

Public Session Minutes

The meeting of the Morgan State University Board of Regents was called to order by Chair Kweisi Mfume at 12:04 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; Mrs. Julissa Ferreras-Copeland, Regent; Dr. Linda Gilliam, Regent; Mr. John Henry, Regent; Mr. Benjamin Klubes, Regent; Dr. Shirley Malcom, Regent; Mr. Champion Ojo, Student Regent; Mr. Brian Pieninck, Regent; Mr. William Sherman, Regent; Ms. Shelonda Stokes, Regent; Dr. David Wilson, University President; Mr. Thomas Faulk, Principal Counsel for Morgan State University, Office of the Attorney General

Remarks by the Chair

Chair Mfume opened the meeting by welcoming the Regents, university administration, and members of the public in attendance. He extended appreciation to Regents for taking part in various events since the last Board meeting to include: New Regents' Orientation, Annual Board Retreat, Matriculation Convocation, Homecoming (Inaugural Kickoff Reception, Annual Gala and Football Game), and Founders Day Convocation. He reminded everyone about upcoming events in December – Annual Choir Holiday Concert and Regents' Reception and Fall Commencement. He thanked those who attended the funerals of Dr. Clayton Stanbury and President Emeritus, Dr. Earl Richardson. Vice Chair Ellis received a standing ovation for his outstanding military service, recently serving as Grand Marshal for Baltimore's Veterans Day Parade. Ms. Freeman-Patton was acknowledged for her hard work and the improvements made in the Athletics Department, particularly as it relates to the challenges regarding Name, Image, and Likeness (NIL).

Chair Mfume stated that he will appoint a special Enterprise Risk Management (ERM) Committee of the Board to review the area of ERM and governance risks. In addition, a special committee will be appointed to review the Board's bylaws, which were last amended in 2021. In preparation of the next quarterly meeting in February, he requested updates on Fundraising/Development and NCAA/NIL. The Chair offered an overview of the agenda and stated that following the Public Session, the Board would convene in Closed Session to address matters identified as such on the agenda.

Minutes

Chair Mfume opened the floor for a motion to adopt the minutes of September 13, 2025. It was MOVED by Regent Carter and SECONDED by Regent Stokes. The MOTION CARRIED unanimously.

Report of the President

Dr. Wilson provided a report to the Board covering some major developments that occurred at the University since the last meeting in August 2025. Those highlights include: (a) new hires – head coaches for acrobatics/tumbling and softball; (b) Homecoming 2025; (c) fall 2025 enrollment; (d) plans for student housing – O'Connell and Harper-Tubman; (e) plans for Lake Clifton property; (f) building updates – Science and Stadium Way; (g) medical school; (h) tuition trends and institutional aid awarded; (i) strategic investments at Morgan and in I.T.; (j) Morgan as a very high research institution; (k) security and public safety updates; (l) shuttle service and parking; and (m) upcoming events – 3rd Annual HBCU Honors.

Chair Mfume expressed frustration about the challenges the University experienced in justifying \$12.5 million in grant funding categorized as DEI (\$3 million rescinded).

Regent Stokes applauded Dr. Wilson for his leadership, for continuing to raise the bar, and for making so many individuals proud of all Morgan is doing. Regent Malcom echoed those sentiments. She commented that Morgan hosted the combined conference of the SEA Change initiative and the Alfred Sloan funded Exemplary Pathways

Partnership program (both administered by the American Association for the Advancement of Science (AAAS). The joint conference brought 40-50 higher education institutions to the campus, and participants were thoroughly impressed with the facilities, cleanliness, culture, vibes, and the comments made by Dr. Wilson regarding Morgan's aspirations in his introductory welcome remarks to the group.

Report of the Executive Committee

Chair Mfume provided an update from the Executive Committee meeting on November 7, 2025. 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 highlighted the information items to include: (i) Athletics – academic performance rate and LIIDERship Academy; (ii) Academic Affairs – regional and programmatic accreditations, expansion of online education, international enrollment, national ranking of MBA program, and endowed professors (eight total); (iii) Enrollment Management – increase in transfer students (10%) and black males (10%); (iv) Student Affairs – housing updates, health and wellbeing services, career development initiatives, and increased Homecoming student event participation; and (v) SGA – community connection initiatives, elevation of student leadership/organization support, and review of SGA constitution.

Finance and Facilities Committee

Regent Malcom stated that the Committee received updates from (i) Facilities, Design and Construction Management – robust renovation and construction projects in progress and campus master plan development process underway; (ii) Research and Economic Development – lower funding in first quarter anticipated to increase in Q2; (iii) Institutional Advancement – few donors but larger amounts; (iv) and Enrollment Management – institutional aid allocation report; and (v) Finance and Administration – levels in line with prior year.

She stated that the Committee has five action items.

- **Maryland Economic Development Corporation (MEDCO) Second Supplemental Letter of Intent (LOI) for Student Housing Development** – Regent Malcom stated that the Board approved the request to have MEDCO assist us with two student housing development projects, Harper-Tubman and O'Connell. Predevelopment costs in the amount of \$3 million were previously approved by the Board in November 2023. Subsequently, in November 2024, the Board approved additional funding raising the LOI cap to \$9 million, which is being utilized for extensive project feasibility, analysis and planning for these two important student housing projects. The University is now seeking approval of an additional \$3 million (new LOI cap of \$12 million) to continue the development momentum for O'Connell Hall, given that project financing will be delayed until March/April 2026. Mr. David LaChina, EVP for Finance and Administration, stated that the Harper-Tubman project was successfully funded and the University reimbursed advances under the LOI of approximately \$2.2M. He added that these predevelopment costs, up to \$12 million, are expected to be reimbursed by MEDCO to the University as part of any related project financing. The Finance and Facilities Committee recommends approval. Regent Stokes noted her intent to abstain due to a conflict of interest.
- **Amendments to Hoen Leases**
 - **Amendment to the Original Hoen Lithograph Building Lease** – The University obtained approval to obtain critical surge space to move individuals out of old buildings slated for either renovation or demolition. Regent Malcom stated that Morgan's campus development is ongoing and continues to require the current leased space at the Hoen facility, which houses our research centers. The original lease expires November 30, 2025. This amendment would extend the lease term for an additional five years, expiring on November 30, 2030, and update the billing and payment period from monthly to quarterly in an effort to reduce administrative efforts and assist with timely processing. The Finance and Facilities Committee recommends approval.
 - **Amendment to the Hoen Lithograph Building Lease for Morgan Community-Based Research Centers** – Regent Malcom stated that lease remains active through August 2030. This amendment would update the billing and payment period from monthly to quarterly in an effort to reduce administrative efforts and assist with timely processing. The Finance and Facilities Committee recommends approval.

- **Washington Avenue Lease** – Regent Malcom stated that Morgan has partnered with the Johns Hopkins University on a five-year grant from the Department of Defense. She noted that the University is seeking contingent approval. Mr. LaChina added that this lease is based on three contingencies – (1) grant award, (2) MSU Board approval, and (3) Board of Public Works approval. All costs associated with the facility, including any fit-out costs, are to be borne by the grant. The Finance and Facilities Committee recommends approval.
- **AT&T Cell Tower Lease Agreement** – Regent Malcom stated that the current lease expires on December 31, 2025. This fourth amendment commences on January 1, 2026. The term of the lease automatically renews for five additional 60-month terms unless Morgan notifies AT&T in writing of its intention not to renew. There is an annual rental amount paid by AT&T to the University with a 3% annual escalator. The Finance and Facilities Committee recommends approval.
- **Revised Policy on Granting Limited Benefits to Contractual Employees** – Regent Malcom stated that the policy is being updated to include the Juneteenth Holiday as declared both nationally and by the State of Maryland. The Finance and Facilities Committee recommends approval.

Chair Mfume opened the floor for a motion to approve the five items en bloc – MEDCO Second Supplemental LOI, Amendments to Hoen Leases, Washington Avenue Lease, AT&T Cell Tower Lease Agreement, and the Revised Policy on Granting Limited Benefits to Contractual Employees. It was MOVED by Regent Pieninck and SECONDED by Regent Turnipseed. The MOTION CARRIED.

Audit and Institutional Assessment Committee

Regent Ellis stated that the Committee had no items for action and received updates from Enterprise Risk Management and Internal Audit in Closed Session. He added that the Committee had a robust discussion about project management and governance risk and received an update on the OLA audit.

Chair Mfume inquired about the status of the OLA audit. Regent Ellis stated that things are going very well.

New Business

There were no new business items brought forward for consideration.

Regent Ferreras-Copeland inquired about the University's approach when dealing with Immigration and Customs Enforcement (ICE). Based on legal advice, further discussion regarding this matter was deferred to Closed Session.

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)(2)(3)(7)(9)(10) of the Open Meetings Act. In Closed Session, the Board will discuss Personnel Matters and Growth Acquisition Opportunities; receive updates on Campus Safety/ICE, Medical School and EEO; and consider Honorary Degree Candidate Recommendations. 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 Stokes and SECONDED by Regent Gilliam to adjourn the Public Session. The MOTION CARRIED unanimously.

The Public Session adjourned at 1:23 p.m.

Honorary Degree Candidate Recommendations (Closed Session)

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

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

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

Date: Monday, November 10, 2025 Time: 12:00 p.m.

Location: Richardson Library
Conference Room

Motion to close meeting made by: Regent Stokes

Seconded by: Regent Gilliam

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)(1)(2)(3)(7)(9)(10):

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

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

☒ (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 discuss Personnel Matters.
2. To receive an update on Campus Safety.
3. To receive an update on Immigration Customs Enforcement (ICE).
4. To receive an update on the Medical School.
5. To discuss Growth Acquisition Opportunities.
6. To receive an EEO Report.
7. To consider Honorary Degree Candidate Recommendations.

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):