

**Meeting of the Tennessee State University Board of Trustees
Special Housing Committee Meeting
November 7, 2022
Tennessee State University – Electronic**

MINUTES

Committee Members Present: Trustee Van Pinnock (Chair), Obie McKenzie and Andre Johnson.

Other Board Members Present: Trustee Bill Johnson and Shaun Wimberly.

University Staff Present: President Glenda Glover; Laurence Pendleton, General Counsel and Board Secretary; Douglas Allen, Vice President of Finance and Budget; Dr. Curtis Johnson, Chief of Staff; Dean Frank Stevenson, Assoc. Vice President of Student Affairs.

I. CALL TO ORDER

Trustee and Special Committee Chair Van Pinnock called the meeting to order at 1:30 p.m. on November 7, 2022, 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 Johnson seconded 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 Andre Johnson, McKenzie, and Van Pinnock. A quorum was established.

III. CHARGE OF THE SPECIAL COMMITTEE

Chair Pinnock introduced the next item on the agenda, the charge of the special housing committee. After outlining the charge of the committee, which included holding meetings to discuss and provide direction to President Glover and University leaders regarding development of long-term and short-term housing plans, he stated that the Committee will provide a report to the Board of Trustees. He also added that the committee wanted to ensure that the external stakeholders were made aware that TSU housing had come to the attention of the Board and that an ongoing review of plans will be done.

IV. REPORT OF TSU'S CURRENT HOUSING STATUS

Chair Pinnock then introduced the next item on the agenda, the report of TSU's current housing status. He then asked President Glover or her designee, to provide pertinent information related to this agenda item. This was an informational and discussion item, so no vote was required.

After a brief introduction, President Glover called on Dean Frank Stevenson to report on this agenda item. Dean Stevenson discussed and explained the current housing availability chart, the enrollment trend for the last ten years, and the effect of the Nashville housing market were also identified as contributing critical factors to the current housing need. President Glover summarized and reiterated the points identified by Dean Stevenson.

Chair Pinnock commented on the 500 acres of land that was currently not being used. Trustee Bill Johnson asked about the percentage of sophomores, juniors and seniors who needed housing. Dean Stevenson and President Glover both addressed these questions. A short discussion ensued with Dr. Curtis Johnson adding that talks of expanding housing accommodations to graduate students and faculty had begun several years ago but to no avail. Trustee McKenzie commented about the land that might be available and the possibility of engaging the private sector. President Glover stated that we have approximately 60 acres of land that could be considered excluding the land that is classified as swamp land. She also stressed that this land is not for sale but provided an opportunity for development.

V. REPORT ON SPRING 2023 HOUSING NEEDS AND PLAN

Chair Pinnock then introduced the next item on the agenda, the report on Spring 2023 housing needs and plan. President Glover asked Dean Stevenson to continue with his explanation of the Spring plans. Dean Stevenson announced that we were going to reduce three (3) of the hotels currently being leased: LaQuinta, Ramada, and Candlewood. This will result in a lost of 480 beds. He stated that after reviewing the results of a study conducted, the attrition rates were approximately 15%. He and his team calculated the Spring need based on 11% attrition, bringing the need to 4,360. He stated that there will be 4,425 beds available. These details are outlined in the Housing Plan materials packet which had been provided to the Committee members.

Dean Stevenson and President Glover were joined by Dr. Curtis Johnson as the discussion continued. Dean suggested that we must shift the mindset of the student who learns that he/she is being put on the 'waiting list'. He stated that the students automatically felt that TSU would find a place for them if they were put on a waiting list. This is not the case. He stated that at other institutions the students knew if housing was full, it was up to them to secure, on their own, their housing for the semester. Our students were still relying on us, TSU, to find them housing at that point.

Dean Stevenson explained that several steps had been taken to improve this housing situation. He stated that among several other changes, the housing application timeframe had been moved up. President Glover added that communication to the students had to be improved. The discussion continued around how to communicate better to the student. Trustee Johnson stated that he would like to see us housing at least 80% of our students. A lengthy discussion ensued among the attendees including a comment by Student Trustee Shaun Wimberly regarding the students' perspective on the entire housing issue. He stated that it was his thinking as well, that TSU needed to find him housing. President Glover stressed that the housing component needed to be separated from academic responsibility of the university.

Chair Pinnock asked if there were any further questions. Seeing none he moved onto the next agenda item.

VI. REPORT ON PROPOSED TSU LONG-TERM HOUSING PLAN

Chair Pinnock then introduced the next item on the agenda, the report on proposed TSU long-term housing plan. President Glover asked VP Doug Allen to address any committee questions on this item. VP Allen shared some updates on new housing construction and the proposed addition of 1,000 beds. He stated that the negotiations and design planning have already begun, which speeds the process by almost 6 months. He is hoping to get started in the Spring. He also added that the entire process usually takes 15/18 months and so we were anticipating Fall 2024 to getting a new residence hall online.

Trustee Bill Johnson commented on whether or not the same design that was just completed could be replicated in another location, thus speeding up the entire process. Dr. Curtis Johnson commented that all options were being considered for a speedy completion. VP Allen added that consideration had to also be taken regarding cost availability to the students and the other amenities that would be added to the building as compared to the other newly constructed residence hall.

Discussions continued regarding purchasing new property (Court Villa / Jefferson Flats) to assist with the housing shortage. President Glover called on Trustee Andre Johnson to report on this topic. He stated that appraisals and other steps were being conducted. Dr. Curtis Johnson also added that securing a state approved contractor was in process. VP Allen added that we preferred to lease versus purchase some of the available properties. President Glover added that we were attempted to get on the SBC's agenda for December. Dr. Curtis Johnson stated that renovation could start by Spring / Summer 2023. Trustee Bill Johnson commented that in our planning we might consider Post Docs housing.

Chair Pinnock then outlined some directives for the committee members: Trustee Andre Johnson (demand); Trustee McKenzie (supply).

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 2:58 p