NORTHERN ILLINOIS UNIVERSITY

1895

Special Meeting of the Board of Trustees

August 22, 2024

Special Meeting of the
BOARD OF TRUSTEES OF NORTHERN ILLINOIS UNIVERSITY
12:00 p.m. – Thursday – August 22, 2024
Board of Trustees Room
Altgeld Hall 315

AGENDA

*Individuals wishing to make an appearance before the Board should consult the *Bylaws of the Board of Trustees of Northern Illinois University, Article II, Section 4 – Appearances before the Board.* Appearance request forms can be completed online in advance of the meeting or will be available in the Board Room the day of the meeting. For more information contact Crystal Doyle ccoppel@niu.edu.

Anyone needing special accommodations to participate in the NIU Board of Trustees meetings should contact Crystal Doyle, ccoppel@niu.edu or (815) 753-1273, as soon as possible.

Minutes of the
Board of Trustees of Northern Illinois University
June 20, 2024

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 9:06 a.m. by Board Chair Montel Gayles in the Board of Trustees Room, 315 Altgeld Hall.

Recording Secretary Crystal Doyle conducted a roll call.

Trustee Rita Athas: Present

Trustee Dennis Barsema: Absent

Vice Chair John Butler: Present

Trustee Veronica Herrero: Absent

Trustee Tim Moore: Present

Trustee Leland Strom: Absent

Trustee Eric Wasowicz: Present

Board Chair Montel Gayles: Present

Also present: President Lisa Freeman; Vice President and General Counsel and Board Parliamentarian Bryan Perry; Executive Vice President and Provost Laurie Elish-Piper; Vice President for Administration and Finance and Chief Financial Officer George Middlemist; Senior Associate Vice President and Chief Human Resource Office John Acardo; Vice President for Outreach, Engagement and Regional Development Rena Cotsones; College of Health and Human Sciences Dean Kelly Fiala; and University Advisory Council (UAC) Representatives Felicia Bohanon and Natasha Johnson.

VERIFICATION OF QUORUM AND APPROPRIATE NOTICE OF PUBLIC MEETING

General Counsel Perry indicated that appropriate notification of the meeting has been provided pursuant to the Illinois Open Meetings Act. Mr. Perry also advised that a quorum was present.

MEETING AGENDA APPROVAL

Chair Gayles asked for a motion to approve the meeting agenda. Trustee Wasowicz so moved, and Trustee Athas seconded. The motion was approved.

Chair Gayles asked for a motion to amend that motion, in order to approve a consent agenda for action items 8.a.1. through 8.a.7. Trustee Wasowicz so moved, and Trustee Moore seconded. The motion was approved.

REVIEW AND APPROVAL OF MINUTES OF MARCH 21, MAY 9 AND MAY 28, 2024

Chair Gayles asked for a motion to approve the minutes of March 21, 2024. Trustee Athas so moved, and Vice Chair Butler seconded.

Chair Gayles asked for a motion to approve the minutes of May 9, 2024. Trustee Wasowicz so moved, and Trustee Moore seconded.

Chair Gayles asked for a motion to approve the minutes of May 28, 2024. Trustee Moore so moved, and Vice Chair Butler seconded.

CHAIR'S COMMENTS/ANNOUNCEMENTS

Chair Gayles welcomed the members of the University Advisory Council who were present.

Chair Gayles acknowledged the recognition NIU has received recently regarding the NIU Promise program. Chair Gayles is very happy the program is here at NIU and what it offers students.

PUBLIC COMMENT

Chair Gayles introduced the public comment portion of the meeting. General Counsel Perry stated that a request for public comment was received. Mr. Dan Porter provided public comment.

REPORTS OF THE BOARD COMMITTEES AND BOARD LIAISONS

Chair Gayles reminded everyone that the reports of the Board Committees and the Board Liaisons were information only.

PRESIDENT'S REPORT NO. 178

Chair Gayles asked President Freeman to present the President's Report No. 178.

UNIVERSITY RECOMMENDATIONS FORWARDED BY THE BOARD COMMITTEES

President Freeman presented the items that were moved to the consent agenda including:

Agenda Item 8.a.1. – Fiscal Year 2025 NIU Foundation Professional Services Contract

Agenda Item 8.a.2. – Intercollegiate Athletics Air Charter Services for Football and Men's and Women's Basketball Teams

Agenda Item 8.a.3. – Media Buying Services

Agenda Item 8.a.4. – NIU Rockford Boiler Replacements

Agenda Item 8.a.5. – Stevenson Residential Complex Delivery Dock Area Repairs

Agenda Item 8.a.6. – Yordon Center Building Addition

Agenda Item 8.a.7. – US Geological Survey Research Partnership Renovation Project Budget Increase

Chair Gayles asked for a motion to approve the consent agenda items. Trustee Wasowicz so moved, and Trustee Athas seconded. The motion was approved.

UNIVERSITY REPORTS FORWARDED BY THE BOARD COMMITTEES

President Freeman asked whether any Trustees wanted to revisit information items forwarded from the committees.

President Freeman continued to the items directly from the President.

ITEMS DIRECTLY FROM THE PRESIDENT

Agenda Item 8.c.1. Fiscal Year 2025 Non-Represented Staff Salary Increment Allocation Guidelines

President Freeman presented agenda item 8.c.1. for approval.

Chair Gayles asked for a motion to approve item 8.c.1. Trustee Wasowicz so moved, and Vice Chair Butler seconded. The motion was approved.

Trustee Herrero joined the meeting at 9:21 a.m.

Agenda Item 8.c.2. Fiscal Year 2025 Non-Represented Faculty Salary Increment Allocation Guidelines

President Freeman presented agenda item 8.c.2. for approval.

Chair Gayles asked for a motion to approve item 8.c.2. Vice Chair Butler so moved, and Trustee Moore seconded. The motion was approved.

Agenda Item 8.c.3. Recommendation for Faculty Tenure and/or Promotion Effective 2024-2025

President Freeman presented agenda item 8.c.3. for approval.

Chair Gayles reminded Trustee Moore that he must abstain from voting on this agenda item.

Chair Gayles asked for a motion to approve item 8.c.3. Wasowicz so moved, and Trustee Herrero seconded.

Chair Gayles asked Ms. Doyle to conduct a roll call vote.

Trustee Rita Athas: Yes	Trustee Dennis Barsema: Absent
Vice Chair John Butler: Yes	Trustee Veronica Herrero: Yes
Trustee Tim Moore: Abstain	Trustee Leland Strom: Absent
Trustee Eric Wasowicz: Yes	Board Chair Montel Gayles: Yes

The motion was approved.

Agenda Item 8.c.4. Ungerboeck Event and Venue Management Software Renewal

President Freeman presented agenda item 8.c.4. for approval.

Chair Gayles asked for a motion to approve item 8.c.4. Trustee Herrero so moved, and Trustee Athas seconded. The motion was approved.

Agenda Item 8.c.5. Out-Lease with Prospective Tenant and NIU Naperville (NIU as Lessor)

President Freeman presented agenda item 8.c.5. for approval.

Chair Gayles asked for a motion to approve item 8.c.5. Trustee Wasowicz so moved, and Trustee Moore seconded. The motion was approved.

Agenda Item 8.c.6. Fiscal Year 2025 University Internal Budget

President Freeman presented agenda item 8.c.6. for approval.

Chair Gayles asked for a motion to approve item 8.c.6. Trustee Athas so moved, and Trustee Herrero seconded. The motion was approved.

Agenda Item 8.c.7. Proposed Amendments to the Board of Trustees Regulations Regarding Faculty and Administrative Employees, Financial Matters, and Physical Facilities

President Freeman presented agenda item 8.c.7. for approval.

Chair Gayles asked for a motion to approve item 8.c.7. Vice Chair Butler so moved, and Trustee Moore seconded. The motion was approved.

Agenda Item 8.c.8. Proposed Amendments to Board Regulations Regarding Commitment to Ethical Conduct and Whistleblower Protections, as well as Revocation of Outdated NIU Whistleblower Policy

President Freeman presented agenda item 8.c.8. for approval.

Chair Gayles asked for a motion to approve item 8.c.8. Vice Chair Butler so moved, and Trustee Moore seconded. The motion was approved.

Agenda Item 8.c.9. Proposed Amendments to the University Facility Naming Policy

President Freeman presented agenda item 8.c.9. for approval.

Chair Gayles asked for a motion to approve item 8.c.9. Trustee Wasowicz so moved, and Trustee Athas seconded. The motion was approved.

Trustee Storm joined the meeting at 9:43 a.m.

Agenda Item 8.c.10. College of Health and Human Sciences Overview

College of Health and Human Sciences Dean, Kelly Fiala, presented Agenda Item 8.c.10.

CHAIR'S REPORT NO. 109

Chair Gayles presented the Chair's Report No. 109.

Agenda Item 9.a. Fiscal Year 2025 Election of Board Offices and Civil Services Merit Board Representative

Chair Gayles presented agenda item 9.a. for approval.

Chair Gayles asked for a motion to approve item 9.a. Trustee Strom so moved, and Trustee Moore seconded. The motion was approved.

Mr. Perry explained the process for the FY25 elections and announced the results. Montel Gayles was elected as Chair for FY25, John Butler was elected as Vice Chair for FY25, Dennis Barsema was elected as Secretary for FY25, John Butler was elected as Civil Service Merit Board Representative for FY25, and Veronica Herrero was elected as 5th Member for FY25.

Agenda Item 9.b. Resolution Honoring Student Trustee Tim Moore for Distinguished Service to the Northern Illinois University Board of Trustees

Chair Gayles presented agenda item 9.b. for approval.

Chair Gayles asked for a motion to approve item 9.b. Trustee Wasowicz so moved, and Trustee Strom seconded.

Vice Chair Butler read the resolution and Trustee Moore thanked the other trustees for the opportunity to serve as student trustee for NIU.

The Trustees thanked Trustee Moore for his service on the Board of Trustees and wish him luck as he starts his career.

The motion was approved.

OTHER MATTERS

There were no other matters.

NEXT MEETING DATE

The next regularly scheduled meeting of the Board of Trustees will be held September 19, 2024 at 9 a.m.

CLOSED SESSION

Chair Gayles stated that the Board needed to go into closed session and would not take up new business following the closed session. He asked for a motion to close the public meeting to conduct closed session to discuss the following subjects as authorized by the Open Meetings Act: closed session minutes matters as generally described under section 2(c)(21) of the open meetings act; collective bargaining matters as generally described under section 2(c)(2) of the open meetings act; litigation and risk management matters as generally described under sections 2(c)(11) and (12) of the open meetings act; real estate matters as generally described under section 2(c)(5) and (6) of the open meetings act; student disciplinary cases matters as generally described under sections 2(c)(11) and (12) of the open meetings act; and personnel matters as generally described under sections 2(c)(1)(2)(3) and (21) of the open meetings act.

Trustee Wasowicz so moved, and Trustee Moore seconded.

Chair Gayles asked Ms. Doyle to conduct a roll call vote.

Trustee Rita Athas: Yes	Trustee Dennis Barsema: Absent
Vice Chair John Butler: Yes	Trustee Veronica Herrero: Yes
Trustee Tim Moore: Yes	Trustee Leland Strom: Yes
Trustee Eric Wasowicz: Yes	Board Chair Montel Gayles: Yes

The motion was approved.

The Board closed the public meeting at 10:32 a.m.

The meeting reconvened from closed session at 11:47 p.m.

Chair Gayles asked Ms. Doyle to conduct a roll call.

Trustee Rita Athas: Yes	Trustee Dennis Barsema: Absent
Vice Chair John Butler: Yes	Trustee Veronica Herrero: Yes
Trustee Tim Moore: Yes	Trustee Leland Strom: Yes
Trustee Eric Wasowicz: Yes	Board Chair Montel Gayles: Yes

ADJOURNMENT

Chair Gayles asked Ms. Doyle to conduct a roll call.

Trustee Rita Athas: Yes	Trustee Dennis Barsema: Absent
Vice Chair John Butler: Yes	Trustee Veronica Herrero: Yes
Trustee Tim Moore: Yes	Trustee Leland Strom: Yes
Trustee Eric Wasowicz: Yes	Board Chair Montel Gayles: Yes

The motion was approved.

The meeting adjourned at 11:48 a.m.

Respectfully submitted,

Crystal Doyle
Recording Secretary

In compliance with Illinois Open Meetings Act 5 ILCS 120/1, et seq, a verbatim record of all Northern Illinois University Board of Trustees meetings is maintained by the Board Recording Secretary and is available for review upon request. The minutes contained herein represent a true and accurate summary of the Board proceedings.

Agenda Item 7.a. ***Action***
August 22, 2024

RECOMMENDATION FOR FACULTY TENURE AND/OR PROMOTION EFFECTIVE 2024-2025

NAME	COLLEGE/DEPARTMENT/SCHOOL
Hired at the Rank of Professor with Tenure	
Hisham Kholidy	Computer Science

Recommendation: The Academic Affairs, Student Affairs, and Personnel Committee recommends Board of Trustee approval of the request for Recommendation for Faculty Tenure and/or Promotion Effective 2024-2025.

Agenda Item 7.b. ***Action***
August 22, 2024

CAMPUS ENERGY IMPROVEMENT PHASE I IMPLEMENTATION

Summary: The university is requesting that the Board of Trustees delegate to the President, approval to enter into a contract with Trane to implement the first phase of the Campus Energy Improvement project.

To ensure improvements remain eligible for applicable federal and state incentives, approval to enter into a $3M contract with Trane is sought at the special Board of Trustees meeting on August 22, 2024. The identified partner, Trane Inc., is an approved Illinois Public Higher Education Cooperative firm. This strategy is a two-step contract process with Trane to support sufficient improvement efforts this fall to realize the incentives. Creating a second phase for the remainder of the project allows us time to finalize the scope and identify financing opportunities to fund the effort. These aspects will come back to the board for approval.

Background: As reported to the Board at the May 2024 FACFO meeting, NIU contracted with Trane to complete an engineering assessment across 51 campus buildings to develop the scope for this project. This included evaluating various energy/utility consuming building/infrastructure systems, most with existing deferred maintenance/modernization requirements, and determining potential energy generation opportunities in consideration of an investment return and applicability of available grant/tax incentives. Selected improvements, summarized below, represent actions that demonstrate sufficient return on investment to allow anticipated savings to support financed repayments as well as the maximum scope of possible future work and investment.

- HVAC efficiency and automation control improvements: Estimated to be about $23M, this scope element would consist of significant heating and cooling mechanical system improvements to four buildings and systemic building automation control upgrades benefiting about 36 buildings. The average annual savings estimate is $2.5M and applicable grant/tax/rebate benefits are estimated at $1.5M.
- Lighting upgrades: Estimated to be about $17M, this scope element would consist of expanded LED lighting conversions and occupancy controls to about 50 buildings and three sports fields. The average annual savings estimate is $1M and applicable grant/tax benefits are estimated at $850K.
- Water conservation improvements: Estimated to be about $3.5M, this scope element would consist of plumbing fixture improvements to about 50 buildings to reduce water consumption/waste. The average annual savings estimate is $180K.
- Building envelope improvements: Estimated to be about $1M, this scope element would consist of seal improvements to entry points and other penetrations to about 50 buildings. The average annual savings estimate is $80K.
- Solar generation installations: Estimated to be about $12M, this scope element would consist of a combination of roof and ground mounted solar arrays which present the best arrangements for generation. Locations include roof systems for DuSable, Stevens, and Chessick, and ground systems at the visitor parking lot and grassed areas northwest and southeast of the Convocation Center. The total system is estimated at 3.3 mega-watts for possibly 4.4 giga-watthours of annual energy production (about 6% of university consumption). The average annual savings estimate is $530K and applicable grant/tax/rebate benefits are estimated at $5.5M.
- Level 2 EV charging stations: Estimated to be about $300K, this scope element would consist of three 2-port EV charging stations located at the visitor pay lot. The annual

estimated revenue generated is $25K and applicable grant/tax/rebate benefits are estimated at $50K.

As introduced in May, this project is to advance the university's Sustainability and Climate Action Plan goals by increasing building system energy efficiencies and generating renewable energy as supported by applicable federal/state/utility incentives and thus resulting in energy savings. Following the authority contained in the *Illinois Procurement Code (30 ILCS 500/)* and the *State University Certificates of Participation Act (110 ILCS 73/)*, we anticipate the use of Certificates of Participation (COPs) as the financing instrument for the second phase. The remaining improvements would proceed through FY25 and FY26 as supported by the COP financing. Performance monitoring and maintenance to ensure the guaranteed projected savings will proceed through the financed term. The developed scope of improvements will span across 50 of the top energy consuming buildings on campus and will produce annual savings and additional revenues of about $5.3M that can support the debt payments. This includes approximately $8M in federal and state subsidies to be received over a 5-year period. The project also addresses critical deferred maintenance needs by modernizing affected building systems, thereby decelerating growth in the deferred maintenance backlog and mitigating deterioration and decline in campus infrastructure.

A method of measuring and verifying (M&V) estimated savings will be determined for each improvement type and systematically monitored throughout the term as the improvements are maintained. Each method will be in accordance with the International Performance Measurement and Verification Protocol standards. The estimated energy savings will be guaranteed under the contract to help ensure the university's confidence to cover payments with realized savings. These infrastructure and energy savings measures can lead to an avoidance of 12,000 CO_2e metric tons (11% overall reduction) and represent an approximate 26.4% reduction in energy.

In parallel to implementing the improvements over FY25, Trane will continue to collaborate with NIU to identify and document the financial and social impacts of programs proposed that may include workforce development opportunities, community engagement, and related academic benefits. Trane has a track-record of collaborating to create experiential learning opportunities for undergraduate and graduate students at NIU and other partner universities.

Business Analysis: This investment is based on the following table which shows how the net investment inclusive of incentive benefits will be financed with payments structured around expected energy savings to avoid added financial pressure to the university. Financing terms have been reviewed with potential firms and final offered interest rates are expected to be less than 5.5% to support a repayment schedule across a possible 20-year term.

Estimated Project Breakdown:

HVAC	23,000,000
Lighting	17,000,000
Water Conservation	3,500,000
Building Envelope	1,000,000
Solar	12,000,000
EV Charging	300,000
Total	56,800,000

Pro Forma:	Annual (Avg)	20-Year Projection
Utility Savings	4,598,615	91,972,300
Maintenance Savings	340,171	6,803,420
Rebate/Subsidy	412,612	8,252,240
EV Revenues	31,930	638,600
Total Revenue/Subsidy/Savings	5,383,328	107,666,560
Debt Payment	4,776,442	95,528,840
Maintenance Costs	565,402	11,308,040
Total Annual Expenses	5,341,844	106,836,880
Net Savings	41,484	829,680

Starting with a gross investment of about $57M, the net investment will be about $49M after factoring in the incentives of about $8M. Financing this net investment over 20 years would require annual payments averaging approximately $5.3M based on a conservative 5.5% interest rate. With a conservative estimated savings and new revenues and subsides of about $108M over this 20-year period, the guaranteed annual average projected proceeds of $5.3M meets the required financed payment schedule. A separate financing resolution and the second phase of the contract will be provided at the September Board meeting.

Funding: Institutional funds

Recommendation: The Finance, Audit, Compliance, Facilities and Operations Committee recommends Board of Trustee approval of the request for the Campus Energy Improvement Phase I Implementation.