

SPECIAL MEETING
BOARD OF ILLINOIS COMMUNITY COLLEGE DISTRICT NO. 519
Counties of Stephenson, Ogle, Jo Daviess and Carroll

CALL TO ORDER/ROLL CALL

A special meeting of the Board of Illinois Community College District No. 519 was called to order by Mr. Jim Endress, Chairperson, at 3:00 p.m. on February 14, 2024, in the Robert J. Rimington Board Room (room H-228) in the Highland Community College Student/Conference Center, 2998 West Pearl City Road, Freeport, Illinois in said district.

The following members were physically present: Mr. Doug Block, Mr. Jim Endress, Mr. Shawn Boldt, Mr. James Rhyne Jr., Ms. Sarah Kuhlemeier, Ms. Mary Kaufman, and Ms. Allison Coon

The following members attended virtually: None

The following members were absent: Ms. Groezinger

Others physically present: Ms. Chris Kuberski, President; Ms. Jill Janssen, Vice President/CFO, Administrative Services, Board Treasurer; Ms. Liz Gerber, Vice President/CSSO, Student Development & Support Services; Mr. Pete Norman, Director, Athletics & Physical Education; Mr. Pete Fink, Director, ITS; and Ms. Terri Grimes, Board Secretary

Others virtually present: Mr. Scott Anderson, Vice President, Business, Technology, and Community Programs; Ms. Heather Wagner, Student Success Coach; Mr. Alan Nowicki, Faculty; Mr. Dan Dick, Executive Director, HCC Foundation; Ms. Casey Coon, Softball Coach; Mr. Daniel Olloff, Community Member; Ms. Jodi Rogers, Athletics Office Coordinator; Mr. Kurt Simpson, Director, Facilities & Safety; Ms. Jeniece Smith, Director, Marketing & Community Relations; Ms. Dawn Reed, YMCA; Ms. Karla Giuffre, Faculty; Mr. Javier Jazo, Assistant Golf Coach; Mr. Antwon Harrison, Former Women's Basketball Coach; Ms. Jennifer Smith-Norman, College Access Specialist, TRIO Educational Opportunity Centers (EOC); Mr. Rich Haight, YMCA; Mr. Luke Norman, Head Coach/Coordinator, Sports Information and Intramurals; Ms. Pam Harrison, Executive Assistant to the Vice President, Business, Technology, and Community Programs; and, Dr. Andy Dvorak, Retired Faculty

APPROVAL OF TRUSTEE(S) ATTENDING MEETING VIA ELECTRONIC MEANS

There were no trustees who requested to attend the meeting virtually.

APPROVAL OF AGENDA

Mr. Boldt moved and Ms. Kuhlemeier seconded the motion to approve the agenda, as presented. The vote being unanimous, the motion carried.

PUBLIC COMMENTS

Ms. Karla Giuffre expressed her appreciation for the discussion about the potential facility. She reported that Student Senate will sponsor a student forum on February 26, at 11:00 a.m. They are trying to get as many students there as possible because the facility is for students.

UPDATE AND DISCUSSION: FEASIBILITY OF AN ATHLETIC, LEARNING, AND EVENT CENTER

Ms. Kuberski thanked the administrative team for all the work they have done to prepare for today. They continue to meet with the YMCA on a regular basis, and Ms. Kuhlemeier and Mr. Rhyne attend the meetings. There is also a debrief after the meeting. At the most recent meeting, they reviewed the space needs. The current contract with the YMCA ends in January 2030. The YMCA has indicated that if both boards would agree to change the partnership prior to that, it could also be an option. Ms. Kuberski has talked with Mr. Dan Dick about the Foundation beginning their feasibility work. The Foundation has a meeting tomorrow, and Ms. Kuberski will provide an overview of the process and that they believe it is time to begin. The group is getting closer to seeing a vision that they believe is feasible but they need to see if the Board believes it is feasible.

Highlights from Athletic Facility Visits

Mr. Norman explained that he believes the College has a lot of catching up to do with the facility, as it is currently “decades behind.” He encouraged trustees to not just “catch up” but to be the best it can be. He noted that all the colleges visited treat their facilities no differently than other buildings on campus as far as operating costs. He showed photos of several facilities that were visited, including Waubensee Community College, Joliet Junior College, Elgin Community College, Rock Valley College, and Hononegah High School, and photos of Illinois State University’s facility from their website. Mr. Endress, Mr. Block, Mr. Rhyne, and Ms. Kuhlemeier shared their thoughts on the facility visits they attended. Mr. Norman reviewed what the College currently has compared to other facilities.

Review of Space Needs

Ms. Gerber reviewed model 2B and how it overlays with what they believe is needed in a facility and what students indicated they would like. Currently, the group is identifying the square footage needs for the YMCA and College and will have that information by the end of the month. Mr. Kurt Simpson was able to provide a description of current spaces, the square footage, and if it is a YMCA space, Highland space, or shared space. An architect was initially engaged to look at what space is available and how it could be reused. Mr. Simpson is working with the architect to get a multiplier to determine the difference between the new build concept and the rebuild concept. Ms. Kuberski does not believe the YMCA is as dedicated to the pool as what it was at the beginning of the conversation, but childcare seems to be the opportunity for expansion for them and is a need in the community they could help address. Mr. Block stated that his perspective is that the College needs to come together with a plan on what direction they would like to go. He would also encourage the YMCA to come together to determine what direction they would like to go, see what commonalities there are, and see if there are areas we can build together. Ms. Kuberski talked with Dr. Anna Alvarado, Superintendent of Freeport School District. The District filled in a pool and the cost was pushing half a million dollars. Ms. Kuberski noted that Mr. Simpson would probably say that the upkeep and maintenance on the pool would be even more. Mr. Rhyne shared the need to have a bit more intentionality in terms

of if we continue to work with the YMCA. He noted that even without the YMCA, there are decisions to make because a lot of facilities they looked at had a training room for athletes only.

At 4:06 p.m., the Chairperson declared a recess; the meeting resumed at 4:14 p.m.

Budget Scenarios

Ms. Janssen provided budget scenarios for a potential new facility, noting that the details will not stay the same. There were four main goals of the project: support the expansion of Highland athletic offerings; increase student and student-athlete enrollment through additional opportunities, improved facilities, and enhanced educational experiences that expand on existing programs; create a desirable destination at HCC for students by developing spaces to serve recreation and entertainment needs and create a unique campus experience; and, generate revenue through operations and enrollment, contributing to the department's overall goal of achieving a positive impact on the College budget. The current building was occupied on January 21, 1980, and there was a 50-year lease. At the time, the College paid \$1.7 million toward the facility, with the YMCA providing \$1.5 million. The College owns the facility, with the YMCA being the client or lessee. The YMCA shares 65 percent of the operational costs, while the College's share is 35%. The FY19-FY23 average annual operational costs were \$359,388, with the YMCA paying \$233,602 and the College paying \$125,786. The College also pays the YMCA for student memberships, which are \$42 per student per semester. The impact on the College budget every year is about \$145,000. Ms. Janssen provided several funding scenarios. She explained that the College could issue \$18 million in bonds for 20 years, which would equate to about \$12 per year for a \$100,000 home. This would not need to be voted on by the public, and it would allow us to continue to issue bonds for other large projects. It would be ideal to issue debt certificates in June of a given year and bonds in September or October, but well-defined plans need to be in place before we proceed. The Foundation has discussed doing a feasibility study for fundraising.

Ms. Janssen explained the process in the event that the College wants to submit the project to the Illinois Capital Development Board. This is not a fast project, as sometimes it can take as long as 10 years for the project to start. Ms. Kuberski noted that it would not be her recommendation to depend on that for the project, as it will not move us forward fast. There may be opportunities for partnerships or collaborations. There are pros and cons to a phased approach. Ms. Janssen reviewed the operational scenarios, noting that they do not include payment for debt service. She has been meeting with the HCC/YMCA financial group. Takeaways from that group include that the swimming pool is costly; the architect cost would be shared; they prefer an operational cost share; and, they would want to do a feasibility study for their fundraising.

Next Steps

Next steps in the process include further refinement of the facility square footage and space utilization; engage an architect; guidance regarding fees; determine partner(s); look at fundraising feasibility; and update the facilities master plan. Ms. Janssen reviewed the standards that are used when determining bond projects and noted that she believes a lot of these same standards would be used with this project. Direction will be needed on if the College would charge a supplemental fee for use of the facility and, if so, how much. Mr. Block noted that the College needs to balance how this will affect the underserved population and how it will impact affordability. Ms. Kuhlemeier stated that if students are using things, it is appropriate for them to pay, like they do with technology. Ms. Kuberski stated that one of the big questions the group will need answered from the Board is what, if anything, trustees would entertain for a fee because if trustees are not interested in charging a fee, that changes the scenarios. Mr. Block asked if there would be scholarship capability for students who cannot afford the

fee. Ms. Gerber will look into the number of students receiving as much Pell as they can, how many students are receiving scholarships, and how many are paying full tuition. It was noted that it will be important to think about how to treat students in high school who do not come on campus. Ms. Coon believes that students who would use it would pay for the facility but she is unsure if students would pay \$300 to go.

OLD BUSINESS

There was no old business.

NEW BUSINESS

There was no new business.

DATES OF IMPORTANCE

The next regular Board meeting is scheduled for February 27, 2024, at 4:00 p.m. The next quarterly Board retreat will be held on Thursday, March 14, 2024, at 11:00 a.m. Both meetings will be held in the Robert J. Rimington Board room in the Student/Conference Center on the Highland campus.

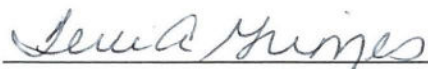
ADJOURNMENT

Mr. Block moved and Ms. Kaufman seconded the motion to adjourn the meeting.

Ms. Kuberski reminded trustees of the upcoming meeting with students. There will also be a special Campus Connection on February 29, which will be followed by a survey. She encouraged trustees, as they review the information, to look at the space allocation currently in place and how it might be reimagined in the future. She is hoping to talk about this again at the March retreat, with this being the main topic. The next meeting with the YMCA is March 5. The YMCA will send space needs to Ms. Gerber by February 28. Mr. Endress noted the need for campus to understand that this is an ongoing conversation, nothing has been decided, and that message needs to be communicated to others. Ms. Gerber will also confirm the meeting date with students, as two different dates were reported.

At 5:08 p.m., there being no further business, the Chairperson declared the motion carried and the meeting adjourned.

Respectfully submitted,



Terri A. Grimes, Board Secretary
Illinois Community College District No. 519