

Public Session Minutes

BOARD MEMBERS

Present: Regent Shirley Malcom, Committee Chair; Regent Shelonda Stokes, Vice Chair; Regent Harold Carter; Regent Wayne Resnick, Regent Winston Wilkinson (7:20p)

Absent: Regent Frances Draper

STAFF MEMBERS

Present: Dr. David Wilson, President; Mr. Sidney Evans, VP for Finance and Management; Mr. Thomas Faulk, Principal Counsel for Morgan State University, Office of the Attorney General; Mrs. Cassandra Grogan, Executive Administrator to the Board of Regent; Ms. Sherita Harrison, Interim General Counsel; Ms. Kim McCalla, AVP for Facilities, Design and Construction; Mr. Jeff Palkovitz, Senior Counsel for Real Estate, Office of the Attorney General

The Finance and Facilities Committee of the Board of Regents held a special meeting on Thursday, February 27, 2020 via teleconference. Committee Chair Shirley Malcom called the Public Session to order at 7:05 p.m., and thanked everyone for their participation. She provided brief comments with regard to the purpose of the meeting, and then yielded the floor to President Wilson to provide a high-level overview.

President Wilson thanked members of the Committee for making time for this special meeting. He stated that the University has been fortunate enough to get the state to provide some funding for deferred maintenance. Last year, the Governor pledged \$39 million in deferred maintenance over five years. This year, we were advised that funding would continue at a level of approximately \$10M when the initial funds expire in 2024.

President Wilson shared that as Morgan moves forward and builds new facilities, the University has a critical need for surge space to temporarily move individuals out of old buildings slated for either renovation or demolition. In this particular instance, he indicated that he was bringing to the Committee a lease for the Hoen Building, which is located in Baltimore City. The University was able to obtain a \$14.1M grant from the National Institutes of Health (NIH) to establish a Center for Urban Health Disparities Research and Innovation, of which approximately \$400,000 will be used to prepare office space in the building for Morgan's use. Additionally, the state provided \$1M, through the Department of Housing and Community Development, to assist in retrofitting the Hoen property for Morgan's space needs. The Hoen Building lease would enable the University to take advantage of the funding allocated to Morgan from NIH and the state of Maryland. The facility will house the Center for Health Disparities and a few other units that can operate effectively without being on the main campus. Thus, he presented the lease to the Committee for approval.

Regent Malcom stated that the Finance and Facilities Committee would move into Closed Session to consult with counsel to discuss and consider the Hoen Building lease, which is a matter specifically exempted from public consideration under § 3-305(b)(3)(7) of the Open Meetings Act. She indicated that the Committee may reconvene in Public Session at the conclusion of the Closed Session, if

necessary. After reading the closed session citation into the record, it was MOVED by Regent Resnick and SECONDED by Regent Stokes to enter into Closed Session.

The Committee moved into Closed Session at 7:11 p.m.

Approval of Lease (in Closed Session)

Regent Malcom called for a motion to approve the Hoen Building lease. It was MOVED by Regent Carter and SECONDED by Regent Wilkinson to approve the building lease. The MOTION CARRIED. The vote was unanimous.

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

Date: Thursday, February 27, 2020

Time: 7 p.m.

Location: Teleconference

Motion to close meeting made by: Regent Resnick

Seconded by: Regent Stokes

Members voting in favor: All Regents in attendance

Opposed:

Abstaining:

Absent: Regent Draper

THE STATUTORY AUTHORITY TO CLOSE THIS MEETING CAN BE FOUND AT (check all that apply):

General Provisions Article, § 3-305 (b)(3)(7):

___ (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;

X (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;

(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;

___ (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 discuss the Hoen Building Lease.

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 Shirley M. Malcom
Chair of the Finance & Facilities Committee

SIGNATURE:

A handwritten signature in black ink that reads "S. Malcom". The signature is written in a cursive, flowing style.

***** FOR USE IN MINUTES OF NEXT REGULAR MEETING: *****

TOPICS DISCUSSED AND ACTION(S) TAKEN (IF ANY):