

Public Session Minutes

The meeting of the Morgan State University Board of Regents was called to order by Chairman Kweisi Mfume at 12:02 p.m.

Present: Hon. Kweisi Mfume, Chairman, Regent; General (Ret.) Larry Ellis, Vice Chair, Regent; Hon. Tracey Parker-Warren, Secretary, Regent; Ms. Swati Agrawal, Regent; Ms. Paityn Brooks, Regent; Dr. Harold Carter, Regent; Dr. Linda Gilliam, Regent; Dr. Burney Hollis, Regent (virtual); Dr. Shirley Malcom, Regent; Mr. Brian Pieninck, Regent; Mr. William Sherman, Regent; Ms. Shelonda Stokes, Regent; Mr. Carl Turnipseed, 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

Chairman's Remarks

The Chairman opened the meeting by welcoming the Regents, university administration, and members of the public in attendance. He formally introduced and seated three new Regents – Ms. Swati Agrawal, Ms. Paityn-Amor Brooks, and Mr. Brian Pieninck. He read their bios and welcomed them on behalf of the entire Board. He then yielded the floor to each Regent for brief remarks.

Regent Agrawal stated that she feels very honored to be in the esteemed company of the Regents, who have really shown their dedication to the objective of Morgan State University, and senior staff and looks forward to working with everyone.

Regent Brooks stated that she is grateful to be here and for the opportunity. She stated that she is grateful to Morgan as a whole, which has built her into the young woman she is today. She is happy to be able to serve the community, the students, and to just be a voice for them. She added that she looks forward to working with the Board and the university administration.

Regent Pieninck stated that it is an amazing honor to be here. He has a deep held belief in the role and the importance of anchor institutions in local communities, and has spent a lot of his personal/professional time advancing organizations that have impacted social and environmental circumstances focused on inclusive economic growth. He sees no better opportunity to advance that purpose and mission than serving as a Regent on this Board. He concluded that he could not be more excited for Dr. Wilson's vision for the University, the impact it has and will continue to have, and for the opportunity to contribute.

The Chairman appointed Regents Agrawal and Brooks to the Academic and Student Affairs Committee, chaired by Regent Gilliam. Regent Pieninck was appointed to the Finance and Facilities Committee, chaired by Regent Malcom. Regents Agrawal and Pieninck were appointed to the Audit and Institutional Assessment Committee, chaired by Regent Ellis. Regent Brooks was appointed to the Nominating Committee, chaired by Regent Wilkinson. Regent Sherman was reappointed to the Morgan State University Foundation as the Board representative.

Chairman Mfume thanked Board members for taking part in several recent events since the last Board meeting in May to include: the spring concert, the graduate and undergraduate commencement ceremonies, the orientation for new Regents, and the ACCESS Orientation Program. He reminded everyone about the upcoming events to include: Morgan on the Vineyard, Homecoming, fall commencement, and the holiday concert/Regents' reception.

The Chairman 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

The Chairman opened the floor for a motion to adopt the minutes from the May 2, 2023 Board meeting. It was MOVED by Regent Gilliam and SECONDED by Regent Turnipseed. The MOTION CARRIED unanimously.

Report of the President

Dr. Wilson extended congratulations to the new Regents and stated that he looks forward to working with each of them as we continue to elevate Morgan to be one of the top universities in the country. He provided a report to the Board covering some major developments that occurred at the University since the last meeting in May 2023. Those highlights include: (a) new leadership and promotions; (b) spring commencement; (c) MSU choir tour in Africa; (d) meetings with Israeli institutions; (e) meeting/greet with Harvard University President; (f) enrollment update; (g) capital projects update; and (h) record in research awards.

Report of the Executive Committee

The Chairman provided an update from the July 20, 2023 Executive Committee meeting. 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 began by highlighting the information items to include: (i) Academic Affairs Update – new faculty hires, faculty promotions, and top 10 incoming freshman majors; (ii) Enrollment Update – record enrollment projected, six-year graduation rate of 41% (5th straight year above 40%), and five graduates from the Morgan Completes Your Program; (iii) Student Affairs Update – University Counseling Center (1,875 appointments/2,451 counseling hours), Food Resource Center utilization, Center for Career Development utilization, housing applications (4,675 total/2,109 new), continued offering of COVID testing and health insurance, and a revised alcohol and drug policy to be presented at the next Board meeting; (iv) Student Government Association – new administration platform (C.A.R.E.) presented by SGA President, Brooke Foyles, and Vice President, Kayla Clark; (v) Athletics – new director's first year, student-athletes' academic and team successes, MSU Bears in the community, and increased ticket sales; and (vi) Hoen Building lease – to house four research centers, which will bring about 60 potential new hires.

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

- **Performance Accountability Report (PAR)** – Regent Gilliam stated that we are required to submit a Performance Accountability Report annually. At the last meeting in May, the Board approved the new PAR framework, which was updated to align with our current Strategic Plan – Transformation 2030. It includes both the narrative and actual/estimated data (six goals, 30 objectives, 86 performance measures, and 25 targets). It was noted that approval was received for the PAR framework from MHEC.

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

- **Proposed New Academic Program: PhD in Advanced Computing** – Regent Gilliam stated that this is a unique program in the nation. We currently have a successful master's degree program in Advanced Computing. The University is seeking approval for the PhD in Advanced Computing, which focuses on emerging areas in advanced computing to include: artificial intelligence, machine learning, data sciences, cybersecurity, quantum computing, cloud computing, robotics, and high performance computing. It is among the top strategic technology trends and aligns with Morgan's research R1 initiative. While other universities may offer these courses individually, they are not offered as a program that incorporate these courses comprehensively. The program will be offered on site with remote learning/online options. It was noted that a corrected draft of the program proposal (corrections made on page 11) was sent out yesterday.

Chairman Mfume opened the floor for a motion to approve the PhD in Advanced Computing. It was MOVED by Regent Gilliam to approve the PhD in Advanced Computing with the corrections made to the proposal on page 11. It was SECONDED by Regent Hollis. The MOTION CARRIED unanimously.

Finance and Facilities Committee

Regent Malcom stated that the Committee received excellent reports, some of which were covered by the President in his earlier report, from Facilities, Design and Construction Management (new construction that is in place, new buildings that are coming online, and the state of renovations to Baldwin and Cummings Halls); Research and Economic Development (increasing the number of proposals, training to help faculty identify targets of opportunity, encouraging/supporting/incentivizing increased proposal submissions, and bolstering research in the social sciences and humanities, which is a major part of being able to realize R1); Enrollment Management; Institutional Advancement (robust discussion with regard to moving up our alumni giving percentage to include ideas about becoming more aggressive in terms of going after our graduate students and not only undergraduate students); and Finance and Administration.

Regent Malcom stated that the Committee has several items for action to include three (3) off-campus housing lease agreements/amendment, two (2) other leases, and the FY 2025 rate increases.

➤ **Off-Campus Housing Leases**

- **Towson Town Place Apartments** – Mr. David LaChina, Interim EVP for Finance and Administration, stated that the University previously entered into a lease with Towson Town Place Apartments for 67 apartment units consisting of 201 beds in two bedroom and three bedroom configurations with a three-year fixed terms from 8/1/22 to 7/1/25 and two one-year extension options to accommodate the increased enrollment. Morgan will be initiating renovations of historic Baldwin and Cummings on-campus housing facilities consisting of 84 and 104 beds, respectively, for a total of 188 beds that will be offline for 12 months starting in May 2023. As a result, the University requests to enter into an additional lease with Towson Town Place Apartments, with the same terms and conditions as those previously approved, to add 51 apartment units consisting of 153 beds with a lease term from 8/1/23 to 7/31/26 and two one-year extension options.

The Chairman inquired about the fiscal impact. Mr. LaChina responded that it is approximately \$2 million.

Regent Parker-Warren asked for additional details with regard to parking, transportation and apartment mix. Mr. LaChina responded that parking will be available on site for a set number of spaces, shuttle services will be provided, and the apartment mix is two and three bedroom units.

Regent Gilliam inquired about the classification of students who will be residing at this facility. Mr. LaChina responded that the facility is not designated for freshmen.

Regent Parker-Warren asked how far the facility is from campus. Dr. Wilson responded that the facility is approximately 15 minutes from campus.

Chairman Mfume opened the floor for a motion to approve the Towson Town Place Apartments Off-Campus Housing Additional Lease. It was MOVED by Regent Gilliam and SECONDED by Regent Turnipseed. The MOTION CARRIED unanimously.

- **HH Midtown Apartments** – Mr. LaChina stated that the University previously entered into a lease with HH Midtown for 37 apartments of various floor plans consisting of 252 beds with a three-year fixed term from 8/1/22 to 7/31/25 and two one-year options, for a total of five years to accommodate the increased enrollment. This lease amendment will add an additional 29 apartments consisting of 95 beds for fall 2023 with an option for an additional 33 apartments consisting of 87 beds for fall 2024 for a total of 434 beds at this facility for students. The amendment modifies the fixed term expiration in the original lease for 252 beds from July 31, 2025 to July 31, 2029, with four one-year renewals for a total of 11 years. It was noted that the primary reasons for the longer term was due to a requirement from the bank to

ensure that the project has adequate cash flow to meet its debt obligations as well as housing demands through 2029-2030.

Chairman Mfume opened the floor for a motion to approve the HH Midtown Apartments Off-Campus Housing Lease Amendment. It was MOVED by Regent Turnipseed and SECONDED by Regent Wilkinson. The MOTION CARRIED unanimously.

- **Lord Baltimore Hotel (LBH)** – Mr. LaChina stated that the University previously entered into a services agreement with LBH for 275 hotel rooms under an emergency procurement for fall 2022, and extended that agreement to spring 2023 to accommodate increased enrollment. LBH was the only responsive respondent of seven prospective hotels in the Baltimore area invited to participate in the invitation for bids for a real property lease for additional student housing. The housing group room agreement will provide for a total of 348 from 8/1/23 to 5/19/24.

Chairman Mfume expressed concern about the lack of discounted pricing. Regent Gilliam concurred, noted that some kind of incentive should have been given in light of the University occupying most of the facility. Mr. LaChina stated that the price is fair considering the terms that we have and the one year commitment. Regent Pieninck commented, as a point of clarification, that the annual per bed cost at LBH was slightly less than at the apartments.

Regent Agrawal inquired about occupancy level and cost. Mr. LaChina responded that we expect to have 100% occupancy. We have also started to price facilities economically to be able to cover the cost of the agreements.

The Chairman asked about the plan for next year as we expect to have even more students. Mr. LaChina responded that Thurgood Marshall Phase II (604 beds) will be completed as well as the renovations of Baldwin and Cummings Halls to bring them back on line.

Regent Parker-Warren commented that it would be interesting to observe the market to see what kind of opportunities there are to purchase properties instead of leasing. Dr. Wilson stated that the administration is exploring the possibility of building one last residential facility on campus.

Regent Brooks asked how long is the process of approving the leases and then informing students as to when their housing is available. She noted that we are approximately three weeks away from the start of classes and students need to travel and have not received move-in dates. So when will students be notified. Dr. Williams responded that communication has been ongoing with students and their families. Once the approvals have been received, the Office of Residence Life will be ready to turn around many of the cases in the housing system.

Chairman Mfume asked for specificity regarding when students will be notified. Dr. Letitia Williams, Associate VP for Student Affairs and Dean of Students, stated that once the leases have been approved, students will be notified within 72 hours of their housing assignments and move-in times. Dr. Wilson noted that the off-campus housing leases require subsequent approval by the Board of Public Works, which is scheduled to take place tomorrow. He has no doubt that they will be approved at which time he will circle back with Student Affairs so that notices will be ready to go out tomorrow afternoon.

Chairman Mfume opened the floor for a motion to approve the Lord Baltimore Hotel Off-Campus Housing Group Room Agreement. It was MOVED by Regent Malcom and SECONDED by Regent Gilliam. Regent Stokes abstained. The MOTION CARRIED.

- **Hoen Lease** – Mr. LaChina stated that the University is expanding its community-based research programs and has identified the Hoen Lithograph Building as a suitable facility with its central location and community-based tenants. Approval was obtained in April 2020 for a prior lease with the Hoen Lithograph Building that currently houses the MSU Office of Procurement and Morgan CARES Program. The four research centers to be housed in the Hoen Building are the Center for Equitable AI and Machine Learning Systems, the Center for Urban Health Equity, the Center for Urban Violence and

Crime Reduction, and the National Center for the Elimination of Educational Disparities. All of the centers have budgeted the cost of the lease in their budgets so there is really no net impact to the operations of the University. Key terms include base rent (\$600,000 per year) plus common area maintenance and shared facilities expenses. The term of the 35,000 square foot facility is for seven years with one five-year option to extend. It is expected to house roughly 50 faculty and staff.

Chairman Mfume opened the floor for a motion to approve the Hoen Lease. It was MOVED by Regent Malcom and SECONDED by Regent Turnipseed. The MOTION CARRIED unanimously.

- **Verizon Cell Tower Lease** – Mr. LaChina stated that the cell tower lease will enable Verizon to upgrade/locate communication equipment on the tower to improve coverage and safety as well as support several University activities. The equipment upgrade will improve cellular coverage across the campus and to outdoor locations. Currently, the University rents equipment each year to support major events on campus such as Homecoming and graduation to enhance the relatively poor coverage with the current tower equipment. The initial term of the lease is for 10 years with an auto renewal of 10 years, unless notice is provided by either party at least 12 months before the expiration of the initial term.

The Chairman inquired about the lease terms and tower tenants. Mr. LaChina stated that we have a shared tower with other mobile service providers (AT&T and T-Mobile) already on the tower. It was noted that Verizon initially requested a 20-year fixed term. They indicated that this was a very significant investment for them. In the end, we negotiated an initial term of 10 years.

Regent Pieninck commented, as a point of clarification, that the University has the right to terminate the second 10 years as long as we provide notice 12 months in advance. Mr. LaChina responded affirmatively.

Chairman Mfume opened the floor for a motion to approve the Verizon Cell Tower Lease Agreement. It was MOVED by Regent Malcom and SECONDED by Regent Turnipseed. Chairman Mfume abstained. The MOTION CARRIED.

- **FY 2025 Tuition, Housing and Board Rate Adjustments** – Regent Malcom highlighted two important factors – (1) the University benefitting from students having an idea about what the rate increases will be far in advance to provide time for them to make financial arrangements early, and (2) Morgan has foregone any increases during the pandemic (three years), which is not sustainable given the increased needs of our students, faculty, and for programming, etc., and the inflationary costs that are actually associated with all of those.

Mr. LaChina stated that the University is striving to streamline the recruiting process to include billing transparency so that students are very clear about the cost of education. Ultimately, this will provide students with ample/sufficient time to prepare financially and establish payment plans/arrangements as early as possible. The proposed FY 2025 rate increases are 2% for tuition, zero (0) for fees, 4% for housing and 5% for board. It was noted that housing rates for renovated Baldwin and Cummings Halls will need to be updated.

The Chairman asked how about the impact to athletic fees. Mr. LaChina responded that the athletics fee remains unchanged. He commented that we need to do a deep dive with regard to our current mandatory fee structure to better understand what we should be charging as well as the types of services we should be offering to include a detailed analysis of our competitors. Regent Turnipseed commented that a comparison of FY 2024 tuition and fees for four-year public institutions in Maryland could be found on page 217 of the Board book.

Chairman Mfume asked the Academic and Student Affairs Committee, chaired by Regent Gilliam, to take a look at the athletic fee, in particular, and report back some ideas for consideration by the Board (i.e., are we offering the same number/type of sports as our competitors). Regent Malcom commented that it is important to look at whether we have the right mix of fees (e.g., technology, etc.).

Regent Ellis asked if there is any relationship between fees and student enrollment. Dr. Wilson stated that these factors are continuously monitored by the university administration to ensure that we are not pricing the cost of attendance at Morgan completely out of the reach of the students that we serve.

Chairman Mfume opened the floor for a motion to approve the FY 2025 Tuition, Housing and Board Rate Adjustments. It was MOVED by Regent Malcom and SECONDED by Regent Stokes. Regent Parker-Warren ABSTAINED. The MOTION CARRIED.

Regent Malcom commented that we will need a deep dive as it relates to the increase in our capital budget request. Finally, she stated that the University's base general fund operating budget is projected to increase to \$188.5 million in FY 2024 from \$155.5 million in FY 2023 or by 21 percent, largely associated with the funding for the research centers and chapter 41.

Chairman Mfume extended special thanks to Ms. McCalla for the tremendous work with our physical plant and campus facilities/structures as well as the significant savings associated with bringing new buildings online and on time.

Audit and Institutional Assessment Committee

Regent Ellis stated that the Audit and Institutional Assessment Committee met earlier this morning. The Committee received updates on three items in closed session, and had a robust discussion about enterprise risk management. He added that there is a process that the University has begun to put in place, which will help us better understand and get our arms around risk management here at the institution.

New Business

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

Adjournment of the Public Session

Chairman Mfume announced that the Board of Regents would convene in Closed Session to consider items specifically exempted from public consideration under § 3-305(b)(1)(2)(4)(5)(7)(8) of the Open Meetings Act. In Closed Session, the Board of Regents will receive an EEO Report, a Litigation Update, an update on the College of Osteopathic Medicine, an update on Academic Degree Program Duplication, consider an Honorary Degree Candidate Recommendation, and receive the Evaluation Committee Report. The Board may reconvene in Public Session at the conclusion of the Closed Session, if necessary.

After reading the citation into the record, the Chairman opened the floor for a motion to adjourn the Public Session to move into Closed Session. It was MOVED by Regent Gilliam and SECONDED by Regent Parker-Warren to adjourn the Public Session. The MOTION CARRIED unanimously.

The Public Session adjourned at 2:07 p.m.

Honorary Degree Candidate Recommendation (Closed Session)

Chairman Mfume opened the floor for a motion to approve the Honorary Degree Candidate Recommendation. It was MOVED by Regent Gilliam and SECONDED by Regent Hollis. 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 1, 2023

Time: 12:00 p.m.

Location: Richardson Library
Boardroom

Motion to close meeting made by: Regent Gilliam

Seconded by: Regent Parker-Warren

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)(2)(4)(5)(7)(8):

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;

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

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

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

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

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

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

1. To receive an EEO Report.
2. To receive a Litigation Report.
3. To receive an update on the College of Osteopathic Medicine.
4. To discuss Academic Degree Program Duplication.
5. To consider Honorary Degree Candidate Recommendation(s).
6. To receive the Evaluation Committee Report.

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):