

**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 Ms. Pennie Groezinger, Board Vice Chairperson, at 4:01 p.m. on July 10, 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, Ms. Pennie Groezinger, Mr. Shawn Boldt, Mr. James Rhyne Jr., Ms. Sarah Kuhlemeier, Ms. Mary Kaufman (departed 5:41 p.m.), and Mr. Daeshon Verner

The following members attended virtually: None

The following members were absent: Mr. Jim Endress

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 Fink, Director, ITS; and Ms. Terri Grimes, Board Secretary

Others virtually present: Mr. Scott Anderson, Vice President, Business, Technology, and Community Programs; Mr. Chance Sharp, Head Coach/Coordinator, Athletic Compliance; Mr. Dan Dick, Executive Director, HCC Foundation; Mr. Jeremy Bradt, Director, Enrollment & Records; Ms. Karla Giuffre, Faculty; Mr. Pete Norman, Director, Athletics & Physical Education; Ms. Vicki Warthen, Director, Annual Giving & Marketing, HCC Foundation; Ms. Jeniece Smith, Director, Marketing & Community Relations; Ms. Jodi Rogers, Office Coordinator, Athletics; Mr. Kurt Simpson, Director, Facilities & Safety; Mr. Javier Jazo, Assistant Golf Coach; Ms. Jennifer Smith-Norman, College Access Specialist, TRIO Educational Opportunity Centers (EOC); Ms. Stacy Green, Cross Country Coach; Ms. Casey Coon, Softball Coach; Mr. Josh Glawe, Women's Basketball Coach; Ms. Paige Klever, Executive Assistant to the Vice President/CAO, Administrative Services; Mr. Erik Walton, Assistant Men's Basketball Coach; Mr. Aaron Heim, Volleyball Coach; Mr. Luke Norman, Head Coach/Coordinator, Athletic Operations; Ms. Melissa Johnson, Faculty; Ms. Pam Harrison, Executive Assistant to the Vice President, Business, Technology, and Community Programs; Mr. Pete Norman, Director, Athletics & Physical Education; Mr. Scott Johnson, Architect, RL Johnson Associates; Mr. Shane Orlow, Community Member; Dr. Andy Dvorak, Retired Faculty; Ms. Katie Johnson, Community Member; Ms. Chloe Smith, Former Student Trustee; Ms. Leslie Schmidt, Stamats; Ms. Melissa Crippen, Community Member; Mr. Antwon Harris, Former Women's Basketball Coach; Mr. Rich Haight, YMCA; Ms. Dawn Reed, YMCA; Mr. Aaron Greene, YMCA; and Mr. Keegan Johnson, Community Member

### **APPOINTMENT OF CHAIR PRO TEM**

Mr. Block moved and Mr. Rhyne seconded the motion to appoint Ms. Pennie Groezinger, Board Vice Chairperson, as Chair Pro Tem for the meeting. The vote being unanimous, the motion carried.

### **APPROVAL OF TRUSTEE(S) ATTENDING MEETING VIA ELECTRONIC MEANS**

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

### **APPROVAL OF AGENDA**

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

### **PUBLIC COMMENTS**

There were no public comments.

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

Ms. Kuberski reported that there have been ongoing discussions for some time regarding the feasibility of an athletic, learning, and event center, and about six weeks ago, Ms. Liz Gerber, Mr. Pete Norman, Mr. Rich Haight, and Ms. Stephanie Diehl walked through the Sports Center to get a clear idea of what a remodel of the current space might look like. After that, the College's architect, Mr. Scott Johnson, looked at the space and then reported to the task force on his findings, after which it was suggested that Mr. Johnson go through the information with trustees.

#### *Potential Modifications to Current Facility*

Mr. Johnson reviewed what the College and YMCA would need for space and the square footage to see how big a build would be needed. He explained that the College needs 160,000 square feet to meet their needs, while the YMCA needs around 67,000 square feet. Mr. Johnson estimates that the Highland only portion would cost \$59,072,800, while the College and YMCA sharing space is estimated to be \$75,056,500.63. If the YMCA and College were to partner but not share space, the cost estimate is \$91,451,300.63. He noted that the "bones" of the current Sports Center are solid enough, the structure is great, and the facility is not that old in today's world, with the brick being durable, so he sees no reason that would be a negative to renovating the structure. Mr. Block asked for a definition of "sharing," and Ms. Kuberski explained that the College could share the space when it is available and the YMCA is not using it. Ms. Gerber explained that they went through a process to identify each space and are working together through the spreadsheet. Mr. Block asked how being student-centered fits into that discussion, and Ms. Kuberski reported that there are still concerns about how sharing would look in the long-run, particularly as both entities anticipate growth. The fitness center could be shared and there could be one for only athletes. They have talked about having a smaller space reserved for athletes and then opened up when the athletes are not using it, but the College would need to make sure it would allow athletes to be able to work out together. From the YMCA's perspective, they see potential growth related to summer camp, the after school program, and the child care center. In the estimate, there is not necessarily learning

spaces, but there are different ways that it could be approached: 1) more space could be added; or, 2) if the current child care center is vacated, the College could renovate or modify the building. Program growth right now is limited to space. For example, the College has no room currently to add Exercise Science. The thought is also that eSports could and should move into the Sports Center. Ms. Janssen noted that the YMCA has expressed concerns about investing in a building that is not their own, and Mr. Block expressed his opinion that the question needs to be asked if the College goes this alone and ends the relationship with the YMCA. Ms. Kuberski explained that the College is at a critical juncture about making a decision regarding going with the YMCA or going alone. Until a decision is made what the partnership agreement will be, it is almost impossible for Mr. Johnson to provide cost estimates. A lot of time has been spent getting to this point and a decision needs to be made regarding what the YMCA will bring to the table. Mr. Block noted that the child care center is critical but it could be used for classroom space. Ms. Kuberski also explained that the College needs to keep in mind that our Early Childhood Education program is located in that building and is connected to child care. Ultimately, the College wants both partners to emerge at a better place than they are right now without depending on each entity. Ms. Kuberski has shared talking points with the YMCA that note that the goal is to help them, not disrupt them. The College cannot expect taxpayers to help fund the YMCA unless the space is shared. Ultimately, the College has to make a decision in the best interests of the College and our students. Ms. Groezinger asked if the College would want to sell the existing building to the YMCA, and Ms. Kuberski explained that the task force had discussed that and the concern is having someone else own a building located on College property. Ms. Kuhlmeier noted that the College would also lose access to the gymnasium.

#### *Projected Timeline and Potential Construction Manager*

Mr. Johnson shared the projected timeline for the project, noting that it would take 32 to 46 months. He explained that if the trustees elect to hire a construction manager, they would want to do that from the beginning, since this could help save money or costs and infrastructure. Ms. Kaufman asked if the project might displace the YMCA, and it was explained that it could, depending on how the project was phased in. If the process is done in a phased-in approach, it will take longer. The College will also need to think about our athletic teams who play in the gymnasium. With every few months that go on, that adds to the cost of the project, and in Ms. Kuberski's mind, a decision needs to be made sooner rather than later. A construction manager is a critical piece because the project needs someone to oversee it because Mr. Kurt Simpson does not have the "bandwidth" to manage other projects and this project. Mr. Johnson explained the difference between a general contractor and a construction manager, noting that a construction manager would advocate for the College. The down side is that, if there is a general manager, they take care of the problem and a construction manager may not be able to point to the problem. Mr. Johnson and Mr. Simpson are leaning toward having a construction manager, and Ms. Kuberski believes that would be the recommendation coming to the Board to start the process. Mr. Block shared his belief that the College needs a construction manager for the project. The College needs to make a decision on which building option they would like to go with, and Mr. Block hopes that the Board would get the recommendation from the College on what would be best. He also expressed his concern that there are no learning spaces, and Ms. Gerber believes there are classrooms in the largest model. Mr. Rhyne shared that Ms. Kuberski needs direction to move forward with the YMCA, and also needs to look at what the management of that facility would look like. The College needs to look at this now, as that will guide the College as to the partnership. If the College goes with the model they have now, the College will have the same issues there are now. Mr. Rhyne is hoping from his vantage point to have a partnership, but it has to exist within the framework of Highland's



management. Mr. Boldt believes everyone is on the same page but he does not believe the Board can take the next step forward until the YMCA decides what they are doing. Ms. Kuberski shared that the group was hoping to see the difference in the complete rebuild. If the College goes with a rebuild, she is unsure what would be done with the current facility. Ms. Kuhlemeier noted that if the College goes with a complete new build, the cost would be higher than what was shown today, while the cost for renovations would be lower than a complete rebuild. Even if the YMCA stays in the current facility, there has to be renovations made to it, as well. It is not in anyone's best interest to leave it as is. Ms. Janssen shared financial information, noting that at the time she provided information on the cost of an \$18 million bond, she originally thought it would cost a taxpayer approximately \$12 more but with the actual equalized assessed valuations coming in higher, it would currently cost a taxpayer around \$9. Mr. Block suggested keeping with the \$12 amount because the College will have to bond higher with increased costs. There is a task force meeting on Monday, when Ms. Kuberski will ask the YMCA 1) if they are willing to accept sharing a facility with the College managing it; 2) if they are willing to continue financing the facility; and 3) if the College has shared spaces, what does that truly mean? She will also inform the YMCA representatives that the College does not want to support the management and maintenance of the pool, as it is not in the College's best interest. It was agreed that the current definition of "sharing" needs to be turned around 180 degrees. There also needs to be a timeline on when the College will get a decision from the YMCA, and Ms. Kuberski would like answers to these questions by the August regular Board meeting. Once the College has that information, she will report out to the Board, with the hope to spend additional time at the September Board retreat discussing this, with a decision at the September regular meeting. Mr. Block also suggested that trustees could consider having a special meeting. Ultimately, trustees will need to determine the amount of the project. Ms. Kuberski also explained that Mr. Dan Dick and Mr. Pete Norman will be meeting with potential donors in the next few months. There will be a gap between the bond and donor funds, which could be grants, but the College needs specifics on the project first. Mr. Block also asked how far away the College is from commercial rental space. Trustees should share their feedback with Ms. Kuberski, and Ms. Grimes will send the talking points that were distributed at the task force meeting to trustees.

*Potential Master Lease Opportunity: Westwind Apartments*

Ms. Kuberski explained that the College had been contacted about purchasing the Westwind Apartments. At this point, the owner is not looking to sell, but has approached the College about a master lease for athletes and students who use the housing. They would require that we have someone living on-site, while they would be responsible for all upkeep and snow removal. Many student-athletes and students depend on the apartments, since they are in close proximity to the College. Ms. Janssen explained that there would be a benefit in continuity of coaches to find housing, but there is more risk on the College. The coaches believe they could fill the building to capacity. Ameritus out of Chicago would be operating the facility. There would be risks regarding life safety and ADA issues. Ms. Janssen is currently having a challenge identifying options for insurance and is working on that with our insurance broker. The College attorney has looked at the draft lease and is working on how that would work. The owners of the facility would also want the College to have a card access system. The next step would be to define what the agreement would look like and who would manage the lease with the students. This would need to be a Board agenda item (for approval). Ameritus has indicated that the College will be okay regarding apartments for the Fall semester, but the sooner a decision is made, it would help the athletes. Ms. Kuberski said the coaches believe the facility could be filled to capacity with the current teams. There are also non-athletes currently renting the apartments, as well. Mr. Boldt stated that this is an excellent

opportunity to test the waters, but noted that it seems strange that the College would need to invest in the key card system. Ms. Groezinger noted that there would be a lot of value for students from Hanover, Galena, etc. Ms. Kuberski explained that there are 36 apartments in the facility, with usually four student-athletes per apartment. Mr. Rhyne stated that it is important that, if the College enters into a relationship, the apartments be brought up to a standard that the College is comfortable with. Ms. Groezinger also noted the need to be open and not discriminate, and Ms. Kaufman reiterated that it must be fair and equitable. Ms. Kuhlemeier stated her belief that fair and equitable is better than focusing only on athletes. Ms. Janssen believes the rent would be around \$700 to \$900 per month, which could deter people. Ms. Kuberski explained that there are a lot of logistics involved in making sure those students are paying the rent. Mr. Block believes this is a good segue into working with the local Landlords' Association. Mr. Boldt asked, if the College is taking that level of commitment, what does that do to code, and it was noted that the College could follow-up with legal counsel after touring the facilities. Ms. Gerber also explained that there are standards regarding access and equity. The College also needs to investigate whether they would hire a company that would then hire a resident assistant, and that has not been investigated yet. Ms. Kuberski will keep the Board updated on the situation.

### **CLOSED SESSION**

Mr. Block moved and Mr. Boldt seconded the motion to move into Closed Session for the purposes of discussing the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body or legal counsel for the public body under Open Meetings Act exception 2-C-1; and, collective negotiating matters under Open Meetings Act exception 2-C-2, pursuant to the Open Meetings Act, and to return to Open Session for possible action. The roll call on the motion was as follows:

AYES:	Groezinger, Boldt, Rhyne, Kuhlemeier, Kaufman, Block, Verner
NAYS:	None

Whereupon the Chairperson declared the motion carried.

Ms. Groezinger explained that the public attendees through Zoom would remain in the meeting, with the video and audio muted, while the Board was in Closed Session. The video stream and meeting would resume after the Closed Session.

At 5:42 p.m., the Chairperson declared the meeting in Closed Session.

Mr. Boldt moved and Ms. Kuhlemeier seconded the motion to end the Closed Session. The roll call on the motion was as follows:

AYES:	Boldt, Rhyne, Kuhlemeier, Block, Groezinger, Verner
NAYS:	None

At 5:53 p.m., the Chairperson declared the motion carried and the Closed Session ended.

### **OLD BUSINESS**

There is a YMCA task force meeting on Monday, and Ms. Kuberski will have updates after that meeting.

### **NEW BUSINESS**

There was no new business.

### **DATES OF IMPORTANCE**

Mr. Rhyne is unavailable to attend next week's regular meeting. Ms. Kuberski noted that there is a gap between the July 16, 2024, and the August 27, 2024, regular meetings, and there are several positions to fill before Opening Days. It was agreed that, if needed, a special meeting would be held on Wednesday, August 7, 2024, at 4:00 p.m. for the primary purpose of filling some vacant positions. Ms. Kuhlemeier will be unable to attend.

The next regular Board meeting is scheduled for July 16, 2024, at 4:00 p.m. The meeting will be preceded by a budget work session at 3:00 p.m. The next quarterly Board retreat will be held on Thursday, September 12, 2024, at 11:00 a.m. All meetings will be held in the Robert J. Rimington Board room in the Student/Conference Center on the Highland campus. Opening Days will be held on August 15 and 16, with trustees helping to serve lunch on Friday, August 16. The trustees will also be sponsoring the ice cream truck during lunch.

### **ADJOURNMENT**

Mr. Boldt moved and Ms. Kuhlemeier seconded the motion to adjourn the meeting. At 5:59 p.m., there being no further business, the Chair Pro Tem declared the motion carried and the meeting adjourned.

Respectfully submitted,



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