

**Tennessee State University Board of Trustees
Special Housing Committee Meeting
June 28, 2023
Tennessee State University – McWherter Administration Building/
President’s Conference Room and Electronic**

MINUTES

Committee Members Present: Trustees Van Pinnock (Chair) and Obie McKenzie

Other Board Members Present: Trustees Deborah Cole, Pam Martin, Richard Lewis and Bill Johnson

University Staff Present: President Glenda Glover; Laurence Pendleton, General Counsel and Board Secretary; Curtis Johnson, Vice President for Administration; Frank Stevenson, Dean of Students; Gregory Robinson, Chief of Police; Dr. Anita McGaha, Director of the Office of Disability Services; Yolanda Parr, Executive Director of Housing - New Residence Facility; Ginette Garza Brown, Associate General Counsel

I. CALL TO ORDER

Trustee and Special Committee Chair Van Pinnock called the meeting to order at 10:00 a.m. on June 28, 2023, and moved to make certain findings on the record regarding the necessity for conducting the meeting electronically without a physical quorum present due to immediate travel related issues. The Committee found that there were various important matters that required immediate action by the Committee. Participation by electronic means was necessitated by unavoidable travel related issues involving Committee members. Trustee McKenzie seconded the motion, and the motion carried.

II. ROLL CALL/DECLARATION OF A QUORUM

Chair Pinnock asked the secretary to the Board to call the roll. Board Secretary Pendleton called the roll. Present: Trustees McKenzie and Van Pinnock. A quorum was established.

III. APPROVAL OF THE MAY 9, 2023, AUDIT COMMITTEE MEETING MINUTES

Chair Pinnock moved to recommend to the full Board the approval of the minutes from the May 9, 2023, Special Housing Committee meeting. Trustee McKenzie seconded the motion, which carried unanimously by roll call vote.

IV. REPORT ON TSU MASTER PLAN/HOUSING MASTER PLAN

Chair Pinnock introduced the next item on the agenda, the TSU Master Plan/Housing Master plan update. Dr. Curtis Johnson provided a report on this item.

Dr. Johnson reported that Moody Nolan was hired to help with the Housing Master Plan, which is a subset of the overall Master Plan. Preliminary work to collect data has been done. They have met with specific departments and campus personnel. They have conducted an assessment of most buildings on campus on the academic and administrative side. They are compiling information, including reviewing usability and the life expectancy of the buildings. Most buildings have received a less than favorable rating. Two buildings have been built since this time, so these might receive higher ratings.

Moody Nolan has made significant progress with respect to the housing plan. There was a TBR representative on the committee. The report put together by Moody Nolan was included in the last Board meeting materials. There are several options to choose from – a variety of sizes and locations for potential residence halls. Dr. Johnson further reported on the items they asked Moody Nolan to include in the analysis, including cost. They asked Moody Nolan to specifically include an analysis of the cost of housing in Nashville in the plan. Further discussion took place regarding the Moody Nolan analysis.

There was a discussion about the number of beds available on campus. The Master Plan lists 3,680 current beds, the future need to remove 1,500 beds (which puts us down to 2,074 beds), then a plan to add 1,000 beds (which moves the number of available beds up to 3,074). Trustee Pinnock asked about the plan for beds. Dean Stevenson explained that beds would not be taken offline until new beds are added. Therefore, there will not be a decrease in the number of available beds. Dr. Johnson explained, and Dr. Glover reaffirmed, that there was no plan to take beds offline until new beds are added.

Dr. Johnson stated that other schools are having housing issues, like the University of Memphis, University of Tennessee, and Middle Tennessee State University. Developers can develop faster than the University can build. Dr. Johnson said that developers are showing interest in working with the University to provide affordable housing for TSU students. Some of these would be near the University. He stated that we want to make sure that our students' needs are on the developer's minds.

Secretary Pendleton spoke about some meetings held with private developers that could lead to priority of use for TSU students and faculty. The House of God is one such prospect. Trustee McKenzie asked about how public-private partnerships are included in the Master Plan. Dr. Johnson said this cannot be done until a project is approved by the State and SBC. Therefore, we must obtain proper approvals first.

V. REPORT OF THE UNIVERSITY HOUSING WORKING GROUP

Chair Pinnock then introduced the next item on the agenda, the report of the University Housing Working Group. Chair Pinnock said the working group included students, staff, and faculty to discuss housing over a period of about 2 months, and then included periodic meetings thereafter. The committee included Dr. Thompson Andrews, Ms. Aliyah Holmes, Ms. Anita Flemings, Deborah Alexander Fisher, Dr. Anita McGaha, Julius Proctor, Chief Gregory Robinson, and Dean Frank Stevenson.

The Committee drafted an exit survey for students in housing. Chair Pinnock discussed the survey, which was comprised of 10 questions, and included a question about personal safety. There was strong participation in the survey. A discussion ensued about the survey data. Chief Robinson discussed safety concerns and measures implemented to address the concerns, e.g., increased policy patrolling, private security 24/7, and campus security presence, as well as blue safety lights.

Further discussion was held regarding safety concerns, including digging into the data further and reaching out to local representatives to discuss concerns. A suggestion was made to better communicate with students and the community regarding the University's efforts. Trustee Pinnock reviewed some other suggested options, such as doing away with hotels or investing in other alternative housing initiatives. VP Allen reminded the group that the University does not promise housing with enrollment.

Trustee Pinnock proposed a motion to direct the administration to examine options articulated in the meeting today and to determine how the University wants to move forward in response to the survey and to report back to the Committee in two weeks. Trustee Pinnock discussed possible considerations. Dean Stevenson suggested creating a focus group of students who lived in certain locations and report back.

VI. HOUSING COMMITTEE MEMBER REPORTS

Chair Pinnock then introduced the next item on the agenda, member reports. Trustee McKenzie reported that he brought two proposals to the Committee. One involved the Avon Williams campus. He said there was a \$30 million positive impact on the University's balance sheet with that proposed project. This can have an impact on the ability to finance public-private partnerships. VP Allen added that this would be a true value and help with the net asset ratio by making it even better. It would also help with bond financing, and we would retain rights to assets at the end of the 99-year lease proposal.

Trustee Lewis asked about how this would work with the State Building Commission. He suggested that we engage the SBC at this time about this process, which VP Allen said we are doing. Once a final plan is developed, it can be submitted to the SBC. There was a further discussion about this project as a possible revenue stream. VP Allen indicated that he has spoken with other HBCUs regarding this type of project. McKenzie discussed the benefits of this partnership.

VII. ADJOURNMENT

There was no further discussion. Chair Pinnock moved to adjourn the meeting, and the motion was seconded by Trustee McKenzie. The motion carried unanimously by roll call vote. The meeting was adjourned at 11:31 a.m.