MINUTES
The University of North Carolina at Greensboro
Board of Trustees
Business Affairs/Student Affairs Committee
April 2, 2009

MEMBERS PRESENT: Randall Kaplan, Richard Moore, William Pratt,
MEMBERS ABSENT: James N. Smith, Steve Hassenfelt

OTHER BOARD MEMBERS/GUESTS: Rebecca Adams, Kate Barrett, Mike Byers, Lucien Capone, Terri Cartner, Carol Disque, Howard Doyle, Steve Gilliam, Jill Hillyer, Donna Honeycutt, Mary Hummel, Wayne Jones, Ed Keller, Bruce Michaels, Melissa Minyard, Sharlene O’Neil, Fred Patrick, Jorge Quintal, David Reeves, Steve Rhew, Don Skeen, Reade Taylor, Michael Tuso. By phone Carolyn Ferree.

PROCEEDINGS: Mr. Kaplan called the meeting to order at 10:52 a.m. The minutes from the February 19, 2009 meeting were approved as distributed.

Student Affairs Committee joined the Business Affairs Committee for a joint discussion regarding the ideas for innovations in residential housing. Ms. Ferree, chair of the Student Affairs Committee asked that the minutes of the February 19, 2009 meeting of the Student Affairs Committee be approved as well. They were accepted as distributed.

INFORMATION ITEMS

Residence Hall Discussion (BAC-5)

Dr. Disque advised that Chancellor Brady had asked for this joint session prior to the full Board of Trustees meeting scheduled for April 16, 2009 as a sounding board. No decisions are requested today or on April 16. UNCG is asking for the Board's participation in the process at a much earlier point in time for this project. Other groups that Chancellor Brady will meet with include Student Government, Residence Hall Association, Staff, Faculty, alumni representatives and an open forum before a recommendation is requested. At this time information is still being accumulated on such diverse areas as floor plans, mature trees in the Quad, program needs, etc.

The residence halls at UNCG run on their own bottom line and do not receive funding from student fees, or state funds. Rental income from the students keeps the dorms repaired and viable. We are, of course, in competition with local apartments.

The reason for the timing of this discussion includes our strategic planning process, the lack of living space on campus as our student population grows, and the mandate by President Bowles that all residence halls have fire sprinklers by 2012.

Today Dr. Disque presented two alternatives - to rebuild the Quad or the renovate it and construct additional new housing. Currently there are 755 beds in the Quad and we need to increase our capacity of beds by 350-400 by 2011 to meet enrollment needs. Currently the density of students in the Quad is 126 per acre vs. 681 per acre in the high rises or 236 per acre in Tower Village.
Dr. Disque stated that of the options to be discussed, restore or regress are not on the table. If we restore the Quad with double rooms and bathrooms down the hall, we do not gain any rooms and do not enhance the rooms to make them more attractive to current students. If we renovate the Quad with adjacent 1-4 persons sharing each bath and a new mix of singles and doubles, we reduce the number of rooms but we make them more attractive to students. Regressing in number of rooms, such as renovating the Quad, but not adding rooms is also not a viable option.

Mr. Kaplan commented that this could be an opportunity to add to the desirability of the campus, making this a destination rather than a second choice. The campus could be vibrant and more competitive for students. We have no beach or mountains to attract potential students, so we need to take housing to the next level. When students come to tour the campus, as undergraduates, they are not looking at academic buildings, but rather where they will be spending their lives. We need for students to see the dorms and be delighted.

Mr. Moore reminded the group that the lightest density on campus is the Quad and renovation takes that down.

Dr. Disque reminded the board that this concept is a change from the Master Plan as well as impacting historical and architectural interests. Renovating the existing buildings does add some challenges because the windows might not be in a position to be used for a different configuration.

Mr. Pratt asked about the density issue on campus; how many students can we educate here. We need to be looking for a large parcel of land elsewhere to accommodate growth.

Dr. Disque advised that under the current Master Plan we can grow through 2025. Currently the campus does not have a crowded feeling, but students today no longer wish to live in a two bed room with the bath down the hall.

Mr. Tuso confirmed that the students do not feel crowded. He also advised that we needed to look at the difference between historical and historically significant. Dr. Disque agreed with this assessment. Dr. Disque alluded to the October 2007 Master Plan update that addresses older buildings that have architectural or space-shaping significance for the campus. These buildings include Foust, the Quad, the Steam Plant and buildings along College Avenue. She noted that we would not consider demolition of North or South Spencer, or Mary Foust or Guilford residence halls.

Mr. Kaplan pointed out that if we renovate the Quad and use other space on campus to build a new residence hall, we will lose the ability to use that designated space later and still not increase the density of the Quad. In several years we will not feel able to tear down a renovated dorm.

Mr. Pratt asked how we planned to accommodate students during construction. Dr. Disque advised that we have a plan for taking down the dorms. She proposed that we not use the state construction process for this project, but rather use the Capital Facilities Foundation for any construction which will then be leased back to the state. Currently we are still accumulating data so hard answers are not available.

Mr. Moore asked why we didn't finish the construction of Tower Village in order to keep the number of beds available and then decide about the Quad. Mr. Taylor believed that we do not
have the funds for that project in addition to a demolition and rebuild of the Quad, and the Quad
cannot wait indefinitely due to the fire sprinkle mandate, fear of major system loss, and lack of
marketability of the Quad. The governor has mandated the all dorms be sprinkled by 2012. If
the decision is made to renovate the Quad and build new additional spaces, the order suggested
by Mr. Moore would be desirable. Mr. Kaplan asked if there had been any creative thought
toward a special ambiance in different dorms - a mix of double rooms, singles and suites with
competition between dorms so that students would want to remain in 'their' dorm for all four
years. All ideas are still being solicited.

Mr. Pratt asked what the financial constraints were and were more versions of the plan available.
Dr. Disque reported that with $100 million we could make the spaces available. Currently there
are many iterations of the plans but first we need to make the decision of rebuild or renovate.

Mr. Pratt admitted that he was not an alumnus, but that this could become a philosophical
discussion of quantity or quality.

Ms. Ferree reminded the board that she was an alum and had lived in Bailey. She has no fond
memories of the dorm and is 100% in favor of rebuilding.

Dr. Disque advised that with 1100 students in a renovated Quad, the density is 183 students per
acres which would still be the least dense of the living areas.

Mr. Moore requested that at the future meetings, where the Chancellor and staff meet with
interested parties, during open forums, for example, that a vote of attendees not be taken,
because at the end of the day the Board will be making the decision and for them to vote for
rebuilding after a sentimental vote of renovation could put the Board in a negative light.

Dr. Barrett asked if the feedback from the information sessions would be available prior to the
April 16 meeting so that would be part of the next discussion. Ms. O'Neil responded that the
Chancellor will gather the information and she will present the findings to the Board.

Mr. Kaplan counseled that if we renovate in order to keep the romance of the Quad, that high
rises may be necessary in the near future.

Dr. Disque notified the Board that at the April 16 meeting, there will be a walking tour of the
Quad prior to the discussion.

Mr. Tuso reminded the Board that sustainability has been his main focus, but there are other
approaches to sustainability that are also practical. The drawings of the concept of a rebuilt
Quad, showing that the 'feel' of the Quad is maintained are a help with the discussion.

This issue will be addressed at the full Board meeting on April 16, 2009.

**ACTION ITEMS**

**Authorization for Lease of Space (BAC-1)**

Mr. Taylor advised that UNCG is in need of additional space for the North Carolina Rated
License Assessment Project (NCRLAP) currently located at 915 Northridge Avenue. Due to the
growth of other departments in the Becher-Weaver Building we need to seek space off campus for this department.

Mr. Moore moved that the Board authorize and direct the administration to proceed with the leasing of space for the NCRLAP for a period of three-years with an option to extend the lease as needed up to two additional three-year periods. Mr. Pratt seconded the motion and it was unanimously approved for recommendation to the full Board as a consent agenda item.

Red Flag Rules (BAC-2)

Last year the Federal Trade Commission and Federal banking agencies issued a regulation known as the Red Flag Rules intended to reduce the risk of identity theft. General Administration and UNCG Counsel have advised that the UNC campuses are subject to these rules beginning May 1, 2009. A meeting of the committee appointed to review these rules for UNCG will be meeting on April 8 and will have a recommendation for the April 16, 2009 meeting.

INFORMATION ITEMS

University Investment Fund Update (BAC-3)

Mr. Taylor presented an update of the University Investment Fund 2008 calendar year performance. He also invited the members of the Board of Trustees to join the boards of the various affiliated entities to a meeting on May 12 at 11 a.m. with Cambridge Associates for a presentation with our managers regarding our foundation makeup and strategic directions.

Budget Update (BAC-4)

Mr. Taylor advised that a Budget Sounding Board has been created by Chancellor Brady to assist with communication to the campus. A website -- [http://fsv.uncg.edu/budgetcentral/](http://fsv.uncg.edu/budgetcentral/) -- has also been created to post information as it is received. The Budget Principles listed on the webpage will be vetted by the Sounding Board at their first meeting.

President Bowles has been pushing the universities for vertical cuts of programs rather than across the board cuts. One such cut has been the Laptop Initiative. Financial aid for the purchase of a laptop has been eliminated and once the students that were required to purchase a laptop and were guaranteed service for the laptop have graduated, the rest of the program will also be eliminated. Dr. Perrin is in charge of program cuts. Business Affairs has no "programs" that can be eliminated without seriously impacting our financial operations, our ability to maintain and construct facilities, or the safety of the campus.

Mr. Moore asked about the procedures of the RIF policy at UNCG and if retirement was being taken into account. Mr. Taylor advised that each Vice Chancellor was handling their own division, but he would certainly consider that as a factor. Other items that are taken into consideration are longevity, vacation time accumulated, bonus leave, etc.

Dr. Adams advised that the Faculty Senate was also discussing issues regarding the budget cuts and are very concerned about the welfare of the staff.

Other Business
Mr. Taylor asked what parts of today's meeting needed to be moved forward to the full Board. The two action items (BAC-1 and BAC-2) of course would be forwarded, but were the presentations also necessary?

Mr. Kaplan recommended that only what needs approval be sent forward and attach the minutes of this meeting.

Ms. O'Neil pointed out that unapproved minutes cannot be made public and the minutes for today's meeting will not be approved until September. The chairs of the committees will need to give highlights of their meetings and presentations should be made available. A consent agenda will be compiled and released. In the future we should have more time for committee meetings which could be scheduled farther in advance of the full Board meeting.

The meeting was adjourned at 12:42 p.m.

Respectfully submitted

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Donna Honeycutt