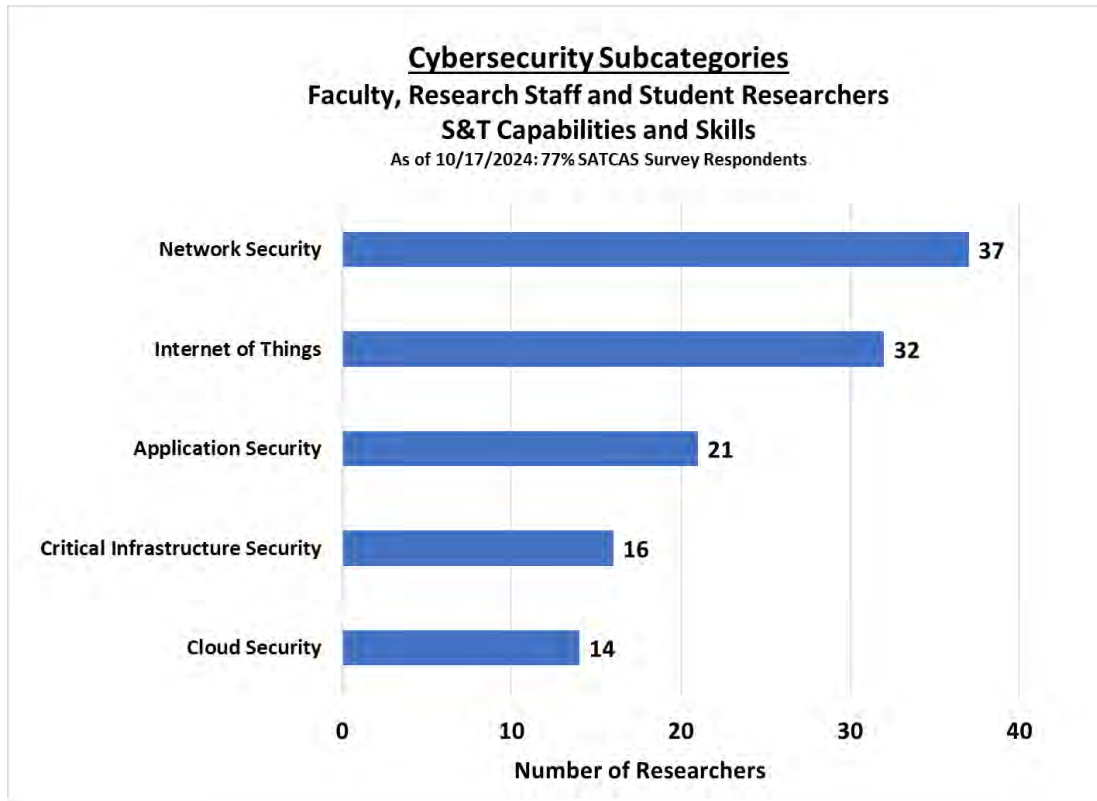
As of 10/17/2024: 77% SATCAS Survey Respondents



**Artificial Intelligence Subcategories  
Faculty, Research Staff and Student Researchers  
S&T Capabilities and Skills**

As of 10/17/2024: 77% SATCAS Survey Respondents





## V. GESTAR II

**The GESTAR II collaboration with UMBC continues to be a vibrant, productive partnership**, with Morgan playing an active role in day-to-day operations across the cooperative agreement. Recently, UMBC issued a modification to the GESTAR II subaward officially extending the period of performance to November 11, 2026.

**The two-year funding extension from NASA adds an additional \$20 million to the value of GESTAR II for Morgan bringing the five-year total to \$48 million.**

**Morgan's GESTAR II personnel count is holding steady at 46 researchers.** By contrast, at the end of GESTAR I (in our partnership with USRA), the number of GESTAR researchers assigned to Morgan had dropped from 40 to 18. Two veteran researchers, Drs. Mei Han and Gouyong Wen will be resigning and retiring, respectively, in October. Drs. Elizabeth Ultee and Viral Shah have been hired to fill those two slots. GESTAR II expects to hire at least one additional researcher in Q2.

**Three students completed the summer as GESTAR II undergrad student researchers** working with GESTAR II mentors at Goddard Space Station Center. The GESTAR program office at Morgan facilitated summer participation at Goddard for one student each from remote partners Arizona State, Colorado State, and Penn State.

## VI. PEARL: Patuxent Environmental and Aquatic Research Laboratory

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.

### Activities & Accomplishments

#### **B.S. in Coastal Science & Policy**

It's exciting to report that **the B.S. in Coastal Science & Policy has officially kicked off this Fall 2024**, with PEARL's Education Coordinator, Dr. Amanda Knobloch, teaching the introductory course: "Introduction to Coastal Science & Policy." PEARL played a key role in developing the Coastal Science and Policy bachelor's degree program to prepare students to *study, manage, and protect coastal resources* through transdisciplinary science and policy coursework. The new degree was approved by the Maryland Higher Education Commission in 2022, and this summer the B.S. passed through a final curriculum review by Morgan's School of Computer, Mathematical and Natural Sciences.

**PEARL scientists served as dissertation chairs for four Morgan State Bioenvironmental Sciences PhD program graduate students who successfully defended their dissertations this Fall.** These students are now in the final stages of making revisions and corrections before graduating from Morgan State's Bioenvironmental Sciences program this Fall. These students develop highly specialized toolkits in ecological modeling, shellfish genomics, chemistry, and the human dimensions of wildlife management. Two students, Shivish Bhandari and Abubakar Ringim, lived on-site at the PEARL laboratory for the past 3 years to more effectively engage with their research. The upcoming graduation of these students is a reflection of the progress PEARL has made in supporting graduate-level education at Morgan.

**There are currently 12 graduate students financially supported through PEARL external research projects.** As little as seven years ago, there were zero graduate students mentored by PEARL staff. At that time, PEARL personnel made a strategic decision to refocus efforts on supporting Morgan State graduate education. While the four aforementioned students will shortly be moving to other career opportunities, three new Morgan graduate students have joined the PEARL team this Fall, keeping the pathway open for the next generation of Morgan graduate students.

### **Blue Catfish**

The Blue Catfish is an invasive species in the Chesapeake Bay causing substantial environmental and economic harm. Two new PEARL research efforts are exploring their environmental and economic impacts.

- **Project 1:** “Coproduct research to Control Invasive Blue Catfish in the Chesapeake Bay” (NOAA; \$500k; 2 years; PI Dr. Tom Ihde)
- **Project 2:** “Determine recreational angler spending related to the recreational harvest fishery for blue catfish” (MD DNR; \$75k; 2 years; PI Dr. Scott Knoche)

### **Summer Internship Program**

For the 2024 Summer Internship Program, the Morgan State **PEARL hosted 11 interns** from diverse backgrounds, including three students from Morgan. Three interns worked with the Aquaculture Program, three with the Biogeochemistry Program, one with the Ecology-Microplastics Program, two with the Ecology Program, and two on the Blue Crab Survey. Each intern had the opportunity to present the results of their internship via a conference-style oral presentation at the Summer Intern Symposium in early August.

**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 carry out their respective responsibilities

**Effective Tech Transfer and Intellectual Property Management**





**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, November 11, 2024





A photograph of a modern, multi-story building with a glass facade and a sign that reads "MORGAN". The building is surrounded by greenery and a blue sky with clouds.

# Morgan State University Foundation, Inc.

## Financials FY25\*

\*7/1/2024 – 9/30/2024

	FY24	FY23
<b>Contributions</b>	\$3,472,313	\$3,807,255
<b>Loss on Investment Gain/(Loss)</b>	\$4,751,052	(\$3,912,993)
<b>Total Net Revenue</b>	\$8,633,499	\$457,004



**Total Investments:**

**\$118,218,407**

(Includes CDs in Black Owned Banks)



**Total Assets:**

**\$170,251,400**



## Office of Development

**\$15M**  
Fundraising Goal FY25

**\$3,372,156**  
Total Raised Year-to-Date



**\$7,368,916**

Total in FY25 Pipeline  
as of 10/24/2024

Corporations, Foundations and  
Major Gift Prospects

# Largest Gifts for Q1 (July-Sept.)

- Andrew Mellon Foundation - **\$600,000** for James E. Lewis Museum
- Henry Luce Foundation – **\$400,000** Religion in the City
- Kevin & Stacy Kelly -**\$300,000** – Endowment
- Goldman Sachs-**\$291,935** for 10,000 Small Businesses
- Alt Finance- **\$250,000** –School of Business
- Wells Fargo – **\$200,000** for Affordable Student Housing

# New Endowed Chairs/Professorships on the Horizon

In alignment with Goal 2 of the University's strategic plan; transformation Morgan 2030, we have several endowed chairs/professorships in the pipeline:

- **Magic Johnson Enterprises \$1M** in support of entrepreneurship program within the School of Business.
- **International Foundation of Telemetering \$1M** in support of Wireless Networks and Security Research. Potential match gift from the Department of Commerce of \$1 million.





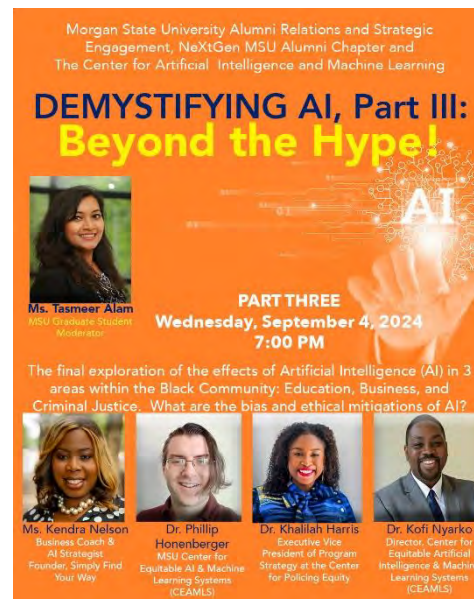
## Year-to-Date Alumni Participation Rate (Year Over Year Comparison)

	FY25	FY24
<b>APR</b>	3.39%	4.53%
<b>Total Given</b>	\$587,045	\$569,416
<b># of Donors</b>	1,125	1,502
	<b>Goal: 13%</b>	<b>Total: 12%</b>

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 Engagement

A variety of successful engagement opportunities designed to engage different segments of alumni.





# Morgan on the Vineyard 2024



- Growing in popularity opportunity to meet and network with high-net-worth alumni
- Over 150 alumni and friends attended the multi-day events including the Simms Happy Hour, group fitness activity, beach party and other events
- The featured event—the *President's Reception* had over 200 guests in attendance



## \$204,117

Total Raised  
Record fundraising total



# Campus Celebrations

## New and Renovated Buildings



Including the Grand Opening and Re-Opening of the following:

- Edward P. Hurt Gymnasium
- Baldwin Hall
- Cummings House
- Thurgood Marshall Hall
- Legacy Hall
- The Health and Human Services Center

# Campus Grand Openings

The Division of Institutional Advancement successfully organized six grand openings to celebrate new buildings and reopened facilities





# Campus Celebrations

## New and Renovated Buildings



Guests enjoyed interactive tours of each state-of-the-art building and engaged with students and faculty to learn about the activities planned for these dynamic living and learning spaces.

## Campus Grand Openings

The event spanned from August to October and welcomed alumni, donors, elected officials and other stakeholders





# 2024 Scholarship Luncheon

- The annual Scholarship Luncheon recognized the scholarship awards that were given during the **2023/2024 academic year**
- **150 donors** and **90 students** were in attendance
- We highlighted our **donors, SECU Foundation and Kevin and Stacy Kelly**, for their impactful philanthropic support





# 40<sup>th</sup> Annual Homecoming Gala



**Attendees:** 942

**Net Revenue:** \$1,449,875 (includes \$1M pledge from Magic Johnson)

**Expenses:** \$249,936 (includes enhanced elements for 40<sup>th</sup> anniversary)

**Net Profit:** \$1,199,938

## Gala Enhancements:

- Enhanced decor completely transformed facility
- VIP Reception returned
- Added a student jazz band
- Added photo booths, and video testimonials
- Program booklet reintroduced after a few years
- Magic Johnson's announcement of \$1,000,000 gift
- Collected nearly \$25,000 through checks and online donations on the night of event



# Office of Public Relations & Strategic Communications

## Q1 Activities and Highlights





## Generating News About The National Treasure!

- For the reporting period, OPRSC composed and **promoted 14 news releases and/or newsroom features** touting university achievements, faculty and student honors, and academic and research milestones — Sampling shown below:



Morgan State University  
Research Grant Funding  
on Pace to Reach \$100M  
Annual Target



Mellon Foundation  
Continues Support of  
Morgan State University  
Arts and Humanities  
Efforts, Awarding  
\$710,000 in New Grants



Morgan State University's  
Rising Nursing Program  
Receives 10-Year  
Reaccreditation



Morgan State University  
Named Fulbright HBCU  
Institutional Leader for 5th  
Straight Year as Faculty  
Members Receive  
Fulbright Awards



Astronaut Scholarship  
Foundation Names  
Morgan State University  
Student as 2024 Astronaut  
Scholar



# Media Relations

## Fall 2024 – Record Enrollment, New Student Housing

- The new academic year brought significant, record milestones that fueled media exposure central to OPRSC's PR and media relations strategy
- Morgan's **Record Enrollment** and **New Student Housing** appeared on local television, online, and print media, generating 87 stories and **amassing more than 71 million gross impressions**.
- WMAR-TV ABC 2, WBAL-TV NBC 11, *INSIGHT Into Diversity*, *Inside Higher Ed*, *The AFRO*, *MHN: Multi-Housing News*, and *Diverse: Issues in Higher Education* were among the media outlets that featured stories about student enrollment and new student housing at Morgan.

### Morgan State University adds new housing to keep up with rising enrollment



In 2022, Morgan State University saw a spike in enrollment numbers like it had never seen before, and since then, each year the number continues to grow. Enrollment in 2022 was around 8,000 students; this year, they have over 10,000 students enrolled in classes. So the university is making some room for the growth in the number of new students.



**How to watch WMAR-2 News on streaming devices**

### Morgan State University opens 3 residence halls with record enrollment numbers expected



# The Foremost Authority on AI

- Generating exposure for Morgan’s innovative research in AI and Machine Learning equity and positioning faculty researchers as subject matter experts were focal points
- Results included placements in *The Baltimore Sun*, *The Daily Record*, WMAR-TV ABC 2, and a premium sponsorship of the HBCU Research AI & Tech Summit



Full-Page Sponsorship Ad



SCIENCE & TECHNOLOGY | SEPTEMBER 05, 2024

**Maryland Officials Approach AI with Caution: 'As a Government, We Don't Beta Test'**

As artificial intelligence rushes to the mainstream, local governments and engineers have already found some efficiencies. Dr. Kofi Nyarko, a professor in the Department of Electrical and Computer Engineering at Morgan State University, provides some insight.



SCIENCE & TECHNOLOGY | SEPTEMBER 24, 2024

**Morgan State Students Test Autonomous Wheelchair That Uses AI**

Morgan State University transportation and electrical engineering students are testing their autonomous wheelchairs to transport passengers from the parking lot to the gate at BWI.



SCIENCE & TECHNOLOGY | AUGUST 07, 2024

**How MD Universities Are Investing in the Expanding AI Workforce**

Across Maryland, many higher education institutions have launched new programs to help students learn about the expanding AI workforce.





# Public Health Equity Advocacy

- Morgan’s School of Community Health and Policy (SCHP) is at the epicenter of maternal and infant health equity
- OPRSC supported SCHP and the Health Resources and Services Administration (HRSA) press conference at Morgan
- Increased exposure for SCHP’s five-year, more than \$11-million HRSA grant establishing a Maternal Health Research Network



GRANTS | JULY 31, 2024

## Baltimore Hosts Maternal Health Tour; Morgan State Receives Grant to Research Maternal Health

In January, the head of the Health Resources and Services Administration launched a yearlong initiative to address maternal mortality and reduce maternal health disparities.

## Morgan State leads national research on maternal health initiatives



Reducing Maternal Health Disparities

By Karia Burnett  
(Photo) (Photo) Aug 26, 2024

BALTIMORE — For every dance party, snack time and baby breakdown, mom of 2 Gladys Qualls is the anchor for her little ones. However, she hasn't always had the support she needs.

"The depression started to set in when the dishes started to pile up, when the clothes were not being washed. I realized I was not feeding myself," said Qualls.

During her second pregnancy, she felt unheard in the delivery room. That isolation continued when she couldn't find resources for single mothers.

"It's like a tug of war. You're pulling and fighting where it shouldn't really be a fight," said Qualls.

Programs like Baltimore Healthy Start offer wrap around services for mothers, in a country that has the highest maternal death rate among developed nations.

"I know a lot of other mothers not wanting to go to hospitals because they just now how quick that power is being taken from them."



NEWS > HEALTH

## Morgan State University leads nationwide, federally funded research on maternal health disparities



Lisa Henson holds her 2-month-old daughter, Shiloh, while participating in a roundtable discussion on maternal health at Morgan State University hosted by the



Yvonne Brimmer, center, a professor of behavioral health science at Morgan State's School of Community Health & Policy, speaks during a roundtable discussion on maternal health hosted by the Health Resources and Services Administration (Jerry Jackson/Staff)



Carole Johnson, administrator of the Health Resources and Services Administration, talks with Morgan State University President David Wilson at the start of a roundtable discussion on maternal health (Jerry Jackson/Staff)

## Special Projects & Publications

# Highlights for the Reporting Period

- Morgan Magazine



[View](#)

Digital Flipbook Publication

- Alumni News Fall/Winter 2024



“Scan” above or “Click”  
below to view **MM+** (Morgan  
Magazine’s online  
companion with exclusives

[View](#)



[View](#)



# Highlights for the Reporting Period

- OPRSC supported the series of new and newly renovated building grand openings and ribbon-cutting ceremonies in the planning and execution of the events, as well as developing collateral



**Edward P. Hurt Gymnasium**  
**Grand Reopening Ceremony**

Monday, August 19, 2024, 10 a.m.  
Morgan State University  
Morgan Commons



Hurt Gymnasium, completed in 1950, is a two-story building named in honor of the late, great Edward P. Hurt, who served Morgan as head coach of the football, basketball and track teams, as athletic director, and as a professor and instructor. Hurt Gym was the home of Morgan's men's basketball team from 1950 until 1964. The gymnasium was the venue for the first intercollegiate basketball game played in the U.S. south of the Mason-Dixon line, which took place Feb. 12, 1952, when the Bears hosted the Loyola College Maryland Greyhounds.

**HEAD COACH • FOOTBALL • BASKETBALL • TRACK TEAMS**



SCAN QR CODE TO LEARN MORE ABOUT THE ALL-NEW HURT GYM



THE MORGAN STATE UNIVERSITY ATHLETICS DEPARTMENT AND PRESIDENT DAVID K. WILSON

*Cordially invite you to the Opening of the newly renovated Edward P. Hurt Gymnasium*

Friday, August 19, 2024, 10 a.m. to 12 noon  
E. Cold Spring Lane, Baltimore, MD 21251

Morgan Commons  
(Partnership between Earl S. Richardson Library, University Student Center, Tyler Hall and Hurt Gymnasium)

RSVP to [SpecialEvents@morgan.edu](mailto:SpecialEvents@morgan.edu) or call 443-855-3002

Hurt Gymnasium, completed in 1950, is a two-story building named in honor of the late, great Edward P. Hurt, who served Morgan as head coach of the football, basketball and track teams, as athletic director, and as a professor and instructor. Hurt Gym was the home of Morgan's men's basketball team from 1950 until 1964. The gymnasium was the venue for the first intercollegiate basketball game played in the U.S. south of the Mason-Dixon line, which took place Feb. 12, 1952, when the Bears hosted the Loyola College Maryland Greyhounds.

Hurt Gymnasium Grand Reopening Invitation and Program



STUDENT LIVING AT MORGAN, REIMAGINED

THE MORGAN STATE UNIVERSITY BOARD OF REGENTS AND PRESIDENT DAVID K. WILSON

*Cordially Invite You to the New and Newly Renovated Residence Halls Grand Openings*

Friday, September 20, 2024, 10:00 a.m.  
Morgan State University  
Morgan Commons

Common area between Earl S. Richardson Library, University Student Center, and Cabin and Time Tyler Hall. Shade Available from Morgan Commons to Legacy Hall.

Kindly RSVP on or before September 13, 2024, to [SpecialEvents@morgan.edu](mailto:SpecialEvents@morgan.edu) or call 443-855-3002.

MORGAN STATE UNIVERSITY



Legacy Hall  
(2024-2025)



Thurgood Marshall Hall  
(2024-2025)



Cummings House  
(2024-2025)



Baldwin Hall  
(2024-2025)

**New and Newly Renovated Residence Halls Grand Openings Ceremony**

September 20, 2024, 10:00 a.m.  
Morgan State University  
University Student Center Theater

With its opening during the COVID-19 pandemic in August 2022, Thurgood Marshall Hall became the first student residence facility built on the campus of Morgan State University in more than three decades. The construction of the 10-story, 660-bed residence hall on the South Campus was an early step in a strategic initiative to prepare Morgan for an anticipated, record-breaking surge in student enrollment that is now in full effect.

Today, as Morgan welcomes an all-time-record 10,000 students to the university, we properly celebrate Marshall Hall's opening as well as the premiere this semester of three other student residences: the new, 12-story, 604-bed Legacy Hall, constructed adjacent to Marshall Hall, and Baldwin Hall and Cummings House in Morgan Commons, which have undergone complete modernization and renovation.

Impressive to behold, these facilities also represent the success of our work to realize the vision of a Morgan State University transformed to meet the housing needs of Maryland's largest Historically Black College or University and the State's preeminent public urban research institution.

Residence Halls Grand Opening and Reopening Invitation and Program



# Advertisings & Marketing

## Planes, Trains, and...

- Continued highly visible out-of-home ad campaign with regional high-traffic modes of transportation

**Baltimore/Washington International  
Thurgood Marshall Airport**

**Dulles International Airport**

**Ronald Reagan Washington National Airport**

**Mass Transit Administration (MTA)**

- Airports: Baggage Claim and Concourses B, C, D and International
- Baltimore Transit: 224 Bus and Light Rail interiors, 36 Bus exteriors and 2 Light Rail Half Wraps, and 4 Light Rail Station Panels





# Advertising & Marketing

## Highlights for the Reporting Period

- Baltimore Ravens Sponsorship
  - Morgan State University and the Baltimore Ravens renewed partnership continues providing significant lift and visibility for Morgan among millions of faithful Ravens' followers through a cross-platform, integrated sponsorship comprising experiential marketing, M&T Bank venue branding and signage (Rampway Signage, Upper-Level Corner Billboard Signage), online digital display, print and broadcast radio exposure

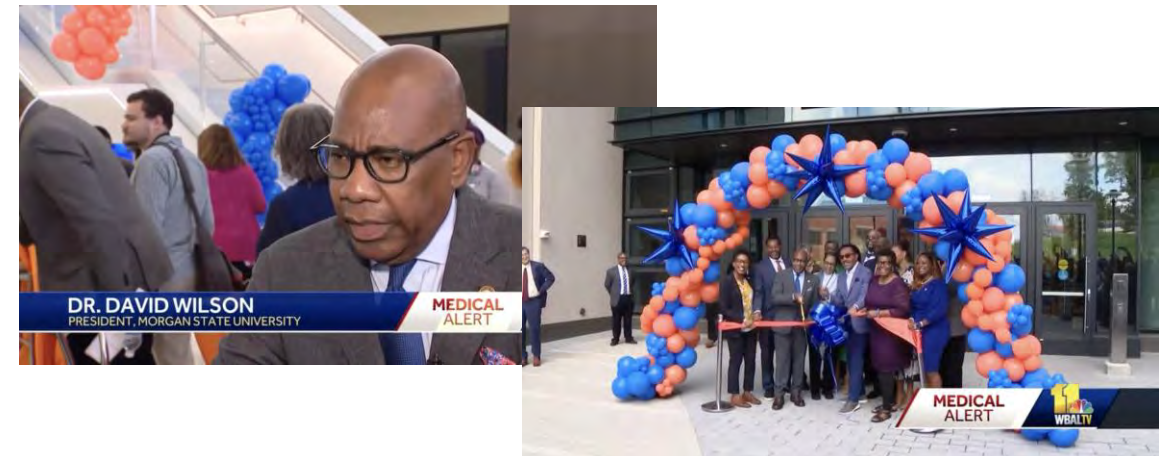


# Homecoming 2024 Public Relations

- OPRSC devised and implemented a full public outreach initiative to support Homecoming 2024 with a specific focus on 1) **Homecoming** and the University's comprehensive **strategy to enhance safety and security** for Homecoming 2024, 2) the **Health and Human Services Center grand opening** and ribbon cutting, 3) the Magnificent Marching Machine's **Rose Bowl Parade invitation** announcement, and 4) 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**



# Thoughts on the Next Major Campaign in MSU History

## 1. Comprehensive Campaign Planning

Raise fund for a broad range of needs – 5 to 7 years (timeline)

### Key dates:

- 2022 launched – MSU Strategic Plan –Transformation Morgan 2030
- July 2023 – Hired VPIA/ Executive Director

### 2025 – Pre-Planning (phase 1)

- MOU and University Policy review and update
- Feasibility Study
- Campaign Goal Setting Planning :
  - Transforming Strategic Priorities into Feasible Funding Priorities
  - Conduct a Campaign Feasibility Study and Campaign Framework – Hire Consultant

## Campaign Budget (planning costs vs. ongoing costs)

Planning Costs – 5-10% of campaign goal

- Includes feasibility studies, consulting services, campaign planning

Ongoing Costs – 10-12%

- Staffing, marketing, communications, donor cultivations, alumni engagement and operating expenses

- Determine funding structure for comprehensive campaign
- Utilize the Board of Regents Finance and Facilities Committee, and the MSU Foundation Board in the planning process
- Educate the entire University community on what is involved to execute a successful campaign
- Hire Key staff for critical roles:
  - President has authorized recruitment for 5 to 6 new staff positions

**Target –Fall 2026 Campaign Kickoff (160 anniversary of Morgan)**

# Stay Connected to Morgan

## Social Media

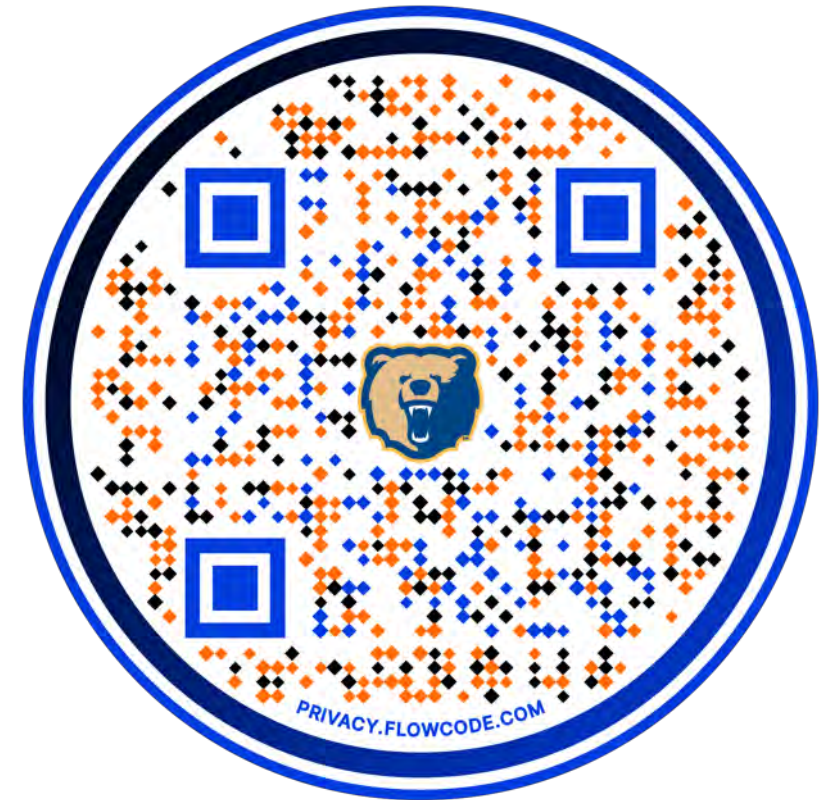
- Facebook: <https://www.facebook.com/morganstateu>
- X (formerly Twitter): <https://twitter.com/morganstateu>
- Instagram: <https://www.instagram.com/morganstateu>
- Youtube: <https://www.youtube.com/morganstateu>
- LinkedIn: <https://www.linkedin.com/school/morgan-state-university>

## 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.**



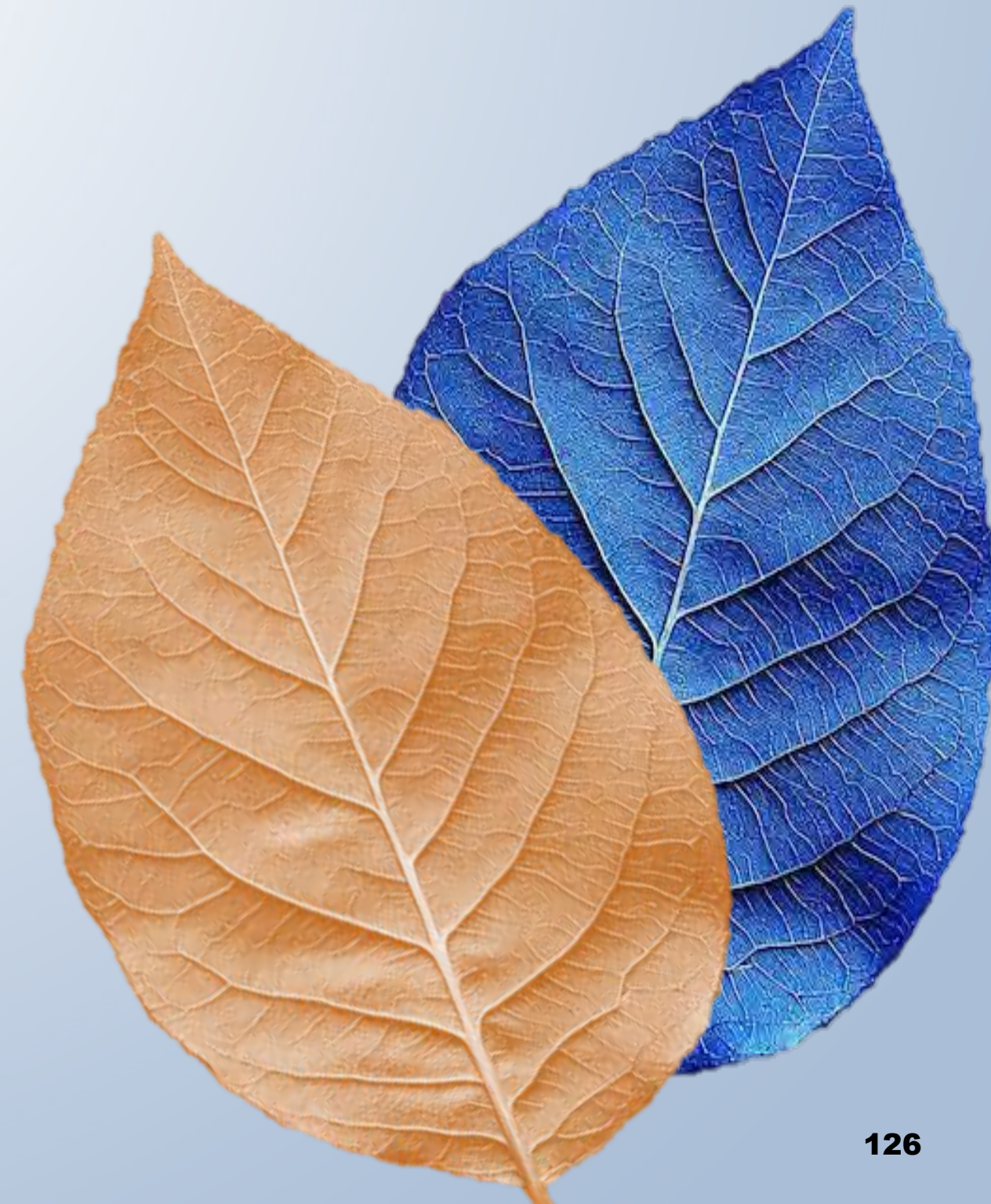


# Enrollment Update

Board of Regents Meeting

November 11-12, 2024

Dr. Kara Turner  
Senior Vice President  
Enrollment Management and Student Success





# Fall 2024 Enrollment Highlights



*Based on University records of MHEC data going back to 1977, Morgan is setting records for enrollment and retention and graduation rates.*



*First time above  
10,000 students*

**Fall 2024-record  
enrollment (10,739)**

**Previous record:  
9,808 (2023)**



*Highest graduate  
enrollment*

**Fall 2024- highest  
graduate enrollment  
ever (1,712)**

**Previous record:  
1,508 (2023)**



# Fall 2024 Enrollment Highlights



*Based on University records of MHEC data going back to 1977, Morgan is setting records for enrollment and retention and graduation rates.*



*Largest freshman class*

**Fall 2024-largest  
freshman class ever  
(2,369)**

**Previous record:  
2,288 (2021)**



*14 straight years above  
70% retention*

**Fall 2024- first time the  
university has ever had 14  
straight years above 70%  
retention and highest  
retention rate since covid.**



# CICS Enrollment Details

	Spring 2024	Summer 2024	Fall 2024	<i>Spring 2025 (anticipated)*</i>	<i>Fall 2025 (anticipated)*</i>
<b>TOTAL Enrollment</b>	119	72	162	~206	~350
<b>UG</b>	97	59	142	~183	~325
<b>GR Masters</b>	6	13	6	~8	~15
<b>GR - PhD</b>	16	—	14	~15	~10

***\*These numbers reflect anticipated Spring 2025 and Fall 2025 enrollment***



# Historic Enrollment



	2022	2023	2024	% difference
<b>TOTAL Enrollment</b>	<b>9101</b>	<b>9808</b>	<b>10739</b>	<b>+9%</b>
<b>UG</b>	<b>7609</b>	<b>8300</b>	<b>9027</b>	<b>+9%</b>
<b>New Freshmen</b>	<b>2193</b>	<b>2273</b>	<b>2369</b>	<b>+4%</b>
<b>G</b>	<b>1492</b>	<b>1508</b>	<b>1712</b>	<b>+14%</b>

***Fall 2024 MHEC projection was 10,704***



# Freshman Snapshot

Average High  
School  
G.P.A.  
3.16

63% female  
36% male  
1% binary/unknown

41 States

7 Countries

1,041 High  
Schools

Top 5 Feeder High  
Schools

Baltimore Polytechnic  
Institute

Baltimore City College

Western High School

Charles Herbert Flowers  
High School

Home School

Top 5 Majors  
Nursing

Psychology

Management &  
Business Administration

Biology

Computer Science

Top 10 States

Maryland  
New York  
Pennsylvania  
New Jersey  
Washington, DC  
Virginia  
Illinois  
Connecticut  
California  
Massachusetts





## WHAT INFLUENCED YOU THE MOST TO ENROLL?



2022

Attend an HBCU: 57%

Campus and Facilities: 7%

Academic Programs: 8%

Fin. Aid/Affordability: 11%

Parents: 6%

Location: 4%

Other: 7%

2023

Attend an HBCU: 58%

Campus and Facilities: 8%

Academic Programs: 7%

Fin. Aid/Affordability: 11%

Parents: 5%

Location: 4%

Other: 7%

2024

Attend an HBCU: 48%

Campus and Facilities: 9%

Academic Programs: 9%

Fin. Aid /Affordability: 14%

Parents: 7%

Location: 5%

Other: 8%

Thank You





# **ITEMS FOR ACTION**

# **MINUTES OF AUGUST 5, 2024**



### Committee Meeting Minutes

The quarterly meeting of the Board of Regents Finance and Facilities Committee met on Monday, August 5, 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, Ms. Tara Berrien, Mr. James Curbeam, Ms. Endia DeCordova, Mr. Thomas Faulk, Mrs. Deborah Flavin, Ms. Julie Goodwin, Mrs. Kassandra Grogan, Ms. Sherita Harrison, Mr. David LaChina, Mr. Jonathan Luckett, Dr. Willie May, Ms. Kim McCalla, Dr. Cynthia Mendoza, Dr. Kara Turner, Mrs. Cynthia Wilder, Dr. Hongtao Yu

#### Remarks by the Chair

Chair Malcom opened the meeting by welcoming everyone. She then expressed gratitude to the Committee for their willingness to participate in an earlier meeting and thanked them for their leadership and for staff providing materials in advance, emphasizing the importance of having sufficient time to review them.

#### Remarks by the President

President Wilson welcomed the Committee and guests and acknowledged the tight schedule. He reported that Morgan State University is in good financial health, supported by record enrollment, especially compared to other universities facing closures and layoffs. He went on to outline the agenda and topics to be discussed such as a record number of research awards and expenditures, strong support from bond rating agencies, maintaining an A+ bond rating with a stable outlook. Three residence halls – Legacy Hall, Cummings, and Baldwin – are ready for occupancy and have been significantly improved. Chair Malcom acknowledged the positive news regarding research expenditures, highlighting Regent Stokes's focus on this area and comparing it to her own focus on deferred maintenance.

#### ITEMS FOR INFORMATION

##### Division of Facilities, Design and Construction Management Update

Ms. McCalla, VP for Facilities, Design and Construction Management, expressed excitement to share positive updates regarding the opening of campus facilities which includes Legacy Hall consisting of 604 beds, Health and Human Services building for various programs, Baldwin and Cummings Halls, with a total of 211 additional beds and Hurt Gymnasium with new and updated amenities such as a fitness center, gym, pool, dance studio, lockers, classrooms, and offices. She discussed other projects near completion this year, such as the academic quad steam project, water infiltration issues around Truth Hall, camera upgrades and West Campus infrastructure improvements as well as upcoming deferred maintenance projects such as the boiler plant repairs, chapel roof repairs, fire alarm upgrades, and more to maintain campus facilities.



Ms. McCalla continued with an update of upcoming projects for 2024-2025 such as the stadium road slope stabilization project, demolition of Lake Clifton, and the planned renovations of Harper-Tubman, and O'Connell demolition, to be executed through the Maryland Economic Development Corporation (MEDCO) program. More upcoming projects include the installation of security enhancements, including the perimeter structures along Argonne Drive, chapel roof repairs, Carter-Grant-Wilson renovation design, and development of the Campus Master Plan, which will include an athletics master plan as well as preliminary thoughts for Lake Clifton. Additional dining and parking plans will also be developed by MEDCO under the current letter of intent. Chair Malcom inquired about the timing for the quad steam project to which Ms. McCalla confirmed that the project is expected to be completed by the end of the year and Regent Carter asked about security enhancements and whether they would include staffing to which President Wilson indicated that he, Mr. LaChina, and Ms. McCalla will discuss recent talks with the Governor and Secretary Grady during the closed session, noting that this information is considered executive privilege and not suitable for public discussion. Chair Malcom expressed excitement about the completed and upcoming projects and praised Ms. McCalla for managing them effectively while staying on budget and helping meet MBE goals.

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

Dr. May, VP for Research and Economic Development, began with an overview of research activities, emphasizing, a record amount of research income for the year, totaling \$88 million, compared to \$82-83 million last year, anticipated growth in research income for the upcoming year, aiming to exceed \$88 million, with a hopeful target of around \$100 million, commitment to maintaining Morgan's identity as a well-respected research university while ascending to higher status and plans for a deeper discussion on top research HBCUs at the next meeting. Dr. May announced that we currently have 18 new awards in fiscal year 24 totaling nearly \$19 million with an additional \$20 million for the GESTAR extension which is expected to arrive shortly. He noted expected funding with positive indications from the National Institutes of Health regarding an RCMI extension worth approximately \$24 million. He projected that the total funding for the first quarter could approach \$60 million while reminding the Committee that the first quarter tends to be front-loaded due to the federal government's fiscal year-end spending. He stated that we are aiming to exceed \$90 million in total awards for the year, targeting the low to mid-nineties, and emphasized the importance of a steady stream of new awards to predict expenditures accurately, targeting above \$50 million annually required for qualification as a very high research institution.

Dr. May continued with an overview of the increase in grants received over the past five years which included approximately \$34-35 million in 2020-2021 when funding stagnated due to the pandemic, \$84 million in 2022 and \$88 million received in 2023. He gave a brief review of recent changes in Carnegie classification criteria for ascendancy to R-1, which include at least \$50 million a year in research expenditures, and at least 70 research/scholarship doctorates in a year which Dr. May believes we are positioned to meet the classification threshold going forward. Dr. May noted the plan to address the issue in the lag in Ph.D. production, with a current three-year average of 66 with President, Provost, and Deans and emphasized balancing research ambitions with the institution's foundational mission of education.

He went on to discuss intellectual property and research achievements noting that Morgan ranks among the top 100 universities in tech transfer, tied for 93rd in research expenditures, and is the only HBCU on that list, outperforming larger institution as relates to generating licenses and patent applications, showing growth in tech transfer success and balanced portfolio across physical sciences, life sciences, and information sciences, attributed to effective outreach by Wayne Swann. Dr. May highlighted recent publications, awards and top researchers such as the upcoming publications in Science Magazine, with community health topics featured. Morgan ranks third among HBCUs in National Science Foundation awards over the past four to five years, with a total of 60 awards with approximately one in three proposals submitted receiving funding; 91 principal investigators are currently participating in National Science Foundation proposals. Morgan has 14 top researchers in this area, with 2 in the top 10 and 2 in the top 5.

He briefly mentioned the annual award ceremony for innovators, recognizing faculty contributions to research and grants. In closing Dr. May mentioned the ongoing efforts to showcase the quality of Morgan's faculty.

Regent Stokes expressed excitement about Morgan's narrative and storytelling efforts and inquired about collaboration with platforms like "Engineer of the Year" for outreach. Dr. May acknowledged limited presence in such platforms and a conflict with previous commitments but showed willingness to pursue suggestions. Regent Pieninck supported Regent Stokes's feedback and highlighted the importance of sharing both current achievements and future goals and inquired about Ph.D. candidacy as a lagging indicator and the outlook for building the doctoral pipeline to which President Wilson confirmed that strategies are being developed to enhance doctoral programs, with plans to present at the next meeting and announced Morgan's sponsorship of the "Black Engineer of the Year" event, emphasizing efforts to increase visibility. Provost Yu confirmed ongoing work on strategies to improve doctoral candidacy metrics and expressed commitment to present updates in November and emphasized the need for an informed strategy based on data regarding time to degree, financial support, and student retention. Chair Malcom encouraged continued efforts to amplify Morgan's story and achievements.

#### **Division of Institutional Advancement Update**

Ms. DeCordova, VP for Institutional Advancement, started with a high-level update on activity that occurred in the Division for Institutional Advancement noting that they ended the year strong with our total investment assets at \$165 million, with \$113 million in endowment which is a record high for Morgan. A record number of scholarships were also awarded totaling \$5.8 million to over 2,600 students. Fundraising totals stand at \$15.4 million, with 12% alumni participation rate with overall HBCU alumni participation rates at 10%. Ms. DeCordova noted significant donations received, including a Mellon gift for museum support and additional contributions to various research and scholarship initiatives.

She went on to highlight alumni engagement activities with the celebration of classes of '4s and '9s, with special mention of the class of 1949 and noted the \$1.7 million raised during Alumni Day. Ms. DeCordova discussed upcoming major fundraising campaign plans underway including the endowment minimum increase to \$25,000 to encourage larger gifts. In addition, marketing and public relations reported successful representation of the University at D-Day commemoration events in France, generating nearly \$3 million in PR value, as well as highlighting achievements of the new acrobatics and tumbling team and the new publications of Morgan Alumni News and Foundation Annual Report available for viewing. In closing, Ms. DeCordova mentioned upcoming events such as the several grand openings on campus this fall and homecoming details including the 40th Annual Homecoming Gala scheduled for October 4<sup>th</sup>.

Regent Turnipseed inquired about the trend in Morgan's endowments and how it compares to other HBCUs. Ms. DeCordova stated that endowment is very strong and has increased by 314% over the last three years and is currently tracking closely with North Carolina A&T's endowment at \$200 million. President Wilson emphasized Morgan's position among the top five public HBCUs regarding endowments and acknowledged significant estate gifts from Wilbert Walker and the impact of the Legacy Society initiative.

#### **Division of Enrollment Management and Student Success Update**

Dr. Turner, SVP for Enrollment Management and Student Success, commenced with an enrollment update, noting anticipated record enrollment for the 4<sup>th</sup> consecutive year currently projected at 2,325 freshman students, up from 2,272 from last fall. Current enrollment has surpassed 10,000 and we are expecting to freeze enrollment at approximately 10,400, with potential to reach 10,700. Graduation rates are above 40% for the 6<sup>th</sup> consecutive year, and we have had 13 straight years of retention rates above 70% and are making continuous improvement efforts to advance. She highlighted several new strategies for student success noting significant updates made to adapt to post-pandemic needs, the new Navigate 360 program to assist

with scheduling, notifications, and study group arrangements and chatbot implementation to assist in English and math courses as well as admission-related chatbot for student notifications and queries.

Regent Wilkinson inquired about tracking students' workplace success with all the recent talk of degrees being useless. Dr. Turner confirmed surveys are currently being conducted by the career center and institutional research to engage employee satisfaction with the university. Regent Turnipseed raised concerns about student debt levels. Dr. Turner noted high debt levels reflect limited financial support for students. She stated that the financial aid office provides entrance counseling for loan recipients and that financial literacy courses are popular among students, with around 1,000 participants. In closing, Dr. Turner acknowledged the challenges faced by HBCUs and the importance of continuing to support students effectively and expressed gratitude for collaborative efforts to improve student success metrics.

## **ITEMS FOR ACTION**

### **Approval of Committee Minutes**

Chair Malcom called for a motion to approve the minutes of May 9, 2024. It was moved by Regent Carter and seconded by Regent Turnipseed. The motion carried. The vote was unanimous.

Chair Malcom called for a motion to approve the minutes of July 29, 2024. It was moved by Regent Turnipseed and seconded by Regent Carter. The motion carried. The vote was unanimous.

### **Marble Hall Garden Lease Amendment**

Chair Malcom announced that the Committee unanimously approved the amendment to the Marble Hall Gardens lease agreement. The amendment extends the existing lease agreement and aims to facilitate better management by the residence halls. Reductions have been made to the density of student presence in the space to enhance the student experience.

### **FY 2026 Tuition, Housing and Board Rate Adjustments**

Chair Malcom stated that the Committee reviewed and approved 2% tuition increase and other adjustments for FY 2026 tuition, housing, and board rates. The proposed adjustments had been previewed in the previous Board meeting. It was noted that no increases had been implemented during the pandemic, resulting in three years without adjustments. The Committee emphasized the need for a reasonable increase to address inflation and rising costs.

### **Title IX Policy Revisions**

Before yielding the floor, Chair Malcom stated that the Committee reviewed and approved the Title IX Policy revisions (Sex Discrimination, Non-Discrimination and Code of Student Conduct) during the special meeting held on July 29<sup>th</sup>. Ms. Berrien, Assistant VP for Diversity and EEO, announced that the Title IX Policy has been rebranded as the Sexual Harassment and Prohibited Conduct Policy and discussed key updates including broader jurisdiction, expanded scope, and updated definitions regarding sex discrimination and harassment. She discussed key points such as new regulations which allow consideration of incidents occurring outside the United States, which was previously not possible. The definition of scope of sex discrimination now includes pregnancy, gender, marital status, family status, stereotypes, sex characteristics, sexual orientation and gender identity and also addresses sex-based harassment, expanding beyond just sexual harassment. Ms. Berrien stated that the standard for sexual harassment has shifted from severe and pervasive to severe or pervasive, and the state law standards have been integrated, which rely on the totality of circumstances, focusing on whether a reasonable person would find the environment offensive. She went on to discuss relationship violence and the new terminology, which allows Title IX coordinators to intervene in cases of dating or domestic violence cycles, focusing on preventive measures.



Ms. Berrien stated that there is discussion around concerns raised within Academic and Student Affairs regarding policy changes and a clarifying language was developed by the Office of General Counsel (OGC) and was incorporated into the policy. Regent Wilkinson inquired about handling harassment cases occurring abroad and anticipated staffing needs to which Ms. Berrien stated that the new regulations allow for the inclusion of incidents from study abroad programs and that there is an expectation for an increase in staff to handle training and complaints due to new reporting requirements for employees in leadership, teaching, or advising roles.

### **Enolia Master Lease Term Sheet**

Mr. LaChina, EVP for Finance and Administration, noted that the Enolia project is crucial for addressing upcoming housing shortages as we prepare for fiscal year 2026, particularly with Harper-Tubman and O'Connell coming offline, which will result in a loss of about 400 beds. This project is designed specifically for Morgan students and has been developed in close collaboration with Student Affairs and the university overall. He detailed key elements to the project such as the location within walking distance of the university, making it an ideal option for students and the capacity offering 473 beds, under a five-year lease with two potential five-year extensions. Mr. LaChina stated that the facility will provide security measures, including on-site property representatives and camera surveillance, with Morgan providing shuttle service as an added stop to the existing university route, ensuring easy access for students and will cover utility overages beyond \$30 per month per bed, with discussions ongoing about how to manage these costs with students.

Chair Malcom emphasized the need to find replacement beds as facilities are taken offline for renovations and clarified that the Committee is only approving the term sheet, not the full lease, with a future opportunity for further review. President Wilson highlighted the potential positive impact of the Enolia project on student retention and graduation rates due to its proximity to campus. It was noted that even with the approval of the term sheet, the university may still need to secure additional off-campus housing to meet its objectives. Chair Malcom stated that the project represents a significant opportunity to enhance student housing availability as we navigate the complexities of maintaining bed capacity amid renovations and other changes in housing. We will need to return for specific approval on housing rates later, ensuring appropriate lease economics.

Chair Malcom called for a motion to approve the non-binding term sheet and negotiation for the master lease. It was moved by Regent Turnipseed and seconded by Regent Wilkinson. The motion carried. The vote was unanimous.

## **ITEMS FOR INFORMATION**

### **Student Housing Update**

Mr. LaChina went on to discuss housing, stating that it is important to note that, even with the approval of the term sheet and the expected lease, we will still be about 100 beds short of our goal of 5,200 for fall 2025. This highlights the need for further discussions about possibly acquiring another 100 beds through a lease amendment for an off-campus facility.

The demolitions of O'Connell and Harper-Tubman are scheduled for around May 2025, which will impact our bed capacity. Mr. LaChina stated that we will need to return to the Committee for project approval before those actions take place, and we have a lot of work ahead in managing housing logistics.

Regarding demand, as Dr. Turner noted, we are experiencing significant interest in housing and currently provide over 50% of housing for our students, which is exceptional for an urban university. With approximately 3,700 planned beds either owned directly or indirectly via MEDCO projects (excluding off-

campus leases), Mr. LaChina stated that we project that this should accommodate an enrollment of around 12,000 students at a typical 30% housing rate for an urban university. Mr. LaChina stressed the need to focus on gradual enrollment growth and the importance to continue to ensure access for our students without overextending ourselves. Our current target of 5,200 beds reflects what we can sustainably manage. As we consider the future, we need to keep in mind potential developments, such as the master plan for Lake Clifton, which may include housing tailored for graduate students. In summary, Mr. LaChina stated that while we are well-positioned with our current housing strategy, we need to remain vigilant about our capacity and future needs.

#### **Division of Finance and Administration Update**

Mr. LaChina announced that a small surplus is projected for FY 2024 despite a reduction of \$500,000 due to unsatisfactory completion of OLA finding matters. For FY 2025, we have been informed that the budget for the Center for Coastal and Urban Science was reduced from \$3 million to \$2 million. Mr. LaChina stated that the State has taken the position that budget request matters are executive privilege and therefore are to be discussed only in closed session. Only published budget data is to be discussed in public session meetings. Therefore, we will provide an updated budget target and the capital budget in closed session.

#### **Public Session Adjournment**

Chair Malcom opened the floor for a motion to adjourn the meeting and move into closed session, which was moved by Regent Turnipseed and seconded by Regent Pieninck. The motion carried unanimously. The public session adjourned at 10:30 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, August 5, 2024

Time: 9:00 a.m.

Location: Virtual

Motion to close meeting made by: Regent Turnipseed

Seconded by: Regent Pieninck

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)(5)(7)(9)(10)(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;

**X** (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;
- X** (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.
- 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 an update on the FY 2026 Capital Budget Request.
2. To receive an update on the State of IT at Morgan: Next Steps.
3. To receive an update on the FOP Negotiations.

**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):**

# ENOLIA LEASE

**BOARD OF REGENTS**  
**MORGAN STATE UNIVERSITY**  
**SUMMARY OF ITEM FOR ACTION**

**TOPIC:** Master Lease for Enolia Student Housing

**COMMITTEE:** Finance and Facilities

**DATE OF MEETING:** November 11, 2024

**BRIEF EXPLANATION:** The University's student housing capacity planning details a need for additional student housing for FY26 (Fall 2025) to maintain a total capacity of 5,200 to 5,300 beds. Driving additional capacity need for FY25 is the planned renovation of Harper-Tubman and O'Connell legacy housing facilities (approx. 400 beds) and the de-densification of the Marble Hall Gardens facility (approx. 170 beds).

The Enolia housing project is sponsored by local developer MCB and is being developed in collaboration with the University specifically for housing Morgan students. This project is the only such project within a close proximity (walking distance) to the Morgan campus designed to support students.

The University has negotiated the lease of this facility as reflected in the lease attached. Key fiscal terms are summarized in the table below:

Facility	beds	Annual Cost	Monthly
Enolia Apartments	473	\$6.7 million	\$555k

The initial lease term is for 5 years with two 5-year extensions at the option of the University. The term, including any extensions, calls for an annual rent escalator of 4% each year during the initial term and a greater of 4% or CPI adjustment in each of the option terms.

The non-binding term sheet was approved by the Board of Regents in August 2024, upon which this lease was developed and is now brought to the Board for approval. Upon the approval of the lease by the Board, it shall be presented to the Board of Public Works for approval.

**The University makes a request to the Board of Regents for approval of the Master Lease for Enolia Student Housing.**

**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 \_\_\_\_\_, 2024, by and between MCB 4511 Harford Road LLC, a Maryland limited liability company (“Owner”) and the Morgan State University, an agency and instrumentality of the State of Maryland located in Baltimore, Maryland (“University” or “Lessee”).

Whereas, Owner owns and will, upon completion of construction, operate an apartment complex totaling 151 apartment units (“Units”) and 473 beds (“Beds”) and related amenities known as The Enolia as shown on Exhibit A, having an address of 4529 Harford Road, Baltimore, Maryland 21214 (the “Property”);

Whereas, the University has a need for housing for its students and desires to secure the availability of all Units and Beds located within the Property for the exclusive occupancy of its students and residential advisors during the term of this Agreement; and

Whereas, Owner desires to accommodate University by delivering exclusive possession to the University of all Units and Beds to be occupied by the University’s students and resident advisors for certain monetary and non-monetary consideration;

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 residential advisors (each a “Resident”) a total of one hundred fifty-one (151) furnished Units at the Property. Units include nineteen (19) 1-bedroom, thirty-seven (37) 2-bedroom, and ninety-five (95) 4-bedroom apartments totaling 473 beds all with one-bathroom per bedroom in suite. Each bedroom shall be assigned to and occupied by one (1) resident.
2. **License.** The parties acknowledge that the University intends to license each of the bedrooms to currently enrolled University students (collectively, the “License Residents”, individually a “License Resident”) pursuant to the terms of a written license agreement (individually a “License” and collectively the “Licenses”) between the University and each License Resident. The terms and provisions of each License shall comply with the terms of this Agreement, and Owner will not be bound by the terms of any License if and to the extent that such terms contradict the terms and conditions of this Agreement. Owner hereby consents to such subleasing subject to the following terms and conditions:
  - 2.1 Prior to move-in of a License Resident, the University shall provide Owner and/or Greystar, the initial manager of the Leased Premises (“Manager”), as applicable, with the name of each License Resident to occupy a bedroom space and will specify the bedroom space to be occupied by each, together with the contact information for each License 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 License Resident.
  - 2.2 In its License with each License Resident, the University shall require each License Resident to comply with the rules and regulations established by Owner or Manager, as may be updated from time to time (“the “Community Policies”), a copy of which is attached hereto as **Exhibit B** and incorporated herein by reference. The Community Policies shall be appended to each License, and each License Resident shall specially sign or initial the Community Policies to indicate its acceptance thereof, separately from and in addition to the License Resident’s signature on the License. All License Residents shall acknowledge the receipt of the 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 (“Housing Agreement”), as the same may be amended

from time to time, which are attached hereto for reference as **Exhibit C** ("University's Code of Student Conduct and Housing Agreement").

**2.3** Owner shall assume and fulfill obligations to each License Resident and further grant to each License Resident the rights and privileges under the terms and conditions of this Agreement. It is specifically understood and agreed that except as specifically provided hereunder, no License shall be deemed to have modified the terms and conditions of this Agreement.

**2.4** Each License Resident shall comply with and be bound by the following terms and conditions, and any breach by any License Resident of the below terms and conditions shall be deemed a "License Resident Default", as further set forth in Section 12.1.4:

**2.4.1** Residents, occupants or guests may not engage in the following activities in accordance with the University Code of Student Conduct and Housing Agreement and Community Standards: 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, Licensed Residents and their 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 Licensed 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 License 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 or reporting for battery replacement.

**2.4.3** For the safety and health of Licensed 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 and provided, provided via electronic mail to an address designated by the University, to on premise staff 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 License Resident shall, in the reasonable opinion of Owner, fail to comply with any of the Owner's rules and regulations in the Community Policies following written notice to the License Resident with a copy to the University, then upon further notice of Owner to the University, the University shall after evaluation, reasonably remove and or relocate the License Resident from the Property as soon as reasonably practicable, but in any event within twenty (20) days of Owner's notice to University. Any License Resident's continued failure to comply with the Community Policies after such twenty (20) day period shall be deemed a License Resident Default.

Apartment and bedroom space assignments are made, and may be changed, only by the University or its agent, on occasion, the parties may need to agree to consult and cooperate in good faith in the determination of License Resident removal. The University shall notify Owner and/or Manager of any such changes as necessary to coordinate security and access updates.

- 2.6** The Owner authorizes the Manager to act on behalf of Owner, including for purposes of service of process and receiving demands and notice. Written correspondence to Owner or Manager should be mailed to: [REDACTED]. The Owner may replace the Manager with another property management company experienced in the management of Class A multifamily buildings. Owner shall promptly provide notice to the University of such change.
- 2.7** Prior to the commencement of the Term (as set forth below), Owner and the University, together with the Manager, shall establish mutually agreeable protocols for orderly move-in and move-out of License Residents.
- 2.8** Lessee and Manager shall meet periodically to discuss and review operating activities.
- 2.9** Lessee and Owner shall meet at least annually to review Manager's performance and to address and operational issues and assess performance and satisfaction.

### **3. Term; Rent.**

- 3.1 Term.** The initial term of this Agreement shall commence on August 1, 2025, and shall expire on July 31, 2030 (the "Term"). The University will have the right exercisable by written notice to Owner delivered not later than August 1, 2029, to extend the Term of this Agreement for five (5) additional years (the "First Option Period"), such that this Agreement and the Term will expire on July 31, 2035; 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 August 1, 2034, to extend the Term of this Agreement for five (5) additional years (the "Second Option Period"), such that this Agreement and the Term will expire on July 31, 2040. 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 August 1, 2029, with respect to the First Option Period, or as of August 1, 2034, 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. 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 except that the Rent payable by the University hereunder during the Option



Periods 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 License 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 Rent.** During the first year of the Term of this Agreement, the University shall pay rent in monthly installments of \$555,224.17 each, such payments totaling \$6,622,690.00 annually. During each year of the Term, base rent shall increase by 4.00% annually, effective on August 1 of each year of the Term. 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, the base rent payable in the first year of the First Option Period shall increase by the greater of (a) 4.00%, or (b) the annual increase in Consumer Price Index (CPI), measured in each case against the rent payable as of July 31, 2030. During each subsequent year of the First Option Period, base rent shall increase by 4.00% annually, effective on August 1 of each year of the Term. 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, the base rent payable in the first year of the Second Option Period shall increase by the greater of (a) 4.00%, or (b) CPI, measured against the rent payable as of July 31, 2035. During each subsequent year of the Second Option Period, base rent shall increase by 4.00% annually, effective on August 1 of each year of the Term. The payments of Rent referenced above, whether individually or collectively, are referred to herein as "Rent." Rent payments will be made in consecutive monthly installments, commencing August 1, 2025, and on the first day of each calendar month thereafter throughout the Term (including the Option Periods, if applicable). 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 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 any other health-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, in the manner provided in Section 6.1, 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 License Residents 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 immediate right to re-let the vacated Units to other tenants.

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, the University may terminate the remaining Lease Years for good cause shown upon the payment of reasonable costs.

#### **4. Services and Amenities.**

**4.1.** 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, in-unit washers and dryers, 48" smart television, trash disposal, and furniture. Each Unit shall be separately metered for water and electrical use, which is estimated to be \$30 per month per bed. Rent will include (a) water and electrical utility fees up to \$30 per month per bed, and (b) utility fees for service to the common areas of the Property.

The University and its License Residents shall be solely responsible for all other utilities. If in any month of the Term the water and electrical utility fees for the Units (excluding any common areas) exceeds \$30 per month per bed, Owner shall remit an invoice, together with backup materials, to the University no later than thirty (30) days after receipt of the applicable utility bills. The University shall reimburse the Owner for such excess utility charges no later than thirty (30) days after receipt of the invoice.

- 4.2. The furnished common areas of the Property will include the lobby, a classroom, a great room and kitchenette, study rooms, and mail and package room, indoor bike parking, a fitness center, and an outdoor courtyard. Owner shall provide trash removal to the Property and common area housekeeping (excluding the Units). Owner will provide on-site property management and maintenance in accordance with the provisions of this Agreement.
- 4.3. 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 that such utilities will satisfy any License Resident's requirements, or that the operation of utilities will be uninterrupted or error free. 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 violation by University or any License Resident of any laws, ordinances, regulations or rules regarding the utilities. Any damage or loss to any utility devices caused by Licensed Resident during their 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, upon notice to the University.
- 4.4. The University shall provide an adequate amount of qualified resident advisors ("Resident Advisors") employed by the University to live at the Property as License Residents at all times during the Term. The Resident Advisors will manage the provisions of residential life services for the License Residents, including staffing the information desk to be located in the lobby of the building from 8:00 p.m. until 12:00 a.m. The Resident Advisors shall promptly report any safety or security incidents to the Manager.
5. **Quiet Enjoyment.** Owner covenants that if the University pays the Rent and performs all its obligations under this Agreement, and provided that the License Residents abide by the Community Policies, by the University Code of Student Conduct and Housing Agreement, and by all laws, rules and regulations applicable to them generally, the University or its License 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; Damage.**
  - 6.1 The Property will be delivered to the University at the commencement of the Term as new construction with newly installed standard furnishings. Unless authorized by Owner in writing, the University and its License 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 License Residents not to alter, damage, or remove Owner's property, including alarm systems, smoke detectors, furniture, equipment, appliances, 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. Other than the foregoing and excluding damage and extraordinary wear and tear caused by the University or the License 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 License Residents must use customary diligence in maintaining the Leased Premises and not damaging or littering the Community common areas. The parties hereby agree that at least one (1) representative from each of Owner and the University shall perform a walk-through of the Leased Premises prior to the beginning and at the end of each academic year (or otherwise upon expiration or earlier termination of the Agreement) to identify any damage or extraordinary wear and tear caused by the University or the License Residents. In addition, at the expiration or termination of the Term, the University is responsible for returning apartments and bedroom spaces and all furniture, equipment, appliances, telephone and cable tv wiring, fixtures and furnishings in as good a condition as at the commencement of the Term, reasonable wear and tear excepted, with all Units in broom-clean condition.

- 6.2** The Property will be equipped with security cameras, perimeter fencing of the parking area, and access card entry. The security cameras will be able to be monitored from the lobby desk. A courtesy patrol officer will be provided by Owner to be stationed at the lobby desk and to make rounds from 12:00 midnight to 8:00 a.m. during the portion of the Term that consists of University's school year, excluding any time over the summer when the University's students are not in residence. Any additional security measures desired by the University shall be at the University's sole expense. Any such security measures provided by the University shall be for the sole purpose of the ensuring the safety of the University's students.
- 6.3** 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 Law. Owner will make reasonable notification to University except in the event of an emergency, if the University or License 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 License 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 law. Owner shall coordinate with Manager to provide an online maintenance reporting tool for Licensed Residents and staff for the purpose of reporting maintenance request, in a manner consistent with Manager's current practice in the management of comparable buildings.

- 6.4 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.
- 6.5 Owner disclaims any express or implied warranties of security and Owner is not liable to the University, its License 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.
- 6.6 Owner shall maintain, manage, and repair the Leased Premises to keep the same in good order and repair, excluding damage caused by the University, its agents, employees, or invitees, or the License Residents, which shall be the responsibility of the University pursuant to Section 6.7. Owner's repair and maintenance responsibilities shall include pest control abatement, keeping the exterior of the buildings, including the roof and snow removal for any walkways, sidewalks and the parking lot related to the Premises, and all mechanical, electrical, and plumbing systems, windows and exterior doors, furniture replacement, and common areas in good order and repair, routine cleaning of carpets, air ducts and ventilation systems, and to keep the Leased Premises water-tight. The Owner shall provide trash removal to the Property and common area housekeeping (excluding the Units).
- 6.7 Unless otherwise specified in this Lease, the University is responsible for all damage to the Leased Premises caused by the negligence or intentional act of the University, its agents, employees, or invitees, or the License Residents, ordinary wear and tear excepted. In the event of any damage to the Units, common areas of the Property, major appliances, or furnishings due to a violation of this Section 6.7, Owner shall remit an invoice to the University for such repairs or replacements, together with any necessary backup documentation and support. The University shall reimburse the Owner for such charges no later than thirty (30) days after receipt of the invoice.
- 6.8 Owner shall conduct a walkthrough inspection, before the last week of May each year of the Term, of all Units with the University to determine the condition of the Leased Premises and any needed repairs and maintenance. Owner and the University shall agree on repair and maintenance summer schedule with a completion date no later than July 31st. Owner shall perform routine maintenance, repair, and replacement as necessary to keep the interior of the Leased Premises in good condition. The following work which shall be done annually during May, June and July months, or as agreed, on all Units: cleaning or repairing kitchen tops, toilet seats, window blinds, showers and window screens; replacing broken furniture and mattresses resulting from normal wear and tear; replacing broken appliances resulting from normal wear and tear; and painting any rooms resulting from normal wear and tear. Owner will invoice University for damage to the Units, common areas, major appliances, and furnishings providing appropriate documentation and support for such charges.
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 License 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 License 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 License 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 Units 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 License 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 License Residents. Owner 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 License 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 License 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 License Resident's personal belongings. The University understands that if the License 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 License 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 30 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.** A License Resident Default occurs which University fails to cure in a timely manner, not to exceed 90 days after occurrence of the License Resident Default;
- 12.1.5.** 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,
- 12.1.6.** 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 Agreement 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 shall indemnify, defend and 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 Property or arising by reason of the University's or any of the Licenses Residents' occupancy or use of the Property 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 the above indemnification language, in accordance with Maryland Annotated Code, State Finance & 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.

- 14. ASSIGNMENT/SUBLETTING.** University shall not have the right to assign this Agreement and, except for Licenses to License Residents and any other licensees of Units approved by the University, University shall not have the right to license any portion of the Leased Premises. Owner may assign its rights under this Agreement at any time.
- 15. HOLDOVER.**
  - 15.1.** If the University does not exercise its option to extend the Term and does not surrender and vacate possession of the Leased Premises upon the expiration or earlier termination of the Term, (a) University shall become a tenant at sufferance subject to the terms and conditions of this Lease, except that the monthly rent shall be equal to one hundred fifty percent (150%) of the Rent in effect during the last ninety (90) days of the Term, and (b) University shall be liable to Owner for any and all damages suffered by Owner as a result of such holdover, including any lost rent or consequential, special and indirect damages.
  - 15.2.** Acceptance by Owner of Rent after the expiration or earlier termination of the Term shall not result in an extension, renewal or reinstatement of this Agreement.
  - 15.3.** The foregoing provisions of this Article are in addition to and do not affect Owner's right of reentry or any other rights of Owner hereunder or as otherwise provided by applicable laws. The provisions of this Section 15 shall survive the expiration or earlier termination of this Agreement.
- 16. 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 Owner.
  - 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 multifamily residential buildings in 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.

17.

**FERPA.** Owner shall use reasonable efforts to safeguard the confidentiality of the Education Records of any University students who are License 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.

18. **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.

The University hereby acknowledges and agrees that the trade names and marks "The Enolia," "MCB" and any other trade name or service mark (including any related logos) of Owner (hereinafter collectively referred to as the "Marks") and all associated goodwill of the business symbolized by the Marks are and will remain the sole and exclusive property of Owner, which owns all right, title, and interest in and to the Marks.

19. **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, excluding parking taxes to be paid by the University as set forth in Section 22.
20. **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: MCB 4511 Harford Road LLC  
c/o MCB Real Estate, LLC  
2002 Clipper Park Road, Suite 105  
Baltimore, Maryland 21211  
Attn.: P. David Bramble

MCB 4511 Harford Road LLC  
c/o MCB Real Estate, LLC  
2002 Clipper Park Road, Suite 105  
Baltimore, Maryland 21211  
Attn.: Ryan M. Bailey, Esq.

With a copy to: Ballard Spahr LLP  
111 S. Calvert Street, 27<sup>th</sup> Floor  
Baltimore, Maryland 21202  
Attn.: Alyssa Domzal, Esq.

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.

21. **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.
22. **Parking.** The University and the License Residents shall have the right to use at any time, on an exclusive basis, a portion of the surface parking lot to be located on the Property, consisting of 127 spaces in a gated area (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 lot over marked driveways, as shown on **Exhibit D**. Visitors of the University or the License Residents will have permission to use and access, on a non-exclusive, short-term basis, a non-gated parking area to be located at the Property consisting of approximately 10 parking spaces, as shown on **Exhibit D**. Overnight parking in the visitor parking lot is strictly prohibited. Owner acknowledges that the University may, at its option, enter into parking agreements with the License Residents and charge those License Residents on a per-space basis during the Term. The University shall be responsible for

the timely payment of all fees and taxes that may be payable to any governmental authority as a result of its assessment of parking fees. 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. License 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 License 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 22 and the Community Policies, the terms of this Section 22 shall govern and prevail.

**23. Estoppels.** The University shall, within fifteen (15) business days of receipt of written notice from Owner, execute, acknowledge and deliver a statement in writing in a form reasonably requested by a current or proposed lender or encumbrancer or proposed purchaser, (a) certifying that this Agreement is unmodified and in full force and effect (or, if modified, stating the nature of such modification and certifying that this Lease as so modified is in full force and effect) and the dates to which rental and other charges are paid in advance, if any, (b) acknowledging that there are no uncured defaults on the part of Owner hereunder, or specifying such defaults if any are claimed, and (c) setting forth such further information with respect to this Agreement or the Property as may be requested thereon. Any such statement may be relied upon by any prospective purchaser or encumbrancer of all or any portion of the Property. The University's failure to deliver such statement within such the prescribed time shall, at Owner's option, constitute a default under this Agreement, and, in any event, shall be binding upon the University that this Agreement is in full force and effect and without modification except as may be represented by Owner in any certificate prepared by Owner and delivered to the University for execution.

**24. Subordination and Attornment.** This Agreement shall be subject and subordinate to the lien of any mortgage or deed of trust now or hereafter in force against the Property (each, a "Mortgage") and to all advances made or hereafter to be made upon the security thereof without the necessity of the execution and delivery of any further instruments on the part of the University to effectuate such subordination. Notwithstanding the foregoing, the University shall execute and deliver upon demand such further instrument or instruments evidencing such subordination of this Agreement to the lien of any such Mortgage as may be required by Owner. At either party's request, such subordination agreement may be recorded in the Land Records of Baltimore City, provided that all recordation taxes and costs associated therewith shall be borne by the party requesting recordation. In the event any proceedings are brought for foreclosure, or in the event of the exercise of the power of sale under any mortgage or deed of trust made by Owner covering the Property, the University shall at the election of the purchaser at such foreclosure or sale attorn to the purchaser upon any such foreclosure or sale and recognize such purchaser as Owner under this Agreement.

## **25. Miscellaneous**

**25.1. 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.

**25.2. 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.

**25.3. 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.

**25.4. 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.

**25.5. 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.

**25.6. Time is of the Essence.** Time is of the essence in this Agreement.

**25.7. No Brokers.** Owner and the University each represent and warrant to the other that it has not dealt with any broker or agent in connection with this Agreement. Subject to Section 13, each party hereby indemnifies, defends, and holds harmless the other Party from all loss, cost and expense (including reasonable attorneys' fees) arising out a breach of its representation or undertaking set forth in Section 25.7. The provisions of this Section 25.7 shall survive the expiration or termination of this Agreement.

**25.8. No Recordation.** This Agreement shall not be recorded in any form. Either party may, at its option, record in the Land Records of Baltimore City a memorandum hereof in mutually agreeable form, consistent with the requirements of Section 3-101(e) of the Real Property Article of the Annotated Code of Maryland. The party requesting recordation of the memorandum shall pay all recordation taxes and costs associated therewith.

**25.9 Counterparts.** This Agreement may be signed in any number of counterparts, each of which is an original and all of which taken together form one single document. This Agreement may be amended, supplemented, or modified only by and through a written agreement signed by Owner and the University. The undersigned expressly agree that this Agreement may be signed by electronic means, such as by DocuSign or similar electronic signature application.

*[Signatures appear on following page]*

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

**MCB 4511 HARFORD ROAD LLC**

**Morgan State University**

Signed: \_\_\_\_\_

Printed Name:

Title:

Date:

Signed: \_\_\_\_\_

Printed Name: David K. Wilson

Title: President

Date:



## Exhibit A – Unit Floor Plans

## **Exhibit B – COMMUNITY POLICIES**

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

(See Attached)

### MORGAN STATE UNIVERSITY

### HOUSING & FOOD SERVICE AGREEMENT

Morgan State University, an agency and instrumentality of the State of Maryland located at 1700 E. Cold Spring Lane, Baltimore, Maryland 21251 (the “University”) offers the student, and (if required) the student’s parent, guardian, or other guarantor, a space in University Housing, which includes all student housing owned, leased or managed by the University, and a meal plan, if required, for a full academic year upon The Office of Residence Life & Housing’s receipt of an executed copy of this Housing & Food Service Agreement (“**Agreement**”). A student is obligated to pay established fees for the full academic year. This offer for student housing and a meal plan is revocable by the University unless the student’s acceptance is received in The Office of Residence Life & Housing by the required date and housing spaces are available. **The student is required to pay an Application Fee of \$200.00 that is non-refundable. This Agreement, if executed, may be accepted by the University to establish a legally binding contract between the student-(guardian) and the University.**

#### **PLEASE READ THE ENTIRE AGREEMENT BEFORE SIGNING!**

#### **Morgan State University Housing Options**

##### **On-Campus Housing Options**

Harper/Tubman House  
O’Connell Hall  
Baldwin Hall  
Cummings House  
Legacy Hall  
Thurgood Marshall Hall  
Blount Towers  
Rawlings Hall

##### **Off-Campus Housing Options**

Marble Hall Gardens  
HH Midtown  
Towson Town Place  
Altus  
Enolia

#### **INSTRUCTIONS**

**You are advised to read this document in its entirety as it is legally binding. Your signature on this document is a commitment legally and financially to reside in one of our University Housing options for an academic year.** Your submission of this document as authenticated, means that you have electronically signed and dated this Agreement. (If you are under 18 years of age, your Agreement must bear the signature of a parent/legal guardian.) **\*By signing this document, you agree to all sections of this Agreement and accept this offer under the terms stated herein.**

#### **PARAMETERS OF THE STUDENT’S ELIGIBILITY TO ENTER INTO THE AGREEMENT**

**Eligibility is limited to the following conditions and requires final approval by the University:**

1. All stated and submitted documentation are true and accurate as applied in your application. Information found to be misleading may result in denial of your approval.
2. Students may be required to agree to terms and conditions associated with the assigned residence hall or property under this Agreement.
3. You must be registered as a full-time student for the Fall 2025 semester by **August 1, 2025**.
4. You must make satisfactory financial arrangements to include, tuition, fees, room, and board by **August 1, 2025**.
5. Meal plans will be required for those students residing in University Housing unless otherwise stipulated.
6. Undergraduate students, who are properly registered at Morgan State University, have priority for available spaces in University Housing.
7. Enrolled graduate students at the University may be housed on a space available basis with the approval of the Office of Residence Life & Housing (Residence Life).
8. Established procedures, regulations and deadlines may be found within the [University Catalog](#).

## TERMS AND CONDITIONS OF UNIVERSITY HOUSING

### A. LIABILITY

The University cannot and does not assume responsibility for personal accident, injury, or illness sustained by residents, guests or visitors, or the damage, theft, or loss of personal property. The student (or parent of a minor) who signs this Agreement hereby releases the University, its officers, agents, and employees from liability on account of any accident, injury, illness, property damage, theft or loss. The University strongly recommends that students obtain insurance offered by the University or secure private insurance against such harm or loss.

### B. OCCUPANCY and DINING PERIODS

1. Student occupancy is allowed, under normal circumstances, from the date of check-in, specified with Residence Life's notification of assignment, through 5pm of the last scheduled day of each semester's final exams, or within 24 hours of the student's last final exam, whichever comes first. The student must leave their assigned space prior to the date and times established for their assigned housing's closing, and may not reenter any University Housing facility after the end of the specified occupancy period unless given written permission from Residence Life.

2. In designated residential facilities a meal plan is required for students residing in University Housing for the Fall and Spring

Semesters. Meal plans will be automatically assigned only to those students residing in University On-Campus housing. Those student residing in University On-Campus housing will be required to have the Silver Dining Plan. A student can choose to select a higher meal plan. A reduction in a meal plan lower than the Silver Dining Plan is prohibited for students residing in University Housing On-Campus.

3. Notwithstanding any other part of this Agreement, the University reserves the exclusive right to limit the number of meals or quantity of portions served, change menus, open and/or close facilities, reschedule the opening and closing hours of operation or otherwise alter services when the University's access to funds or resources (e.g., food, supplies, heat, power, etc.) is impaired. For further information regarding meal plan requirements you can contact the Office of Residence Life & Housing, Harper/Tubman Hall (ext:3218) or Business & Auxiliary Services Office, Tyler Hall Rm:306 (ext. 3065).

### C. FEES AND PAYMENT

a) The full cost of tuition, fees, room, and board is due in the Bursar's Office on or before the payment deadline established by the Bursar's Office.

b) Room assignments will be dropped for those students who fail to pay in full or make satisfactory financial arrangements for tuition, fees, room, and board with the Bursar's Office by the payment deadline.

c) Payment for room and board only, applications fees only, or charges only, is not acceptable and does not guarantee a reserved space for housing.

d) Per-established guidelines, students must make satisfactory financial arrangements before notification of student's official assignment is sent.

### D. UNIVERSITY SERVICES/RESPONSIBILITIES

The University and its service providers (Leased Housing/Public Private Partnerships) are responsible for the following services on a continual basis, although interruption may be necessitated by an act of God, an order of Civil authority, limited or restricted control or availability of resources as determined by the University or the residential facility, maintenance activities or other conditions that is reasonably beyond the University's or its service provider partners (Leased Housing/Public Private Partnerships) administrative control. Services are provided in accordance with standards and levels of services determined by the University and the residential facility. It is the expectation of the University that services will be available and uninterrupted and that any disruption of services vital to the health and safety of residents will be restored within a reasonable amount of time. Additionally, the University reserves the right to act and respond accordingly in the event of a public health crisis. The University will make decisions in accordance with local, state, and federal mandates and guidelines. This mean that the University reserves the right to terminate this agreement in accordance with local, state, and federal directives.

a) Utilities: The University and its service providers (Leased/Public Private Partnerships) will provide heat, water, electricity, and waste disposal services.

b) Furnishings: Generally the University and its service providers (Leased Housing/Public Private Partnerships) will generally provide to the resident: one bed, one mattress, one desk, one wardrobe or closet, one dresser, and one chair. Generally the University and its service providers (Leased Housing/Public Private Partnerships) will provide each resident room with a window, shade or blinds, window screen, and a smoke detector.

c) Repairs and Maintenance: Repair and maintenance activities shall be conducted under a system or priority scheduling. All repairs made in University Housing that is leased or public private partnership are the responsibility of the leasing company. Although the University will make an attempt to work with the leasing company to ensure that all repairs are made in a timely and satisfactory manner; the University cannot and will not assume responsibility for failure of the leasing company/public private partnership to make any or all repairs while residing in University Housing that is leased/public private partnership.

### E. RESIDENCE LIFE

#### Assignments:

a) Each resident agrees to accept their initial assignment, which may differ from any requested assignment. Assignments are subject to the availability of space. The University will furnish a space in University Housing and will grant the resident use of the facilities of the housing space in accordance with terms and conditions specified in the Agreement.

b) Residents who are assigned to University Housing agree to the cooperative housekeeping duties necessary to maintain said room/apartment/suite in sanitary and clean condition.

c) Residence Life does not discriminate in housing assignments on the basis of age, race, color, religion, sexual orientation, personal appearance, creed, physical or mental disability, or national origin.

2. Temporary Housing: In the event that a student cannot immediately be assigned a regular space, he/she may be offered a temporary assignment within a "designated triple/quad" room in a residence hall; that is, space normally occupied by two students which is minimally furnished, with temporary occupancy by three/four students. This space can also be a lounge which is normally furnished to house four to six students. Should this living become permanent, the student can opt to remain in this space or leave the residence hall, however, the student will be charged for the use of the space at the same rate of a regular room. The student agrees that by occupying the temporary assignment that this space could become permanent and no reductions for housing and board charges will be given.

3. Check-In: A resident is officially checked in when they accept their room key from a Residence Life staff person. Check-in will be held for those students who received official notification from the Office of Residence Life & Housing.

a) Student check-in for the Fall 2025 semester will be by appointment only (Date and Time). Please adhere to the established check-in day and time, **please be on time** this will help to ensure a smooth check-in for all.

b) The check-in process will be assigned with a minimal 2 hour check-in window for each assigned check-in period.

c) Please have proper identification and a copy of your check-in correspondence.

d) By direction, only the student checking in should enter the check-in site to complete check-in documents and pick up room key.

e) Each student occupant will be allowed to check-in with **no more than 2 guests assisting**.

f) We suggest that you pack light as possible for the semester.



**4. Residential Closure:** the Office of Residence Life & Housing reserves the right to terminate housing agreements due to public health emergencies or any unforeseen challenge, occupancy is revocable by Morgan State University. In the event the University requires students to vacate housing, students will be responsible for removing all valuable personal items at that time. As determined by the University, in its sole discretion, in the event of an emergency or as may otherwise be necessary or beneficial to protect the health or safety of members of the University community, the University may remove possessions and/or furnishings from housing units for those units to be used for other emergency purposes. The University will not be responsible for loss or damage to a student's personal items that must be moved and stored in such instances. In the event, students must leave their assigned housing space and or building, students may not reenter any University Housing facility unless approved and directed by the Office of Residence Life & Housing. Upon reasonable notice, the Office of Resident Life & Housing reserves the right to terminate housing and dining agreements due to public health emergencies and other unforeseen events. The University and student acknowledge the ongoing possibility that, due to a health or safety emergency, students may not be able to occupy housing, dining, and/or student's use of University Housing and dining facilities may be significantly restricted. Furthermore, during a health or safety emergency, certain companies or staff contracted by the University to provide services to housing and dining facilities may not be available or may be significantly limited. Notwithstanding anything in this agreement to the contrary, the University may adjust the housing and dining services schedule contained herein, temporarily close, and/or place restrictions on use of housing and dining facilities as necessary in the University's sole discretion to preserve the health and safety of its students and the campus community. In the event of such temporary closures, restrictions, and/or adjustments to the housing and dining services schedule, the University will not issue refunds or credits, whether partial or full, for such interruptions or adjustments.

#### **F. RESPONSIBILITIES OF STUDENTS IN RESIDENCE AND DINING HALLS**

##### **Care of Residence and Dining Facilities:**

1. The resident accepts responsibility and agrees to be held accountable for the actions of their guest(s), and for proper use and care of the residence and dining facilities, assigned space, common areas, and property. The resident also agrees to report promptly any interruptions of service or needed repairs.
2. The resident agrees to take reasonable action to protect residence and dining facilities and property from wanton, reckless or negligent damage; refrain from encouraging or participating in activities which causes damages; report damages to the University in writing and assist the University in identifying individuals responsible for damage, theft or loss.
3. The resident, at the time of checkout from University Housing, will return the assigned space and its furnishings in the same conditions as they were received, with the exception of reasonable wear and tear.
4. The resident assumes responsibility for the appropriate use of safety and security hardware (e.g., locks, smoke detectors, sprinklers) within the resident's assigned residence space and building, and will immediately report loss of assigned key(s) or malfunctioning hardware.

##### **G. Conduct**

1. The resident shall conduct themselves in a manner that is consistent with the University's Board approved [Code of Student Conduct](#) which promotes a courteous, safe, and secure residence and dining environment. The resident understands that their behavior should be conducive to the pursuit of academic goals, as well as individual and community development and welfare.
2. The resident shall ensure that their University assigned roommate(s) shall have access to an equitable use of the assigned space.
3. The resident agrees to familiarize themselves with and abide by all applicable policies and procedures of the University, including but not limited to, the rules, regulations, policies, and procedures established by the University as published in the [Code of Student Conduct](#) and the [University Catalog](#) as amended from time to time and incorporated by reference into this Agreement.
4. Rules and regulations are intended to promote the safety and well-being of residents. They include but are not limited to prohibitions against: unauthorized equipment; cooking elements; flammable materials; weapons and fire crackers; unauthorized modifications of assigned space; pets; duplication and transfer of University keys; disruptive/destructive behavior, behavior such as intimidation or harassment which threatens the property, safety, security, health, or well-being of others; improper use of fire/safety or building security equipment; and threats to or interference with University staff in the performance of their duties. Violation of rules and regulations can constitute grounds for termination of Agreement.
5. When it is determined by the University and/or the appropriate University officials that a student has violated State or federal laws and/or University policies, procedures, rules or other regulations, and/or when such conduct indicated that the student constitutes a threat to the safety, health, or well-being of the community members or of themselves, disciplinary and/or administrative action, including termination of this Agreement, may be taken.
6. Prohibited Conduct: Alcohol and or Drug Violation: (a) Consumption or possession of alcohol, cannabis, controlled dangerous substance, or any illegal drug on University premises, including all University Housing. (b) Unauthorized distribution or possession for purposes of distribution of any controlled dangerous substance or illegal drug. (c) Use or possession of any controlled dangerous substance or illegal drug. (d) Any other violation of the Morgan State University Alcohol and Drug Policy.

##### **H. Use of/Change of Assigned Space**

1. The resident agrees that a change of assignment may be made only with the written approval of Residence Life in accordance with established room change procedures. As an agency and instrumentality of the State of Maryland, and in accordance with the Morgan State University Nondiscrimination Policy, Approved by the Board of Regents on November 3, 2014, the University may not discriminate against any individuals on the basis of race, sex or sexual orientation, gender or gender identity, color, genetic information, age, marital status, religion or national origin, and any other protected basis under applicable law, and therefore, the University will not honor any requests based on these considerations.
2. The resident agrees: (a) to live in only the space to which the resident has been officially assigned by the University; (b) not to sublet or otherwise use or grant use of the assigned housing space and housing common areas (i.e., lounges) to sell, solicit or conduct a business enterprise therein. **Individuals, not assigned by the University to reside in a student's assigned housing (Squatters), is absolutely prohibited.** Students found in violation will be subject to removal from housing.
3. If a vacancy occurs in the assigned housing space, the remaining resident(s) agrees to follow established procedures for the reassignment of another student in that space.
4. If necessary (not a reassignment) when vacating an assigned space, the resident must complete established check-out procedures and complete the [Housing Contract Release Form](#) and follow guidelines given by the Director of Residence Life & Housing and/or their designee to include the Resident Director of the resident's respective facility.
5. The University reserves the right to move a resident from one space to another to: (a) meet its responsibilities to student health, safety, and well-being; (b) maintain, operate, or renovate facilities; (c) establish a special interest house, floor, unit, or section; (d) reassign rooms in a section or hall to students of a single sex; (e) condense groups of residents for reasons of security of closing a portion or all of a residential facility, or (e) to consolidate students to a particular area or section of a residential facility for occupancy purposes.

##### **I. Guests**

The resident assumes responsibility for the action of the resident's guest(s). Guests are welcome to eat in the Dining Services facility. Guests must abide by all applicable laws, as well as, the applicable University, Residence Life, and Dining Services policies, procedures, and regulations.

##### **J. Safety and Security**

The University does not guarantee the safety and security of a resident in University Housing and dining areas, and disclaims any risks of injury or loss to a resident occurring therein. The resident agrees to take primary responsibility for their residence and dining communities. The University's Residence Life and Dining Services Department will work cooperatively with residents to promote a safe and secure environment. The resident agrees to read and abide by security policies and precautions stated in Residence Halls Rules, Regulations, [Code of Student Conduct](#) and in other University publications.

## **K. HEALTH AND SAFETY**

1. Expectations: In the event of a public health crisis, we expect that all members of the University community residents and staff act in a manner that demonstrates respect and consideration for those around them, including for the health and safety of all community members. All students residing in University Housing are prohibited from creating a health or safety hazard within the housing facility and the University may request or require a resident to leave University Housing if their continued presence in the facility poses a health or safety risk for community members. Students are required to comply with health and safety laws, orders, ordinances, and regulations, and health and safety guidance, policies and practices adopted by the University or the Office of Residence Life & Housing as they relate to public health crises. This guidance will evolve as the public health crisis evolves. In such emergencies students are required to comply with any request from the Office of Residence Life & Housing to leave their assigned space. Failure to comply would be a violation of this agreement and may subject students to emergency removal from their assigned space. Removal from housing due to a public health emergency does not constitute a termination of the housing agreement.

## **L. ADMINISTRATIVE PROCEDURES**

**Residential Entry, Inspections, and Property Removal:** 1. The University reserves the right to enter housing spaces for purposes of: (a) improvements; (b) inspection and maintenance; (c) recovery of University/State owned property which is not authorized for use in the assigned space; (d) fire and safety inspection; and (e) actions necessary to ensure the safety, health, and general welfare of the resident or others and/or the protection of University property.

2. A resident's request for maintenance or repair constitutes their consent for room entry. While entry without notice may be necessary, attempts will be made to provide prior notification whenever reasonable.

3. The University reserves the right to remove and dispose of any personal property remaining immediately in housing space following: (a) termination or expiration of this Agreement; (b) the resident's separation by/from the University; and/or (c) the date the resident officially checks out of the housing space. In the event the University requires students to vacate University Housing, students will be responsible for removing all personal items at that time. As determined by the University, in its sole discretion, in the event of an emergency the University will not be responsible for loss or damage to a student's personal items that must be removed. A charge for costs incurred by such removal may be assessed to the resident.

## **M. After Violation of Policies, Rules or Regulations**

1. When it is determined that a resident has violated a term of this Agreement or any other Office of Residence Life and Housing, Dining Services, or University rule, regulation, policy or procedure, the resident is subject to: (a) administrative procedures and actions as defined in Residence Life's Policies, Rules and Regulations, (b) disciplinary procedures and action defined in the [Code of Student Conduct](#) and [The Office of Student Rights and Responsibilities](#).

2. When an allegation or violation of a rule, regulation, policy or procedure is received the established review process will be initiated in accordance with the [Code of Student Conduct](#) and [The Office of Student Rights and Responsibilities](#).

3. The Director of the Office of Residence Life & Housing or designee may temporarily dismiss a resident from University Housing. Additionally, the Director or designee may temporarily suspend dining privileges, pending administrative and/or disciplinary actions, when, in the judgment of the Director or designee, the student constitutes a threat to themselves and/or the person or property of another. The University also reserves the right at any time, in University Housing to request or require a resident to leave housing when that resident's continued presence in the residential community poses a health or safety risk for community members. Residents are required to comply with any request from the Office of Residence Life & Housing to leave their assigned space and failure to do so would be a violation of this Agreement and may subject students to emergency removal from their assigned space.

## **N. Liability for Damages and Rules**

1. The student will be assessed charges for damages, loss, or special service due to misuse or abuse of the student's assigned space and the state property that the student damages. Additionally, the student can be charged if applicable for violation of policies regarding check-in and check-out of the residential facilities. When the assigned space is shared, and when the responsible student(s) fails to assume responsibility, an equal portion of the charges will be assessed to each occupant.

2. Individual(s) identified as being responsible for damages, theft, loss or special service (whether intentional or negligent) in common areas of the residential facilities will be assessed the cost repair, replacement or restoration.

3. When individual responsibility cannot be determined, and where deemed necessary by Residence Life, residents may be held collectively responsible for damage, theft, loss, or special service (e.g., cleaning) to the common areas or to University property within the residential facility.

## **O. RELEASE FROM AGREEMENT**

1. If you intend to cancel your housing application, you must complete the [Housing Contract Release Form](#) in order for the University to consider the request for cancellation of the housing agreement. **Notification made to any other University office is not sufficient to ensure your request for a release from this Agreement. Any release and/or termination of this Agreement shall be at the discretion of the University.**

2. After a Student Claims Services by executing this Agreement: (a) the University will not normally release an individual from this Agreement after the services are claimed (i.e., Fees issued), because this Agreement is for one academic year (Fall 2025 and Spring 2026). Thus, students who unofficially leave after claiming services will be subject to a charge for one academic year (Fall 2025 and Spring 2026) or as determined by the University. Students who cancel their Housing and Food Service agreement must submit the [Housing Contract Release Form](#). **Appropriate billing based upon a request to cancel room and board will be calculated by the submission of the Housing Contract Release Form and the date the student removes all personal belongings from housing and return the room key to the Resident Director or designee. The calculated charges based upon established rates, will be posted to the student's account.**

3. Agreement: In some specified cases, residents may be released from this Agreement without incurring any financial obligation (beyond charges associated with occupancy and meal purchases) only upon completion and submission of the Housing Contract Release form. The student's submission of the Housing Contract Release form is subject to review by the Director of Residence Life & Housing and the Vice President of Student Affairs.

4. Failure to Claim Housing Space: when an individual fails to properly claim an assigned space and has not secured release from this Agreement prior to the deadline for claiming the assigned space, or fails to notify the Office of Residence Life & Housing of delayed arrival by the established check-in time, the Office of Residence Life & Housing has the right to terminate this Agreement. The individual then regardless of their University status, may be charged 20% of the housing charge, **in addition to the loss of the non-refundable Housing Application Fee.**

### **Cancellation Standard:**

1. If you intend to cancel your housing application, **RELEASE FROM THIS AGREEMENT MUST BE INITIATED BY** logging into and completing the [Housing Contract Release Form](#). **NOTIFICATION MADE TO ANY OTHER UNIVERSITY OFFICE IS NOT SUFFICIENT TO ENSURE RELEASE FROM THIS AGREEMENT.** The cancellation policy is based upon the following cancellation submission dates:

**(a) Cancellations for Fall Semester Housing:** Cancellations submitted through August 1<sup>st</sup> will receive a 100% refund of room and board charges; Cancellations submitted after August 1<sup>st</sup> through the first day of classes may receive a \$500.00 penalty; Cancellations submitted after the first day of classes through midterms will receive a proration of the room and board charges; Cancellations submitted after midterms will not receive a refund of room and board charges.

**(b) Cancellations for Spring Semester Housing:** Cancellations submitted through January 1<sup>st</sup> will receive a 100% refund of room and board charges; Cancellations submitted after January 1<sup>st</sup> through the first day of classes may receive a \$500.00 penalty; Cancellations submitted after the first day of classes through midterms will receive a proration of the room and board charges; Cancellations submitted after midterms will not receive a refund of room and board charges.

**(c) Cancellations with Withdrawal (Fall and Spring Semesters):** Cancellations submitted through the first day of classes will receive a 100% refund of room and board charges. Cancellations submitted after the first day of classes will receive proration of the room and board charges.

**(d) Cancellations for Summer Semesters/Winter MiniMester:** The cancellation request must be submitted to our office forty-eight (48) hours prior to the official close of the University (spring semester) for which housing was requested. No refund will be given for cancellations submitted after the start of the session for which housing is

requested.

2. **After a student claims housing space:** (a) The University will not normally release an individual from this Agreement after the services are claimed (i.e., Fees issued), because this **Agreement** is for the entire academic year. Thus, students who unofficially leave after claiming services will be charged for the full academic year in accordance with the student's commitment to this **Agreement**. In some specified cases, residents may be released from this Agreement without incurring any financial obligation (beyond charges associated with occupancy and meal purchases) only when the University has received from the student and verify a request for release upon a specified fate that is based upon the students disenrollment, withdrawal, graduation, marriage, student teaching, studying abroad, co-op work in conjunction with a University sponsored accredited, or substantial physical or emotional difficulties (verified by the University) which prevents continue participation in this Agreement. (b) Such request for release effective at the end of the fall semester/start of spring semester must be uploaded to the Housing Contract Release form for consideration. (c) When release from this Agreement is approved, an adjustment will be made to the Resident's account based on the published schedules on the Housing Contract Release form. Authorized or Unauthorized released students forfeit their application fee. (d) If demand for housing exceeds space available, Residence Life reserves the right to permit releases for reasons other than those specified above.

**Failure to Claim Assigned Housing Space:** When an individual fails to properly claim an assigned space and has not secured release from this **Agreement** prior to the deadline for claiming assigned space (first day of classes), or fails to notify Residence Life of delayed arrival by 12PM on the first scheduled day of classes for the Fall or Spring semester (or within seventy-two (72) hours of the receipt of assignments if assignments are made after the first day of class), the student will automatically be in forfeit of their assignment. Residence Life will terminate this **Agreement**. The individual then regardless of their University status, may be charged 20% of the housing charge, if they are a registered student. In the spring semester a student may be subject to, 50% of the room charge if they were a registered student and resided on campus during the fall semester. Additionally, the student will forfeit the non-refundable \$200.00 Housing Application Fee.

#### **P. Termination Agreement**

**1. Termination:** The University reserves the right to terminate housing and dining agreements due to public health emergencies and other unforeseen events. The agreement can also be terminated if (a) it is determined that information furnished by the individual or parent/guardian for the purpose obtaining residence or dining services is substantially incomplete, misleading, or false in whole or in part. (b) if a student is academically dismissed (c) student is dismissed from the University or required to vacate assignment for administrative and/or disciplinary reasons; (d) for any reason, a student loses the student's status as a student at Morgan State University; or (e) If it is determined that the student has violated any applicable laws or applicable University policies, procedures, and/or housing and dining rules. In such cases, the student may also be denied continued access to any University residence and/or dining facility. Additionally, the individual may be required to vacate the assignment and accept termination of the Meal Plan on the date of separation from the University or as otherwise specified in writing by the Director of the Office of Residence Life & Housing. Termination of the agreement may happen if University facilities are inadequate in number or physical condition to serve the student appropriately. (f) When the Office of Residence Life and Housing terminate the Agreement because the resident has violated the housing or dining rules and/or the [Code of Student Conduct](#) the office may still be responsible for payment of the entire housing and dining charges for the academic year (Fall 2025 and Spring 2026).

**2. Adjustment to Accounts Policy:** No part of the charges for room and board is refundable unless the student submits the [Housing Contract Release Form](#) to The Office of Residence Life & Housing, and is given permission by the appropriate officials of the University to move from the assigned space and/or discontinue dining hall privileges. Please refer to the cancellation schedule located on the Housing Contract Release form.

**3. Extenuating Circumstances:** In some specified cases under "Extenuating Circumstances," residents may be released from this Agreement without incurring any financial obligation excluding services rendered. (Beyond charges associated with occupancy and meal plan). In most cases only when Residence Life has received from the student and verify the receipt of a request for release from housing form has been submitted: [Housing Contract Release Form](#). Upon a specified fate that is supported with verifiable and credible documentation, students may request consideration for "Extenuating Circumstances." Extenuating Circumstances, as an example, are minimally considered to be: (a) students disenrollment, (b) withdrawal, (c) graduation, (d) marriage, (e) student teaching, (f) studying abroad, (g) co-op work in conjunction with a University sponsored accredited program, (h) substantial physical health or (verified by the University) which prevents continued participation in this Agreement, (i) military duty, (j) incarceration, or other documented- verified circumstances that would prevent a student's continued matriculation. However, in any case a student is responsible for "services rendered," i.e., residential occupancy and meal plan usage. In most cases, it is preferable that such request for release be submitted within the semester services were rendered. Thus, the Housing Contract Release Form should be submitted prior to the start of the subsequent semester. If a release from the housing/meal contractual agreement, is approved appropriate billing, based upon "services rendered" will be applied. The approved adjustment (s) will be made to the student's account based on the published fee schedules. Authorized or Unauthorized released students forfeit their application fee. If demand for housing exceeds space available, Residence Life reserves the right to permit releases for reasons other than those specified above.

#### **Confirmation of Agreement**

1. The student (and parent or guardian, if student is under 18) must sign and submit this **Agreement** without alteration. This **Agreement** has not been accepted by the University nor does the student have permission to reside in University Housing until the student has been provided a confirmation of residence and dining services and/or a notification of room assignment.

2. The Office of Residence Life & Housing reserves the right to make changes to this Agreement as deemed necessary.

#### **Q. How Assignments Are Made**

Residence Life's assignment policy assigns students on a first come first served basis, based on application date, application number and space availability. When possible, room assignments will be made in accordance with the student's preferences. Preferences however are not guaranteed.

1. Be advised that the continuation of your assignment is subject to all local, state, and federal directives in the event of a public health crisis.

2. All stated, and submitted documentation on the housing application must be true and accurate. Found misleading information may result in the dismissal of the University's housing approval.

3. All required health documents should be sent to ([healthcenter@morgan.edu](mailto:healthcenter@morgan.edu)) prior to arriving on campus.

4. The student must be registered as a full-time student for the Fall 2025 semester before **August 1, 2025**.

5. The student must make satisfactory financial arrangements to include, tuition, fees, room, and board by **August 1, 2025**. Students residing in University Housing may be required to have a meal plan as prescribed.

6. The Office of Residence Life & Housing does not discriminate in room or hall assignments on the basis of age, race, color, religion, sexual orientation, personal appearance, creed, physical or mental disability, national origin, or any other basis referenced in this agreement.

#### **R. Special Assignments Needs Requests**

If you are a student requesting a reasonable accommodation related to housing because of a diagnosed disability, please contact the Office of Student Disability Support Services (SDSS) to register with their office. You must complete the intake form found on the SDSS website and submit current supporting documentation regarding your request. If approved, your request will be shared with the Office of Residence Life & Housing, but all information regarding your diagnosis will be kept confidential. More information can be found on the [Student Disability Support Services](#) website. Additionally, Request for Emotional Support Animals (ESA) [Assistance Animals in University Housing](#) must be approved by Student Disabilities Support Services (SDSS) and The Office of Residence Life & Housing (ORL&H). You must have approval from SDSS and ORL&H prior to bring your ESA to campus. For priority consideration for the fall semester, applications must be completed by **June 1<sup>st</sup>**. Semester assignments are based on space availability.

#### **S. Subject To Assignment Criteria:**

**Students will not be sent an official assignment notification, day and time of check-in until the following criteria has been met:**

1. Student has made satisfactory financial arrangements to include the cost of tuition, fees, room, and board to the University BURSAR
2. Student is fully registered for classes (Fall Semester/Spring Semester) with a minimum of 12 credits.
3. All requirements must be met no later than **August 1, 2025**.
4. **Please be advised that housing is not guaranteed by the University and will also depend upon the completion of all of the above requirements by the student.**
5. **Housing rates and residential locations are subject to change.**

**T. Agreement:**

1. I have read, understand, and will adhere to the University's applicable policies, procedures, and health and safety protocols, and I understand that my access to campus may be conditioned on my adherence to them.
2. I have read the foregoing Agreement, understand it, and sign it voluntarily as my own free act and deed under no duress or coercion; no oral representations, statements, or inducements, apart from the foregoing written agreement, have been made; and I execute this Agreement with full, adequate and complete consideration fully intending to be bound by the same.
3. I represent and certify that my true age is at least 18 years old, and if not, the signature of my parent/legal guardian has been provided.
4. I understand that my electronic signature and date will be verified and applied via the housing system by my completion and submission. (If you are under 18 years of age, your Agreement must bear the signature of a parent/legal guardian)

**(Electronic Signature)**

**Printed Name of the Student:** \_\_\_\_\_

**Signature of the Student:** \_\_\_\_\_ Student Id# \_\_\_\_\_ Date: \_\_\_\_\_

Printed Name of Parent/Legal Guardian (if applicable): \_\_\_\_\_

Signature of Parent/Legal Guardian (if applicable): \_\_\_\_\_ Date: \_\_\_\_\_

**Questions?**

Please email us at [reslife@morgan.edu](mailto:reslife@morgan.edu) or call us at 443-885-3218 or visit if you have any questions about living in the Residence Halls or regarding this Agreement (Harper/Tubman Hall)



**Exhibit D – Parking Lot Site Plan**

**MEDCO  
SUPPLEMENTAL  
LETTER OF INTENT**

**BOARD OF REGENTS**  
**MORGAN STATE UNIVERSITY**  
**SUMMARY OF ITEM FOR ACTION**

**TOPIC:** MEDCO Letter of Intent for Student Housing Development

**COMMITTEE:** Finance and Facilities

**DATE OF MEETING:** November 11, 2024

**BRIEF EXPLANATION:** The University is continuing to move forward with the strategic housing plan. Phases 1, 2 and 3 of the Thurgood Marshall Housing and Dining facility and Legacy Tower have been completed and are operational. These facilities were successfully developed in collaboration with MEDCO. Baldwin & Cummings have been renovated directly by the University and are also now operational.

MEDCO has also been assisting the University in developing the revised student housing master plan. 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.

In November 2023, the Board approved a request to have MEDCO assist in feasibility and predevelopment activities to form the University's campus-wide student housing strategic plan, parking and campus wide capital planning, and to further assist with student housing development projects including Harper-Tubman and O'Connell. The University's current housing plan calls for Harper-Tubman to be taken offline for renovations in May 2025 and scheduled for occupancy July 2026. O'Connell is scheduled to be taken offline for redevelopment in May 2025 and is scheduled for occupancy in July 2027/2028. Capacity planning is in process to ensure adequate student housing until these projects are ready for occupancy.

Predevelopment costs associated with the MEDCO collaboration in the amount of \$3 million were previously approved for the renovation of Harper-Tubman and O'Connell. After extensive project feasibility, analysis and planning for these two important student housing projects, an additional \$6 million is now being requested from MEDCO to maintain momentum for development for a total of \$9 million. The additional funding is required to keep the Harper-Tubman project on track (offline in May 2025, financing in June 2025) as we advance our plans to demo and redevelop O'Connell. These predevelopment costs (new cap of \$9

million) are expected to 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 Supplemental LOI (Student Housing Development).**

**FISCAL IMPACT:** Up to \$9M in predevelopment costs which would be expected to be reimbursed to the University as part of any approved development project.

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

**COMMITTEE ACTION:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**BOARD ACTION:** \_\_\_\_\_ **DATE:** \_\_\_\_\_



[MORGAN STATE UNIVERSITY LETTERHEAD]

November , 2024

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 student housing strategic plan, parking and campus wide capital planning

Dear Mr. Sadowski:

As you know, Morgan State University, an agency of the State of Maryland (the "State"), created and established under the laws of the State of Maryland (the "University") 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 10132, inclusive, of the Economic Development Article of the Annotated Code of Maryland, as amended (the "Act"), and to ask that MEDCO assist the University, either directly or through the engagement of others, in evaluating, informing and executing the next steps in its campus-wide student housing strategic plan ("SHSP") pursuant to a letter of intent dated December 8, 2023 (the "Letter of Intent"), attached hereto as Attachment 1. This letter is meant to further supplement and amend the original Letter of Intent (the "Supplemental LOI").

As part of the Letter of Intent, the University, among other things, requested MEDCO's assistance with undertaking and performing directly (or obtaining the services of others) to assist with certain feasibility, early design, development approach, predevelopment, and analytical assessment of MEDCO's potential bond financing, design, development, construction, ownership, and management of additional student housing projects as identified in the University's campus-wide student housing strategic plan (the "Services") to be performed on a fee for service basis. The Letter of Intent provided funding not to exceed \$3,000,000 (the "Service Cost Cap"), inclusive of MEDCO's fee (the "MEDCO Fee").

The University desires to continue the Project efforts and to increase, under the same terms as set forth in the Letter of Intent, the Service Cost Cap by an additional \$6.0 million for a total Service Cost Cap of \$9.0 million (the "Updated Service Cost Cap") which shall be inclusive of payment of the MEDCO Services and the MEDCO Fee.

In the Letter of Intent, the University and MEDCO agreed MEDCO will invoice the University for cost incurred under the Letter of Intent and the University will promptly remit payment of such invoice directly to MEDCO. It is anticipated that the University be reimbursed for such payments under the Letter of Intent and this Supplemental LOI to the extent such costs are otherwise allowed to be funded with the proceeds of any bonds issued to finance any related approved projects.

As set forth in the Letter of Intent, 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 an invoice therefor. If MEDCO is not reimbursed within thirty (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 future student housing projects, parking projects and other campus wide planning initiative feasibility plans under the SHSP are 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") to formalize roles and responsibilities related to such projects.

Nothing contained in this Supplemental 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 or this Supplemental LOI.

If at any time the University determines not to proceed with pursuing the feasibility of future student housing projects, parking or other campus wide planning initiatives on campus, 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.

The Letter of Intent and this Supplemental 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: \_\_\_\_\_  
Title: \_\_\_\_\_

Accepted:

**MARYLAND ECONOMIC DEVELOPMENT CORPORATION**

By: \_\_\_\_\_  
Name: J. Thomas Sadowski  
Title: Executive Director

**ATTACHMENT 1 – LETTER OF INTENT DATED DECEMBER 8, 2023**



*Division of Finance & Administration*

December 08, 2023

Maryland Economic Development Corporation  
7 St. Paul Street, Suite 940  
Baltimore, MD 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 student housing strategic plan, parking and campus wide capital planning

Dear Mr. Sadowski,

Morgan State University, an agency of the State of Maryland (the "State"), created and established under the laws of the State of Maryland (the "University") 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 10-132, inclusive, of the Economic Development Article of the Annotated Code of Maryland, as amended (the "Act"), and to ask that MEDCO assist the University, either directly or through the engagement of others, in evaluating, informing and executing the next steps in its campus-wide student housing strategic plan.

In the fall of 2019, the University requested, through a letter of intent, the assistance of MEDCO with several efforts, including, but not limited to, the procurement of resources and the provision of services to advise and inform the University's campus-wide student housing strategic plan ("SHSP").

In 2020, supported and informed by demand study information performed in conjunction with the SHSP, and at the request of the University, MEDCO issued its non-recourse, limited obligation revenue bonds for the purpose of financing a portion of the cost of the Thurgood Marshall Hall Phase 1 ("TMH1") student residential housing project to provide residential housing for 670 University students, and related facilities under the terms of an air rights lease (the "Lease") made to MEDCO by the State of Maryland for the use of the University at 1800 Argonne Drive, Baltimore, MD. MEDCO procured certain furnishings, machinery and equipment to be located in, and used in connection with TMH1, provided or procured consulting services to for the development and construction of TMH1, and MEDCO owns and



operates TMH1 for the purpose of providing housing for University students. Construction of TMH1 was completed in August 2022.

In 2022, supported and informed by the SHSP, and at the request of the University, MEDCO issued MEDCO's non-recourse, limited obligation revenue bonds for the purpose of financing all or part of the cost of the Legacy Hall student residential housing project to provide residential housing for 600+ University students, and related facilities on land adjacent to TMH1 at 1800 Argonne Drive, Baltimore, MD pursuant to an amendment to the Lease. MEDCO procured certain furnishings, machinery and equipment to be located in, and used in connection with Legacy Hall; and is providing or procuring consulting services to for the development and construction of Legacy Hall. Legacy Hall is scheduled to open for operations the summer of 2024.

As the University continues to experience record breaking enrollment numbers, there is an increasing demand for additional student housing, increased parking, and a corresponding need for campus wide capital planning initiatives for future expansion.

The University therefore now requests MEDCO's assistance with undertaking and performing directly (or obtaining the services of others) to assist with certain feasibility, early design, development approach, predevelopment, and analytical assessment of MEDCO's potential bond financing, design, development, construction, ownership, and management of additional student housing projects as identified in the SHSP (the "Services"). The University will, from time to time, provide an addendum to this letter of intent (the "LOI") outlining specific items with the Services to be performed by MEDCO.

The Services hereunder will be performed on a fee for service basis. The University has approved funding not to exceed \$3,000,000 (the "Service Cost Cap"), which shall be inclusive of MEDCO's fee (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 cost incurred under this LOI and the University will promptly remit payment of such invoice directly to MEDCO. It is anticipated that the University be reimbursed for such payments under this LOI to the extent such costs are otherwise allowed to be funded with the proceeds of any bonds issued to finance any related approved projects.

It is expressly agreed and understood that, other than as set forth in this 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 an 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 future student housing projects, parking projects and other campus wide planning initiative feasibility plans under the SHSP are 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") to formalize roles and responsibilities related to such projects.


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 herein.

If at any time the University determines not to proceed with pursuing the feasibility of future student housing projects, parking or other campus wide planning initiatives on campus, 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.

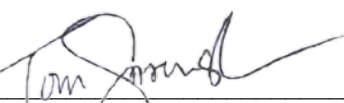
Very truly yours,

MORGAN STATE UNIVERSITY

By:   
Name: David LaChina  
Title: Interim 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  
November 11, 2024**

**FY 2025 FINANCIAL STATUS UPDATE**

First quarter ending September 30, 2024

**OVERVIEW**

The University continues to operate in a volatile and uncertain economic environment. Coming out of the pandemic to inflation and recession concerns, 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. 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 \$171.3 million in operating revenues as of September 30, 2024. This represents 37.3 percent of the total university operating budget, which includes state support and self-supporting programs, including Restricted Funds and Auxiliary Enterprises, and is consistent with the prior year's percent utilization. Operating expenses for the same period were \$136.5 million, representing 29.7 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:



<b>FY 2025 Budget Rev 10/24</b>	<b>Revenues</b>	<b>Expenditures</b>	<b>Net</b>
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.

### **STATE SUPPORT**

Per Attachment I, the University realized \$101.9 million of revenues or 33.5 percent of the budget while the University expended \$83.6 million or 27.5 percent of the adjusted base operating budget. This level of revenue and expense utilization is 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 \$69.3 million of revenues or 44.7 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 \$52.9 million or 34.1 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 \$24.6M has been disbursed and is outstanding at June 30, 2024 under the 2022 HBCU loan with an additional \$40M of requests expected to be submitted by December 31, 2024. Total HBCU Loans outstanding at June 30, 2024 is approximately \$66.1M. 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.

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

Actual for the Period Ending September 30, 2024

	<b>FUNDING SOURCE</b>	<b>WORKING BUDGET</b>	<b>REVENUES</b>	<b>BALANCE</b>	<b>PERCENT REALIZED</b>
<b>STATE - SUPPORTED PROGRAMS:</b>					
Tuition and Fees	State	97,490,000	55,985,318	41,504,682	57.4%
State Appropriations	State	194,245,000	42,123,762	152,121,239	21.7%
Grants and Contracts	State	8,850,000	2,463,800	6,386,200	27.8%
Other Sources	State	3,340,000	1,369,718	1,970,282	41.0%
<b>TOTAL STATE - SUPPORTED PROGRAMS</b>		<b>303,925,000</b>	<b>101,942,598</b>	<b>201,982,402</b>	<b>33.5%</b>
<b>SELF - SUPPORTED PROGRAMS:</b>					
Sales and Services - Auxiliary Enterprises	Auxiliary	66,205,000	36,749,863	29,455,137	55.5%
Federal Grants and Contracts	Restricted Funds	83,500,000	31,048,045	52,451,955	37.2%
State Grants and Contracts	Restricted Funds	1,500,000	196,124	1,303,876	13.1%
Private Grants and Contracts	Restricted Funds	4,000,000	1,353,472	2,646,528	33.8%
<b>TOTAL SELF - SUPPORTED PROGRAM</b>		<b>155,205,000</b>	<b>69,347,504</b>	<b>85,857,496</b>	<b>44.7%</b>
<b>TOTAL UNIVERSITY</b>		<b>459,130,000</b>	<b>171,290,102</b>	<b>287,839,898</b>	<b>37.3%</b>

**MORGAN STATE UNIVERSITY  
WORKING BUDGET VS. EXPENDITURE  
FISCAL YEAR 2025**

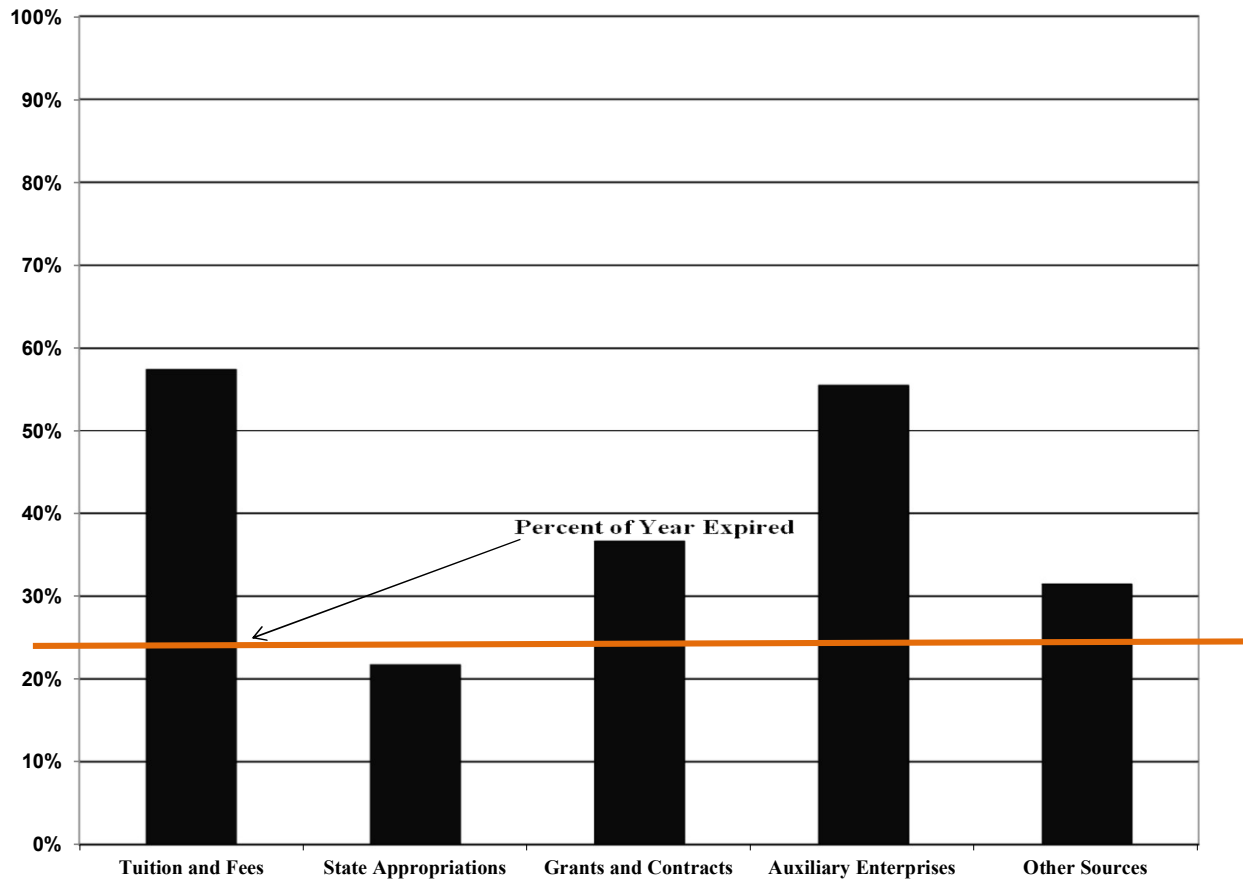
Actual for the Period Ending September 30, 2024

	<b>FUNDING SOURCE</b>	<b>WORKING BUDGET</b>	<b>EXPENDITURES</b>	<b>BALANCE</b>	<b>PERCENT EXPENDED</b>
<b>STATE - SUPPORTED PROGRAMS:</b>					
Instruction	State	87,072,500	14,929,653	72,142,847	17.1%
Research	State	22,227,000	3,874,548	18,352,452	17.4%
Public Service	State	365,000	51,828	313,172	14.2%
Academic Support	State	41,925,000	10,436,083	31,488,917	24.9%
Student Services	State	13,740,500	3,289,178	10,451,322	23.9%
Institutional Support	State	64,988,000	21,532,300	43,455,700	33.1%
Plant Operations and Maintenance	State	35,637,000	8,627,097	27,009,903	24.2%
Scholarships and Fellowships	State	37,970,000	20,820,095	17,149,905	54.8%
<b>TOTAL STATE - SUPPORTED PROGRAM</b>		<b>303,925,000</b>	<b>83,560,782</b>	<b>220,364,218</b>	<b>27.5%</b>
<b>SELF-SUPPORTED PROGRAMS:</b>					
Auxiliary Enterprises	Auxiliary	66,205,000	20,328,572	45,876,428	30.7%
Research	Restricted Funds	63,521,000	16,362,563	47,158,437	25.8%
Restricted Scholarships and Fellowships	Restricted Funds	25,479,000	16,235,079	9,243,921	63.7%
<b>TOTAL SELF-SUPPORTED PROGRAM</b>		<b>155,205,000</b>	<b>52,926,214</b>	<b>102,278,786</b>	<b>34.1%</b>
<b>TOTAL UNIVERSITY</b>		<b>459,130,000</b>	<b>136,486,996</b>	<b>322,643,004</b>	<b>29.7%</b>

## WORKING BUDGET VS. REVENUE REALIZED

FISCAL YEAR 2025

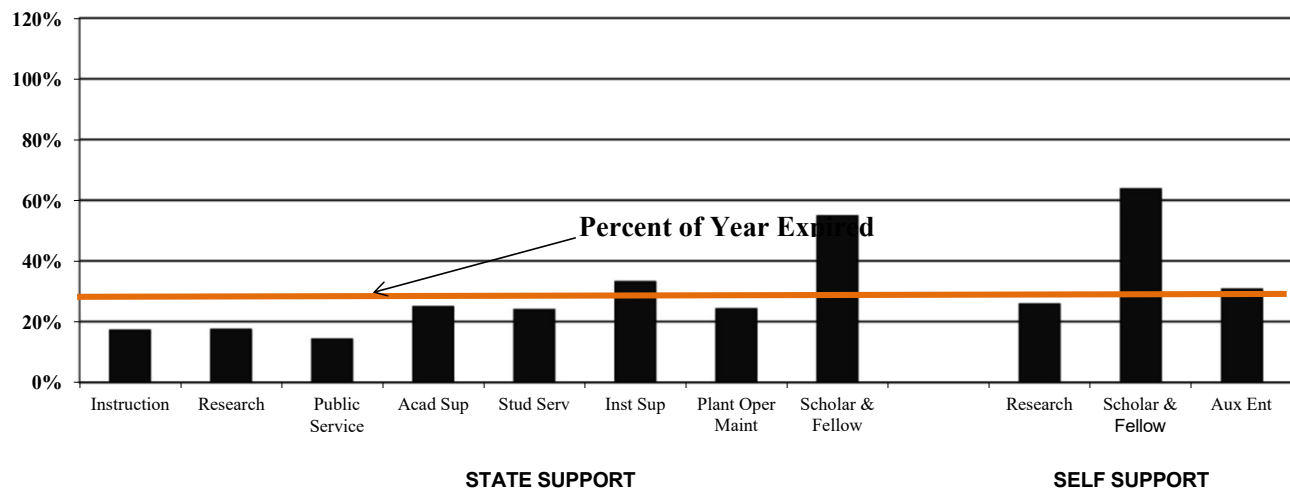
Actual for the Period Ending September 30, 2024



## PERCENT OF BUDGET EXPENDED BY PROGRAM

FISCAL YEAR 2025

Actual for the Period September 30, 2024





**MORGAN STATE UNIVERSITY**  
**BOARD OF REGENTS**  
**Finance and Facilities Committee**  
**November 11, 2024**

**FY 2025 OPERATING BUDGET - LEGISLATIVE DECISION**

The University's base general fund operating budget is projected to increase to \$194.2M in FY 2025 from \$191.3M in FY 2024 or by 1.5% to fund the following initiatives:

<b>Center for Urban &amp; Coastal Climate Science</b>	<b>\$2.0M</b>
<b>Statewide Adjustments</b>	<b>0.1*</b>
<b>HBCU Funding- Calculation Adjustment</b>	<b>0.4*</b>
<b>Legislative Decision- AI Funding</b>	<b>0.5</b>
<b>FY24 Salary Adjustment Annualization (net)</b>	<b>3.1</b>
<b>HHS Equipment Reduction (FY24 One Time Funding)</b>	<b>(3.2)</b>
<b>Total</b>	<b><u>\$2.9M</u></b>

Funding for the Center for Urban and Coastal Climate Science was initially to be funded at \$3M; however, a reduction of \$1M was made to support the State in its overall FY 2025 budget measures.

Please note that the Governor's proposed Allowance does not include any discretionary funding. All proposed funding is mandated and restricted to the categories above. Additionally, funding for FY 2025 COLA and salary increment is currently in DBM's budget and is scheduled to be appropriated to the University during FY 2025.

The University will combine the discretionary funding with possible increases in net 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 a decrease in retirement benefits. As such, this funding is not accessible to the University. Additionally, the HBCU funding is from the HBCU settlement beginning in FY23.*

# Report on Institutional Aid Allocations - November 2024

FY 2025 INSTITUTIONAL AID ALLOCATIONS	Current Aid administrator	FY 2024 EXPENDED*	# students assisted		FY 2025 ALLOCATION	FY 2025 Paid to date (10/22/24)	# students assisted to date (10/22/24)
Curriculum Honors	O. Adegbola	\$3,150,452	427		\$4,200,000.00	\$1,855,369.00	335
Institutional Scholarships (Incentive Grant)*	T. Pettway	\$4,597,983	1125		\$500,000.00	\$1,788,760.00	813
Community College Transfer	T. Wilkerson	\$100,000	26		\$200,000.00	\$56,000.00	29
Admissions Recruitment Grant	E. Brevard	\$15,000	10		\$0.00	\$1,500.00	1
Transfer Incentive Program	K. Campbell/S. Wrenn	\$68,000	21		\$70,000.00	\$38,000.00	19
Diversity Undergraduate	E. Brevard	\$24,000	13		\$40,000.00	\$0.00	0
J.C.Bozeman Grant	T. Pettway	\$3,946,006	2198		\$3,505,122.00	\$2,237,987.00	2,286
Troy E. Quinn Grant	T. Pettway	\$12,572,841	4665		\$9,945,000.00	\$7,918,558.00	5,236
Engineering Scholarship	O. Barton/M. Poindexter	\$87,686	44		\$88,000.00	\$21,290.00	29
Next Gen Scholarship	J. Jones	\$40,000	20		\$175,000.00	\$42,195.00	9
R.O.T.C. Bridge Grant	D. Knauss	\$496,716	68		\$500,000.00	\$231,400.00	48
I.O.P. Bridge Grant	N. Sims	\$36,403	22		\$40,000.00	\$17,436.00	15
Newcombe Matching Funds	N. Sims	\$50,000	18		\$50,000.00	\$0.00	0
Choir Institutional Grant	E. Conway	\$249,250	86		\$260,000.00	\$130,466.00	75
Band Institutional Grant	J. Reid	\$1,040,301	113		\$1,250,000.00	\$551,017.00	103
Reclamation Grant	R. Maltese	\$17,892	13		\$40,000.00	\$20,301.00	10
Special Assistance Grant	T. Pettway	\$4,268,967	1327		\$3,500,000.00	\$554,951.00	253
EMASS Fund 41	T. Wilkerson	\$1,807,707	611		\$1,546,029.00	\$543,288	231
Yellow Ribbon Program	S. Prioleau	\$619	42		\$30,000.00	\$2,808.00	14
Summer Scholars Grant	K. Turner	\$975,050	509		\$150,000.00	\$0.00	0
Athletics Need-based Grant	D. FreemanPatton	\$698,765	198		\$750,000.00	\$123,192.00	36
Graduate Incentive Grants	M. Garrison	\$0	0		\$25,000.00	\$0.00	0
Graduate Asst. Scholarships	M. Garrison	\$183,744	32		\$200,227.00	\$83,721.00	27
Graduate Scholarships	M. Garrison	\$1,131,185	263		\$1,238,714.00	\$591,240.00	210
Diversity Graduate	M. Garrison	\$36,023	10		\$40,227.00	\$22,704.00	10
MBA Program-IMBAS	A. Emdad	\$317,376.00	59		\$356,408.00	\$153,252.00	39
MBA Assistantships	A. Emdad	\$102,637			\$71,400.00	\$12,900.00	
Graduate Assistantships Stipends	M. Garrison	\$866,878			\$1,036,235.00	\$123,441	
*FY 2024 allocation includes \$8.1M Fund 41 funds		<b>\$36,881,481.00</b>	11309		<b>\$29,807,362.00</b>	<b>\$17,121,776.00</b>	9,828

## Institutional Aid Categories and Criteria Board Report-Fall 2024

<b>Fund/Administrator</b>
ROTC Bridge Grant/ MAJ Damon N. Knauss, Professor of Military Science
<b>Merit or Need Based</b>
Merit-based (Academic (GPA), Physical performance (Army Combat Fitness Test & Height/Weight) and Participation (Class Attendance/Participation in ROTC Events))
<b>Group(s) of Students Eligible</b>
Distributed via a 1-N Order of Merit List starting with MSIV and MSIII Contracted Cadets and MSII Enrolled Cadets who are pending Contract.
<b>Relation of Criteria to University's Mission</b>
Improving student retention and degree completion and alleviating financial stress of room and board. The goal is to couple the Army Scholarship and Richard W. Collins III MD HBCU ROTC Scholarship with Bridge Grant so MSU Cadet's Commission with zero debt or very little student loan debt.
<b>Specific Criteria and Requirements for the Award</b>
The Bridge Grant is awarded to outstanding ROTC students by the Department of Military Science on a merit basis. Students who demonstrate exceptional participation and involvement in ROTC are approved via an Order of Merit List by cohort year group. Full-time only (12 or more credits). Must maintain a cumulative and semester GPA of 2.0 or higher, must pass ACFT/HW, and be in good standing with program (attendance). Student must score high on OML to ensure Bridge Grant is applied fully or partially. Students scoring at bottom of OML may not receive bridge grant due to exhaustion of funds.
<b>Procedure for Awarding the Funds to Students</b>
Cadets will be reviewed every semester to ensure academic and program performance standards are met via an Order of Merit List which produces a 1-N list of Cadets by cohort year group who are eligible for Bridge Grant. Award is automatic when the Cadet meets the minimum requirements and renews automatically as long as they maintain these requirements. Bridge Grant eligible MSU ROTC Cadets may receive partial or full funding for Morgan State room and board.
<b>Fund/Administrator</b>
Band Institutional Grant/Jorim Reid, Band Director
<b>Merit or Need Based</b>
Merit (musical talent)
<b>Group(s) of Students Eligible</b>
Transfer from Maryland Community College, Transfer from a Maryland four-year public institution, Transfer from a non-Maryland institution, Transfer from a Maryland four-year private institution, First-time freshman, Re-admitted student, Non-traditional/mature student, non-US citizen/non-permanent resident, Graduate
<b>Relation of Criteria to University's Mission</b>
The financial support provided by the scholarship aims to improve retention rates by alleviating financial stress, enabling students to focus on academics and music; By offering scholarships, the university makes the music program more appealing to prospective students, thereby potentially increasing enrollment; Scholarships allow for the nurturing of talented musicians who will contribute to society as artists and scholars, fulfilling the university's role as an "intellectual and creative resource"; With financial support, students can engage in unique learning opportunities like masterclasses, workshops, and international trips, aligning with the University's mission to provide "innovative, inclusive, and distinctive educational experiences."
<b>Specific Criteria and Requirements for the Award</b>
Audition Requirements: 1-Apply to Morgan State University for eligibility to audition for the MSU Band. 2-Contact the MSU Band Office to schedule your audition. 3-Meet all university admission and financial aid criteria. 4- Audition details will be provided to students seeking financial aid from the band. Scholarship Terms: Scholarship value may not exceed the total cost of attendance. Any excess will be deducted from the scholarship. 1-Renewal: Maintain a cumulative 2.0 GPA. 2-Course Enrollment: Enroll in specified University Band courses (MUSC 161, 261, 361, 461, or 561) each semester. (unless advisor recommends or over credit limit) 3-Financial Aid: Complete the FAFSA for the appropriate academic year. 4-Attendance: No unexcused absences or tardiness allowed. 5-Musicianship: Show semesterly improvement in rank/grade. 6-Audition: Re-audition annually for part and ensemble placement. 7-Private Lessons: 15 minutes per week (non-music majors) and attend master classes. 8-Concert Attendance: Attend four non-marching or music ensemble events per semester. 9-Committee Service: Serve on one band committee each semester. 10-Conduct: Scholarship subject to reduction or cancellation for poor performance or behavior.
<b>Procedure for Awarding the Funds to Students</b>
Instrumentalists: Award based on audition standards and ensemble needs. Mandatory MSU Band Camp attendance; Returning Students: Must participate in both Marching and Concert Bands for award renewal; Non-Instrumentalists: Audition required, judged on skill level; Special Ensembles: Additional funding may be available for special performances.
<b>Fund/Administrator</b>
Admissions Recruitment Grant/Ernest Brevard, AVP for EMASS Operations
<b>Merit or Need Based</b>
Awards are primarily based on academic merit. However, pending availability of funds, students may be considered on the basis of need.

## Institutional Aid Categories and Criteria Board Report-Fall 2024

<b>Group(s) of Students Eligible</b>
Transfer from Maryland Community College, Transfer from a Maryland four-year public institution, Transfer from a non-Maryland institution, Transfer from a Maryland four-year private institution, First-time freshman, non-US citizen/non-permanent resident
<b>Relation of Criteria to University's Mission</b>
Improving student retention and degree completion, increasing student enrollment
<b>Specific Criteria and Requirements for the Award</b>
Full-time only (12 or more credits) Minimum GPA to receive and maintain the award: 2.5.
<b>Procedure for Awarding the Funds to Students</b>
Beginning in fall 2020 new incoming freshmen will no longer receive this grant as they will now be eligible for the Troy Quinn and JC Bozeman grants. However, continuing students currently receiving the grant will continue to be funded as long as they remain eligible. New incoming transfer students will continue to be eligible. Priority consideration is given to transfer students who meet the priority application deadline of November 15; secondary consideration is given to students who meet the regular admission deadline of February 15. Any remaining funds may be awarded to students who applied after these deadlines. There is no separate application process; applicants are considered based on their application to the University. The grant is automatically renewable for a total of four years for continuing students who continue to meet the eligibility requirements and for newly admitted transfer students. The student must maintain a cumulative GPA of a 2.5.
<b>Fund/Administrator</b>
Undergraduate Diversity Grant//Ernest Brevard, AVP for EMASS Operations
<b>Merit or Need Based</b>
Awards are primarily based on academic merit. However, pending availability of funds, students may be considered on the basis of need.
<b>Group(s) of Students Eligible</b>
Transfer from Maryland Community College, Transfer from a Maryland four-year public institution, Transfer from a non-Maryland institution, Transfer from a Maryland four-year private institution, First-time freshman, non-US citizen/non-permanent resident
<b>Relation of Criteria to University's Mission</b>
Improving student retention and degree completion, increasing student enrollment, serving 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; offering innovative, inclusive, and distinctive educational experiences to a broad cross-section of the population
<b>Specific Criteria and Requirements for the Award</b>
Heavy consideration is given to how the applicant will help to enrich and diversify the campus community and learning experience. Full-time only (12 or more credits). Minimum GPA to receive and maintain the award: 2.5
<b>Procedure for Awarding the Funds to Students</b>
Priority consideration is given to new incoming students who meet the priority application deadline of November 15; secondary consideration is given to students who meet the regular admission deadline of February 15. Any remaining funds may be awarded to students who applied after these deadlines. There is no separate application process; applicants are considered based on their application to the University. The grant is automatically renewable for a total of four years. The student must maintain a cumulative GPA of a 2.5.
<b>Fund/Administrator</b>
Reclamation Grant/Ryan Maltese, Associate Vice President, Student Success and Retention
<b>Merit or Need Based</b>
Need-based. Students eligible for a Reclamation Grant must complete the FAFSA (if FAFSA eligible) and be packaged by the Office of Financial Aid prior to being offered a Reclamation grant. The Reclamation grant is a "last dollar" grant designed to fill the gap of unmet need for students in their 5th or 6th year of matriculation
<b>Group(s) of Students Eligible</b>
Students who entered the University as first-time, full-time freshmen and are within their six-year graduation window
<b>Relation of Criteria to University's Mission</b>
Improving student retention and degree completion
<b>Specific Criteria and Requirements for the Award</b>
Either full or part-time students are eligible. Students eligible for a Reclamation grant must: 1) have started Morgan as a first-time, full-time freshman in the cohort year for the 5th or 6th year graduation class; 2) have earned at least 90 credits; 3) have a cumulative GPA of 2.0 or better; 4) obtain an official credit audit from their dean or chairperson indicating their ability to graduate on-time, in six years or less; and, 5) be packaged by the Office of Financial Aid after completing the FAFSA (if eligible for federal aid).
<b>Procedure for Awarding the Funds to Students</b>
Students are identified by the Office of Student Success and Retention as students who have stopped-out (left the university for one or more semesters), have earned 90 or more credits with a 2.0 GPA or better, and invited to return to the university to finish their degree in six years or less. Letters, emails, and phone calls are utilized to communicate the opportunity to students. After the initial cohort of students has been identified and students confirm their willingness to return to Morgan, remaining available Reclamation funding is used



## Institutional Aid Categories and Criteria Board Report-Fall 2024

to support students in the graduation cohort who meet all of the same criteria except they are currently registered students instead of stopped-out students. These 2nd tier students are primarily identified from the DROP list every semester.
<b>Fund/Administrator</b>
Special Assistance Grant//Tajah Pettway, Assistant Director, Financial Aid
<b>Merit or Need Based</b>
Need-based-as determined by factors including expected family contribution (EFC), financial profile (e.g., Pell, loans, other external and institutional funding, out-of-pocket payments) and assessment by the Director of Financial Aid or designee. Students eligible for a Special Assistance Grant must complete the FAFSA and be packaged by the Office of Financial Aid prior to being offered a grant (if eligible for federal aid). The Special Assistance Grant is designed to provide one-time "last-dollar" assistance to undergraduate students who have exhausted all other means to fund their education.
<b>Group(s) of Students Eligible</b>
Transfer from Maryland Community College, Transfer from a Maryland four-year public institution, Transfer from a non-Maryland institution, Transfer from a Maryland four-year private institution, First-time freshman, Re-admitted student, Non-traditional/mature student, non-US citizen/non-permanent resident
<b>Relation of Criteria to University's Mission</b>
Improving student retention and degree completion, increasing student enrollment
<b>Specific Criteria and Requirements for the Award</b>
Undergraduate only. Must have demonstrated need. First-year international students ineligible for federal aid are typically ineligible. Must complete scholarship requirements. Priority consideration is given to full-time students in good academic standing who impact retention and graduation rates.
<b>Procedure for Awarding the Funds to Students</b>
Students complete the online MSU Institutional Aid application. Application is reviewed by a member of the Institutional Aid Review Committee. Eligible students are awarded funds, pending availability. Students are notified of award and scholarship requirements by the Institutional Aid Review Committee at their Morgan email account. Award is for the semester; it is not automatically renewed. Exceptions may be made to eligibility requirements, including to international student eligibility.
<b>Fund/Administrator</b>
IOP Bridge Grant/Nilajah Nyasuma Sims, Director, Continuing Studies
<b>Merit or Need Based</b>
Based on both need and merit based on IOP guidelines, application review, personal statement, and interview
<b>Group(s) of Students Eligible</b>
Transfer from Maryland Community College, Transfer from a Maryland four-year public institution, Transfer from a non-Maryland institution, Transfer from a Maryland four-year private institution, First-time freshman, Re-admitted student, Non-traditional/mature student
<b>Relation of Criteria to University's Mission</b>
Improving student retention and degree completion, increasing student enrollment, serving 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; offering innovative, inclusive, and distinctive educational experiences to a broad cross-section of the population
<b>Specific Criteria and Requirements for the Award</b>
Low income as determined by Financial Aid Guidelines for Maryland and meet one of the following: Parent, Job Corp student, Career Academy Student, Foster Care recipient, Unemployed (e.g., downsizing, company closure, reorganization), Pell Grant eligible, enrolled in a minimum of six credits, show satisfactory academic progress.
<b>Procedure for Awarding the Funds to Students</b>
The academic record is reviewed each year for returning IOP students. Returning students must maintain a 2.0 overall to receive an award. Transcripts for new/potential candidates are reviewed for GPA. New students are also interviewed. They must meet the overall criteria for the IOP Program. IOP students are notified of the award by the IOP Coordinator and Program Director. Final awards are submitted to the Director of Financial Aid to be applied to their accounts.
<b>Fund/Administrator</b>
Newcombe Matching Funds/Nilajah Nyasuma Sims, Director, Continuing Studies
<b>Merit or Need Based</b>
Based on both need and merit.
<b>Group(s) of Students Eligible</b>
Transfer from Maryland Community College, Transfer from a Maryland four-year public institution, Transfer from a non-Maryland institution, Transfer from a Maryland four-year private institution, First-time freshman, Re-admitted student, Non-traditional/mature student

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<b>Relation of Criteria to University's Mission</b>
Improving student retention and degree completion, increasing student enrollment, serving 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; offering innovative, inclusive, and distinctive educational experiences to a broad cross-section of the population
<b>Specific Criteria and Requirements for the Award</b>
To be eligible for this scholarship, students must be: age 25 or older pursuing their first bachelor's degree, who have completed at least half the requirements toward their intended degree enrolled full-time or part-time enrollment maintaining a GPA of 2.50 or higher in financial need
<b>Procedure for Awarding the Funds to Students</b>
To recruit adult students for available scholarships, CCPS collaborates with the Office of Institutional Research to identify a list of eligible students. Targeted emails are sent inviting them to apply for scholarships. CCPS also partners with the Office of Public Relations and Strategic Communication to send several campus-wide emails and announcements on the MSU website publicizing scholarships. Additionally, announcements and a scholarship interest form are posted on The Center's web page promoting the awards for adult students. Email solicitations are also sent to deans and chairpersons to request assistance with spreading the word. Completed applications are delivered, electronically, to all members of the Scholarship Committee for review and evaluation. Committee members submit feedback using an electronic workflow. Scholars are selected based on the consensus of the Scholarship Committee's qualitative and quantitative rankings of applications.
<b>Fund/Administrator</b>
Athletics Need-Based Grant/Dena Freeman-Patton, Vice President/Director of Athletics
<b>Merit or Need Based</b>
Merit (athletic ability)
<b>Group(s) of Students Eligible</b>
Transfer from Maryland Community College, Transfer from a Maryland four-year public institution, Transfer from a Maryland from a non-Maryland institution, Transfer from a Maryland four-year private institution, First-time freshman, Re-admitted student, Non-traditional/mature student, non-US citizen/non-permanent resident
<b>Relation of Criteria to University's Mission</b>
Improving student retention and degree completion, serving 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; offering innovative, inclusive, and distinctive educational experiences to a broad cross-section of the population
<b>Specific Criteria and Requirements for the Award</b>
Student must meet following guidelines: 1) Must be a student athlete 2) Full-time only (12 or more credits)
<b>Procedure for Awarding the Funds to Students</b>
Selection criteria is based upon the following: 1) Graduation in the subsequent semester/degree completion (must be confirmed by degree audit) 2) Sport Academic Progress Status (APR) 3) Eligibility status and level of need to retain eligibility 4) Attending to "get ahead"
<b>Fund/Administrator</b>
Choir Institutional Grant/Eric Conway, Choir Director
<b>Merit or Need Based</b>
Merit (musical talent)
<b>Group(s) of Students Eligible</b>
Transfer from Maryland Community College, Transfer from a Maryland four-year public institution, Transfer from a non-Maryland institution, Transfer from a Maryland four-year private institution, First-time freshman, Re-admitted student, Non-traditional/mature student, non-US citizen/non-permanent resident, Graduate
<b>Relation of Criteria to University's Mission</b>
Serving 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; offering innovative, inclusive, and distinctive educational experiences to a broad cross-section of the population
<b>Specific Criteria and Requirements for the Award</b>
Full-time only (12 or more credits). The Choir Institutional Grant is based on the student's ability to contribute to the corporate sound of the Morgan State University Choir. Upon receipt of the award, the choir member is required to keep a GPA of at least 2.5 per semester. If the GPA drops below 2.5, the grant will be cut in half for the following semester. If the GPA is less than 2.5 for 2 consecutive semesters, the student will lose the grant. Additionally, the student is required to attend rehearsal regularly, attend performances when they are available, and upload videos for virtual performances or student may lose aid.
<b>Procedure for Awarding the Funds to Students</b>
If the students meet the criteria, the award is automatically renewed. Students do not have to re-apply or make additional requests.

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<b>Fund/Administrator</b>
Curriculum Honors Scholarship/Oluwatosin Adegbola, Dean, Clara I. Adams Honors College
<b>Merit or Need Based</b>
Merit (academic)
<b>Group(s) of Students Eligible</b>
First-time freshman, non-US citizen/non-permanent resident
<b>Relation of Criteria to University's Mission</b>
Improving student retention and degree completion, increasing student enrollment, serving 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; offering innovative, inclusive, and distinctive educational experiences to a broad cross-section of the population
<b>Specific Criteria and Requirements for the Award</b>
Entering freshmen who have submitted a complete MSU application in the Office of Undergraduate Admission and Recruitment by the posted early deadline, and received an official acceptance from the university are eligible to apply to the CIA-Honors College. Said students who hold a high school grade point average of 3.8 or higher may complete an Honors College application to be submitted by the deadline of January 31st. Eligible freshmen applicants are automatically considered candidates for available scholarships within the College including the prestigious Martin D. Jenkins Scholarship (see description below). Membership in the Honors College DOES NOT guarantee that a student will receive an Honors scholarship. The Martin D. Jenkins Scholarship awards up to the full amount of tuition, fees, approved on-campus room and board, and up to \$500/semester for books, for up to four years. The Jenkins Scholarship is offered to an elite group of freshmen students who enter the University in the fall semester
<b>Procedure for Awarding the Funds to Students</b>
Prospective students that submit a complete application to the CIA-Honors College by January 31st and meet the minimum criteria will undergo review for admissibility. Application review will begin after the January 31st deadline. Deadline may be extended up to 30 days at Dean's discretion. Awards are merit-based, need-blind and based on the availability of funds. All scholarship recipients receive official award notification from the CIA-Honors College electronically via the email provided at the time of application to the university. Scholarship recipients must review, sign, and return the Scholarship Contract to the Honors College by the stated deadline or the Scholarship offer is null and void. Deadline may be extended up to 30 days at Dean's discretion. Honors Scholarships are renewed on a yearly basis. Scholarships for first-time freshmen can be renewed for up to four years (8 semesters) from the time of initial enrollment at Morgan State University. The CIA-Honors College will, at the end of each semester, review the academic performance of Honors Scholarship recipients and exercise appropriate action with regard to the students' respective scholarship and status within the CIA-Honors College. The Honors College reserves the right to review and revise the terms of the Scholarship Contract as necessary.
<b>Fund/Administrator</b>
Incentive Grant/Tajah Pettway, Assistant Director, Financial Aid
<b>Merit or Need Based</b>
Based on financial need. The Office of Financial Aid conducts a resource review
<b>Group(s) of Students Eligible</b>
First-time freshman, Re-admitted student, Non-traditional/mature student
<b>Relation of Criteria to University's Mission</b>
Improving student retention and degree completion, increasing student enrollment
<b>Specific Criteria and Requirements for the Award</b>
Undergraduate only. Must have demonstrated need. First-year international students ineligible for federal aid are typically ineligible. Must complete scholarship requirements. Priority consideration is given to full-time students in good academic standing who impact retention and graduation rates.
<b>Procedure for Awarding the Funds to Students</b>
Typically, students are awarded Incentive Grant funding on a semester basis. Effective FY 21, awards may be made for the academic year. Students are identified for awards based on enrollment, retention and graduation priorities, as determined by the VP for Enrollment Management and Student Success. Exceptions may be made to eligibility requirements, including to international student eligibility.
<b>Fund/Administrator</b>
Community College Transfer Scholarship/Tanya Wilkerson, Director, Financial Aid
<b>Merit or Need Based</b>
Merit (Academic)
<b>Group(s) of Students Eligible</b>
Transfer from a Maryland four-year public institution, Transfer from a non-Maryland institution, Non-traditional/mature student, non-US citizen/non-permanent resident

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<b>Relation of Criteria to University's Mission</b>
Improving student retention and degree completion, increasing student enrollment, serving 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; offering innovative, inclusive, and distinctive educational experiences to a broad cross-section of the population
<b>Specific Criteria and Requirements for the Award</b>
Full-time only (12 or more credits). Student should have been admitted to Morgan State University by the April 1 "priority scholarship consideration date" in order to qualify for an academic scholarship. Any remaining funds may be awarded to students who applied after this deadline. Student must apply directly from regionally accredited community college. Clayton Stansbury Bridge Grant provides up to \$4,000 per year to students transferring with 24+ credits from a regionally accredited community college with a cumulative GPA of 3.00 or higher
<b>Procedure for Awarding the Funds to Students</b>
The MSU Office of Undergraduate Admission and Recruitment and EMASS Operations identify incoming transfer students who meet the eligibility criteria. Scholarship is automatically renewable for up to a TOTAL of 6 consecutive semesters, or graduation from the University, whichever comes first, provided student maintains the following criteria: maintain minimum course load of 12 credit hours per semester; maintain cumulative gpa of 2.5; and complete at least 30 non-development credit hours each academic year.
<b>Fund/Administrator</b>
Transfer Incentive Program/Keisha Campbell, Executive Director, Enrollment Services & Susan Wrenn, Senior Program Coordinator, Office of Transfer Initiatives
<b>Merit or Need Based</b>
Merit (Academic)
<b>Group(s) of Students Eligible</b>
Transfer from Maryland Community College, Transfer from a non-Maryland institution, Non-traditional/mature student, non-US citizen/non-permanent resident
<b>Relation of Criteria to University's Mission</b>
Improving student retention and degree completion, increasing student enrollment, serving 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; offering innovative, inclusive, and distinctive educational experiences to a broad cross-section of the population
<b>Specific Criteria and Requirements for the Award</b>
Awards up to \$2,000 per semester (\$4,000 per year), for up to five semesters. To qualify, applicants must have graduated from a two-year institution with an associate's degree and select a major in one of the <a href="#">eligible programs</a> . Once enrolled for classes students must: Maintain a semester and cumulative 2.5 grade point average; Remain enrolled in the selected major of study; Be enrolled as a full-time student each semester with at least 15 credits; Must successfully complete a minimum of 30 credits per year; Must follow the degree plan provided by the department chairperson or academic advisor. Students who previously attended Morgan and are seeking re-admission are not eligible. Award is automatically renewable for up to 5 semesters provided recipient fulfills above criteria. Part-time students (minimum of 6 credits) enrolled in Morgan programs at Laurel College Center may be eligible for up to \$1,000 a semester for up to 10 semesters. Award is not need-based, but applicants who are eligible for federal financial aid must complete the FAFSA to be considered, and awards may be adjusted to ensure that funds provided do not exceed the cost of attendance. Award may be adjusted based on receipt of other institutional awards. There are a limited number of scholarships. Scholarships are awarded until all funds have been exhausted and all eligible applications may not receive an award.
<b>Procedure for Awarding the Funds to Students</b>
Applicants in the eligible majors are sent an email to apply. Applications are reviewed to ensure students meet the eligibility requirements. Those who have met all requirements are provided to Financial Aid to ensure all financial aid requirements are met. If so, students are awarded the grant. TIP Scholarships are automatically renewed for up to five (5) semesters, as long as students maintain the gpa and remain in an eligible major (up to ten semesters for part-time Laurel College Center students as long as they maintain the gpa, remain in an eligible major and enroll in at least 6 credits per semester).
<b>Fund/Administrator</b>
Yellow Ribbon Award/Shirleene Prioleau, Assistant Registrar, Veterans Engagement Services
<b>Merit or Need Based</b>
Merit (Military service) and need-based
<b>Group(s) of Students Eligible</b>
Non-resident students being funded at the 100% rate under Chapter 33 who still have financial need
<b>Relation of Criteria to University's Mission</b>
Improving student retention and degree completion, increasing student enrollment within the military community, serving 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; offering innovative, inclusive, and distinctive educational experiences to a broad cross-section of the population



## Institutional Aid Categories and Criteria Board Report-Fall 2024

<b>Specific Criteria and Requirements for the Award</b>
Must be eligible for the maximum benefit rate under the Post 9/11 GI Bill. Must be deemed a Non-Resident student of Maryland. Eligible students MUST meet at least one of the following criteria to include those who have served at on Active Duty for at least 36 months (with breaks or all at once), Purple Heart recipients who were awarded on or after September 11, 2001, and who were honorably discharged with any amount of service time, or those who have at least 30 continuous days of service (all at once and without any breaks) on or after September 11, 2001, and have been discharged with a service-connected disability after 60 days of service, or a child/dependent using transferred benefits from a service member or veteran who has served on Active Duty for at least 36 months and qualifies for 100% entitlement, or any recipient deemed eligible for the Marine Gunnery Sergeant John David Fry Scholarship. Funds are on a first-come, first-served basis up to the maximum number of individuals allowable in the MSU participation agreement with the Department of Veterans Affairs. Active-duty servicemembers and their spouses are NOT eligible. In the event that all funds are not expended on students who meet these criteria, funds may be used to assist other student veterans with documented needs who do not meet the Yellow Ribbon Program criteria.
<b>Procedure for Awarding the Funds to Students</b>
Eligible students are sent an application to apply for Yellow Ribbon funding based on their VA benefit and certification on file. Funds are awarded to eligible students on a first-come, first served basis per semester until awards have been offered to the maximum number of individuals stated in VA-MSU participation agreement. MSU must certify student enrollment to VA and provide Yellow Ribbon Program information. Financial Aid is notified of students to be awarded. Pending available funding, students who do not meet Yellow Ribbon criteria may apply for a scholarship on the Office of the Registrar-Veteran Engagement Services webpage.
<b>Fund/Administrator</b>
Presidential Merit Scholarship/Ernest Brevard, AVP for EMAS Operations
<b>Merit or Need Based</b>
Merit/Students identified as having truly extraordinary merit in a particular area.
<b>Group(s) of Students Eligible</b>
Students identified as having truly extraordinary merit in a particular area.
<b>Relation of Criteria to University's Mission</b>
Increasing student enrollment, serving 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; offering innovative, inclusive, and distinctive educational experiences to a broad cross-section of the population
<b>Specific Criteria and Requirements for the Award</b>
The Presidential Merit Scholarship will be given from time to time (it will not necessarily be awarded annually) to a student or students with truly extraordinary merit in a particular area. Presidential Merit Scholars may receive up to full tuition and fees each semester for up to eight (8) semesters. Minimum cumulative gpa of 2.5 required for continuation of scholarship.
<b>Procedure for Awarding the Funds to Students</b>
The President of the University may from time to time nominate a student with extraordinary merit in a particular area to receive the Presidential Merit Scholarship. There is no application process and the scholarship will be awarded at the sole discretion of the President or his designee. It will not necessarily be awarded annually.
<b>Fund/Administrator</b>
Continuing Students Honors Scholarship/Oluwatosin Adegbola, Executive Director, Clara I. Adams Honors College
<b>Merit or Need Based</b>
Merit (Academic)
<b>Group(s) of Students Eligible</b>
Continuing MSU students with at least 30 non-developmental credits. Transfer students with up to 60 credits are also eligible for consideration. Students who have surpassed the 60-credit limit must first submit a preliminary application that will be reviewed by the Director of the Honors College, who will determine whether the credit limit shall be waived.
<b>Relation of Criteria to University's Mission</b>
Improving student retention and degree completion, increasing student enrollment, building a transformative educational environment enriched by diverse cultural and socio-economic perspectives, supporting extra-curricular programs in the arts & athletics that enhance student success, allow students to perform at the highest levels, supporting, empowering and preparing high-quality, diverse graduates to lead the world, offers innovative, inclusive, and distinctive educational experiences to a broad cross- section of the population
<b>Specific Criteria and Requirements for the Award</b>
Current Morgan State University students who have earned at least thirty (30) college credit hours and no more than 60 credit hours will be eligible to apply to the Honors College. The following criteria must be met: a cumulative grade point average of 3.6 or higher and a complete Honors application to be submitted by deadline published on the CIA-Honors College page. Eligible continuing applicants are automatically considered candidates for available Honors College Scholarships. General Transfer students must apply by the published deadlines and meet the following criteria: must have earned up to, but no more than 60 transferable college credit hours, a college grade point average of 3.6 or higher. Eligible general transfer applicants are automatically considered candidates for available Honors College

## Institutional Aid Categories and Criteria Board Report-Fall 2024

Scholarships. Community College Transfer Students (that is, candidate must transfer from a regionally accredited community college and earn at least 50% of their credits from a community college) and specifically students transferring from Baltimore City Community College (BCCC) must have a minimum of a 3.5 GPA, a completed Associate Degree and/or a minimum of 56 undergraduate credits. Eligible BCCC applicants are automatically considered for the Granville T. Woods Scholarship.
<b>Procedure for Awarding the Funds to Students</b>
Applications for continuing and transfer students will be available on the CIA-Honors College website ( <a href="http://www.morgan.edu/honorscollege">www.morgan.edu/honorscollege</a> ). The applications will be available and open between the first Monday in May through the end of June. Application Reviews begin immediately after the deadline. Selected candidates will be admitted into the Clara I. Adam Honors College for the upcoming fall semester. Selected continuing and transfer scholarship recipients will receive an official award notification from the CIA-Honors College electronically via the email provided on their application. Recipients must review, sign, and return the Scholarship Contract to the Honors College by the posted deadline or the Scholarship offer is null and void. Scholarships for continuing and transfer students admitted to the college after the freshman year will be prorated accordingly based upon the student's classification upon admission to the CIA-Honors College. Example: a student admitted to Honors as a sophomore will be eligible for up to three years (6 semesters) of Honors Scholarship funding. The CIA-Honors College will, at the end of each semester, review the academic performance of Honors Scholarship recipients and exercise appropriate action with regard to the students' respective scholarship and status within the CIA-Honors College. The Honors College reserves the right to review and revise the terms of the Scholarship Contract as necessary.
<b>Fund/Administrator</b>
Summer Scholars Grant/Kara Turner, VP, Enrollment Management and Student Success
<b>Merit or Need Based</b>
Need-based. Need is determined by factors including expected family contribution (EFC), financial profile (e.g., Pell, loans, other external and institutional funding, out-of-pocket payments) and assessment by the Director of Financial Aid or designee.
<b>Group(s) of Students Eligible</b>
Students eligible for a Summer Scholars Grant must have completed the FAFSA and have been packaged by the Office of Financial Aid for the previous academic year prior to being offered a grant (if eligible for federal aid). The Summer Scholars Grant fund is designed primarily to assist full-time undergraduate students with taking summer classes. Students in retention/graduation cohorts (students who entered the University as first-time, full-time freshmen in a fall semester and are within their six year graduation window) are eligible to apply./First-time freshman/non-US citizen/non-permanent resident
<b>Relation of Criteria to University's Mission</b>
Improving student retention and degree completion
<b>Specific Criteria and Requirements for the Award</b>
Entered MSU as a first-time freshman, on a full-time (12 credits or more) basis, in a fall semester within their six-year graduation window. Students with financial guarantees from their home country are not eligible to apply. Must not owe past due balance from any previous semester. Must be registered for the course(s) for which funding is being requested at the time of review. Upon request, must be able to document that course(s) being supported is either: a retake of a failing grade in a course needed for degree program (D or F in major or supporting courses, or F in general education/University requirements) or a course needed for degree program that will help student stay on track for timely graduation. Funds are typically only available for courses taking place in summer term I. Pending available funds, aid administrator reserves the right to award undergraduate students who did not enter as a first-time freshman, or who are outside of their six year graduation window, or who owe a past due balance.
<b>Procedure for Awarding the Funds to Students</b>
Eligible students are invited to apply through an invitation email to their Morgan email account. Students are reviewed to ensure they have met eligibility requirements. Funds are awarded based on retention/graduation priorities, as determined by the SVP for Enrollment Management and Student Success, and are not necessarily first-come, first-served.
<b>Fund/Administrator</b>
Troy Quinn Award/Tajah Pettway, Assistant Director, Financial Aid
<b>Merit or Need Based</b>
Merit-based.
<b>Group(s) of Students Eligible</b>
First-time freshman, non-US citizen/non-permanent resident
<b>Relation of Criteria to University's Mission</b>
Improving student retention and degree completion, increasing student enrollment
<b>Specific Criteria and Requirements for the Award</b>
Must be entering Morgan State University in a fall semester as first-time, full-time degree-seeking freshmen (Fall 2020 and later). For best award consideration, applicants should submit a completed admission application by November 15. Students applying after February 15 will be considered, pending funding availability. These awards are not available for spring admits, and students who defer from fall.

## Institutional Aid Categories and Criteria Board Report-Fall 2024

<b>Procedure for Awarding the Funds to Students</b>
Beginning with the Fall 2020 entering class, students entering Morgan State University in the fall semester as first-time, full-time degree-seeking freshmen will be automatically considered. For best award consideration, applicants should submit a completed admission application by November 15. Students applying after February 15 will be considered, pending funding availability. These awards are not available for spring admits. Awards will be given for up to 8 consecutive semesters (fall and spring only), provided students enroll in a minimum of 12 credits per semester and maintain a cumulative gpa of 2.0. Students that fail to meet the gpa requirements after the first year will be placed on an automatic one-year probation. If students are not meeting the requirements after the one-year probation they have the option to appeal. The grant may be reduced if students do not meet the required 8 consecutive semester enrollment requirement.
<b>Fund/Administrator</b>
J. C. Bozeman Award/Tajah Pettway, Assistant Director, Financial Aid
<b>Merit or Need Based</b>
Need-based.
<b>Group(s) of Students Eligible</b>
First-time freshman, US citizen/permanent resident (must be FAFSA-eligible)
<b>Relation of Criteria to University's Mission</b>
Improving student retention and degree completion, increasing student enrollment
<b>Specific Criteria and Requirements for the Award</b>
Must be entering Morgan State University in a fall semester as first-time, full-time degree-seeking freshmen (Fall 2020 and later). For best award consideration, applicants should submit a completed admission application by November 15. Students applying after February 15 will be considered, pending funding availability. These awards are not available for spring admits, and students who defer from fall.
<b>Procedure for Awarding the Funds to Students</b>
Beginning with the Fall 2020 entering class, students entering Morgan State University in the fall semester as first-time, full-time degree-seeking freshmen will be automatically considered. For best award consideration, applicants should submit a completed admission application by November 15. Students applying after February 15 will be considered, pending funding availability. These awards are not available for spring admits. Awards will be given for up to 8 consecutive semesters (fall and spring only), provided students enroll in a minimum of 12 credits per semester and maintain a cumulative gpa of 2.0. (Students approved for SAP would not need to meet the minimum gpa requirement) Must file FAFSA each year, including completing the verification process if required. Amount of the award is subject to change annually based on EFC (expected family contribution).
<b>Fund/Administrator</b>
SGJC Institutional Match-Next Generation Scholarship Fund/Jackie Jones, Dean, SGJC
<b>Merit or Need Based</b>
Need-based.
<b>Group(s) of Students Eligible</b>
New students (freshman or transfer)
<b>Relation of Criteria to University's Mission</b>
Increasing student enrollment, serving 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; offering innovative, inclusive, and distinctive educational experiences to a broad cross-section of the population
<b>Specific Criteria and Requirements for the Award</b>
Next Generation (NextGen) Scholarships are awarded to incoming SGJC freshmen with an expressed interest in broadcast, business journalism, or to transfer students with special interest in broadcast, business, environmental or sports journalism. Successful candidates will have a demonstrated financial need, and a minimum GPA of 2.5, as well as commitment to the goals of diversity, equity and inclusion in newsrooms and the coverage of diverse communities.
<b>Procedure for Awarding the Funds to Students</b>
Award recipients are identified through recommendations to the dean from faculty members and department chairs. Funds will be used for University-related expenses such as tuition, fees, textbooks, etc. The renewable scholarship shall not exceed \$10,000 a year. Exceptions to the GPA requirement may be made on a case-by-case basis upon recommendation of the department chair and the dean's approval, if the student agrees to participate in an approved performance improvement plan as prescribed by the department chair. If the scholarship exceeds the amount owed in the semester in which it is awarded, the balance should be applied to the next semester in which the student is enrolled.
<b>Fund/Administrator</b>
Engineering Scholarship/Director of Freshman Programs First Year Experience & Student Support Services (Monica Poindexter) & Dean of School of Engineering (Oscar Barton)

## Institutional Aid Categories and Criteria Board Report-Fall 2024

<b>Merit or Need Based</b>
Based on both need and academic merit for traditional and non-traditional students. Applicants financial aid records are reviewed: EFC, loans, budget, unmet need, grants and other scholarships.
<b>Group(s) of Students Eligible</b>
Transfer from Maryland Community College, Transfer from a Maryland four-year public institution, Transfer from a non-Maryland institution, Transfer from a Maryland four-year private institution, Re-admitted student, Non-traditional/mature student, non-US citizen/non-permanent resident school of engineering students
<b>Relation of Criteria to University's Mission</b>
Improving student retention and degree completion, increasing student enrollment, serving 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; offering innovative, inclusive, and distinctive educational experiences to a broad cross-section of the population
<b>Specific Criteria and Requirements for the Award</b>
Applicants must meet all the following guidelines: 1) Must be an undergraduate student in the School of Engineering seeking a degree in one of the seven degrees offered in the school. 2) Citizenship - students with a citizenship status below can apply: a) United States citizens and U.S. Permanent residents (must attach proof to applications birth certificate, passport, voter card, permanent resident card). 3) Must have a minimum cumulative GPA of 2.5 (unless you are in the CUP program). 4) Other requirements: a) If new to the program, you must have earned at least 12 credits in the previous semester and currently registered for at least 12 credits. b) If currently in the program, must complete at least 15 credits in the current semester to receive full consideration for next semester unless stipulated otherwise by your degree catalog or approved permission from the grant administrator. c) Only students pre-registered for a minimum of 15 credits will be selected for the program unless extenuating circumstances are explained in writing with the application. d) No awards are made to students who earn 2 D's or a F in the current semester (unless you are in a special program). 5) Must attach all required documents (resume, and proof of US citizenship or US permanent residence)
<b>Procedure for Awarding the Funds to Students</b>
1) All students must apply (the previous semester for consideration) for example in spring to receive a fall award. If awarded in summer/fall, award for following spring is also made, except for December graduates (unless extenuating circumstances are explained in writing with the application). 2) Information is verified each term by the Asst. Dean/Director of First Year Experience and submitted to the Director of Financial Aid. 3) For a student already in the program the following is verified a) Deficient grades - 1 F or 2 Ds in spring semester eliminate ALL applicants unless in the CUP program b) Did program participants comply with program rules and earn 12+ during the spring. If not, they may not be awarded or the award amount will be reduced (unless extenuating circumstances are explained in writing with the application). 4) In exchange for awards, participants perform approved service for a fixed number of hours and are assigned to faculty/staff mentors, primarily to do research and other duties as assigned. 5) Evaluations are submitted from the Faculty/Staff regarding student performance. Students that do not perform well or fail to complete their service hours are placed on probation for a semester. 6) Students with a 2.3 - 3.0 GPA are required to attend weekly Engineering tutoring 7) After each term ends each student is evaluated to determine continuation of the program before the next term starts. For example, fall semester ends, fall participants' academic and rule compliance performance is evaluated during the Winter term and Spring awards are adjusted accordingly.



# **Audit & Institutional Assessment**



Board of Regents  
Audit and Institutional Assessment Committee Meeting  
Richardson Library – Quarles Room 119  
Tuesday, November 12, 2024  
9:00 a.m.

Agenda

OPEN SESSION

- |                                                   |                    |
|---------------------------------------------------|--------------------|
| • Chair's Opening Remarks                         | Regent Larry Ellis |
| • <b>President's Remarks</b>                      | Dr. David Wilson   |
| • Approval of Committee Minutes of August 6, 2024 | Regent Larry Ellis |
| • Vote to go into Closed Session                  | Regent Larry Ellis |

CLOSED SESSION

- |                                                                                                                                                                                                |                                                                |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------|
| • Annual Financial Statement Audit Results                                                                                                                                                     | Mr. Remi Omisore, <i>Principal</i><br>CliftonLarsonAllen (CLA) |
| • Office of Enterprise Risk Management Update <ul style="list-style-type: none"><li>○ Progress on Completing Risk Assessment Templates</li><li>○ Project Management Committee Update</li></ul> | Mr. James Curbeam, <i>Director</i>                             |
| • Office of Internal Audit Update <ul style="list-style-type: none"><li>○ Status Report Sent to the Office of Legislative Audits</li><li>○ Progress on Completing the Audit Plan</li></ul>     | Mr. Abraham Mauer, <i>Director</i>                             |
| • Closing Remarks                                                                                                                                                                              | Regent Larry Ellis                                             |

## Public Session Minutes

### BOARD MEMBERS

Present: Regent Larry Ellis, Committee Chair; Regent Tracey Parker-Warren, Vice Chair (9:30a); Regent Swati Agrawal; Regent Shirley Malcom; Regent Brian Pieninck; Regent Carl Turnipseed

### STAFF MEMBERS

Present: Dr. David Wilson (9:10a), Mr. James Curbeam, Mr. Thomas Faulk, Mrs. Deborah Flavin, Ms. Julie Goodwin, Mrs. Kassandra Grogan, Ms. Sherita Harrison, Mr. Shinil Hong, Mr. David LaChina, Mr. Abraham Mauer, Dr. Cynthia Mendoza, Ms. Twilla Taylor, Dr. Don-Terry Veal

Committee Chair Ellis called the meeting to order at 9:03 a.m. He welcomed all in attendance and offered an overview of the agenda.

### Minutes

Chair Ellis opened the floor for a motion to adopt the minutes from the May 9, 2024 Audit Committee meeting. It was MOVED by Regent Malcom 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 receive updates from the Office of Enterprise Risk Management and the Office of Internal Audit, which are specifically exempted from public consideration under General Provisions Article § 3-305(b)(7)(15) of the Open Meetings Act. **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.

### FY 2025 Audit Plan (Closed Session)

Chair Ellis opened the floor for a motion to approve the FY 2025 Audit Plan. It was MOVED by Regent Malcom and SECONDED by Regent Turnipseed. The MOTION CARRIED unanimously.

**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, August 6, 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 an update from the Office of Enterprise Risk Management.
2. 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):**

**BOARD OF REGENTS**  
**MORGAN STATE UNIVERSITY**  
**SUMMARY OF ITEM FOR ACTION**

**TOPIC:** FY 2025 Audit Plan

**DATE OF MEETING:** November 12, 2024

**BRIEF EXPLANATION:** The Board-approved Internal Audit Charter calls for the Audit Committee to review and approve, upon the recommendation of the President, a risk-based Audit Plan and any changes that may be required. The accompanying Audit Plan represents the proposed prioritization of activities and allocation of resources by the Office of Internal Audit & Management Review for Fiscal Year 2025 to obtain reasonable assurance that significant risks are mitigated to an acceptable level.

**FISCAL IMPACT:** N/A

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

**COMMITTEE**  
**ACTION:** MSU Audit & Institutional Assessment Committee **DATE:** August 6, 2024

**BOARD**  
**ACTION:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

Office of Internal Audit and Management Review		
Morgan State University		
Fiscal Year 2025 Audit Plan		
	HOURS	% OF TOTAL
<b>AVAILABLE HOURS</b> (3 Staff Members)	6,240	
Less: Time Off (holidays, sick time, vacation, jury duty)	1,140	
<b>AVAILABLE WORK HOURS</b>	5,100	100%
<b>AUDITS:</b>		
Effort Reporting	600	12%
Cost Sharing	400	8%
Continuity of Operations Plan (COOP)/Business Continuity Plan	400	8%
Sampling of Procurements, Inventory Control, and Disposal of Equipment	500	10%
Travel Card Program	400	8%
Follow-up Audit Activities and New OLA Audit Management	600	12%
Contingency Budget	400	8%
Fraud Investigations	600	12%
<b>Office Administration</b>		
President's Cabinet and BOR Meetings	360	7%
Middle States Accreditation Meetings (two committees)	400	8%
Capital Construction Review Committee (CCRC)	120	2%
Space Inventory and Guidelines Application (SGAP)	120	2%
Continuing Professional Education (CPE)	200	4%
<b>TOTAL HOURS</b>	5,100	100%



# MORGAN STATE UNIVERSITY

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