

SAGINAW VALLEY STATE UNIVERSITY

BOARD OF CONTROL

**APRIL 11, 1988
Special Meeting**

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MINUTES

BOARD OF CONTROL

SAGINAW VALLEY STATE UNIVERSITY

Special Meeting

9:30 a.m.

Pioneer Hall Board Room - Pioneer Hall

April 11, 1988

Present: Braun
Curtiss
Gilmore
Klykylo
Munoz
Ryder
Saltzman
Woods

Absent: Lofton

Others

Present: A. Dickey
J. Fallon
J. Finzel
B. Gano
D. Irish
K. Lake
J. Muladore
J. Stanley
M. Starrine
R. Thompson
J. Willertz
R. Yien
Press
Students

I. CALL TO ORDER

Chairperson Saltzman called the meeting to order at 9:31 a.m. President Ryder pointed out that since this was a special meeting, only items listed on the agenda could be discussed.

II. ACTION ITEMS

1) Approval of Room and Board Rates, Apartment Rental Rates, and Miscellaneous Room and Board Rates 1988-89

RES-775 It was moved and supported that the following resolution be adopted.

WHEREAS, Sufficient information regarding projected operating expenses of the housing and food service operations can be ascertained,

NOW, THEREFORE, BE IT RESOLVED, That effective for the Fall Semester of 1988-89, the academic year board and room charges will be as follows:

	<u>Meals per Week</u>		
	<u>21</u>	<u>15*</u>	<u>14**</u>
Room and Board	\$2851	\$2761	\$2806
Resident Hall Association	<u>4</u>	<u>4</u>	<u>4</u>
Total	<u>\$2855</u>	<u>\$2765</u>	<u>\$2810</u>
Extra charge for single room	<u>\$ 330</u>	<u>\$ 330</u>	<u>\$ 330</u>

BE IT FURTHER RESOLVED, That Apartment Rental Rates and Miscellaneous Room and Board Rates per the attached documents be approved effective August 29, 1988 unless otherwise indicated.

* Three meals per day, Monday through Friday.

** Lunch and Dinner only, Seven day per week.

President Ryder asked Mr. Jerry Woodcock, Vice President for Business Affairs, to comment. Mr. Woodcock reported that an increase of \$105, or 3.82 percent was being proposed for residence hall and apartment rents for the 1988-89 academic year. He added that the University had attempted to keep the increase as low as possible, while still providing a high level of service, and maintaining the facilities in a reasonable manner. Mr. Woodcock then reviewed the capital improvements undertaken in the last three years, as well as the construction of the apartments, and the refinancing of the debt structure. (See Appendix 1: Rates.)

Mr. Woodcock stressed that our facilities are some of the best in the state. The new rates would leave SVSU approximately in the middle, cost-wise, of those universities having residential housing.

President Ryder noted that at the time the apartments were built, it was projected that they would be occupied at a rate which would allow the project to be self-supporting; this has occurred. Reserves have been developed, and necessary modifications have been accommodated, at a very reasonable increase from year to year. The whole project has been very successful. However, we do need to look to the future. There is still more demand for housing than we can accommodate with the combined dormitories and apartments. Perhaps sometime late next year it will be necessary to re-evaluate the possibility of the construction of more housing facilities. Mr. Woodcock noted

that in three to five years the University will be in the position debt-wise to decide whether expansion should take the form of additional apartments or a new bookstore, depending upon growth needs.

Mr. Curtiss asked that sometime in the future months the Board be provided an analysis of both the dormitory and apartment occupancies separately, by age quartiles or quintiles.

The motion was APPROVED unanimously.

2) Appointment of an Administrative Bargaining Team for Negotiations with the Saginaw Valley State University Secretarial and Clerical Association/MEA

RES-776 It was moved and supported that the following resolution be adopted.

WHEREAS, the collective bargaining agreement between Saginaw Valley State University and Saginaw Valley State University Secretarial and Clerical Association/MEA will expire at 12:00 midnight on June 30, 1988 and;

WHEREAS, bargaining to reach a new agreement is expected to commence within sixty days;

NOW, THEREFORE, BE IT RESOLVED that the following staff members are designated to represent the Board of Control for the purpose of negotiating a new agreement, subject to ratification by the Board:

Lawrence K. Fitzpatrick, Director of Personnel and Contract Administrator, Team Chairperson

Nancy M. Deike, Assistant to the Director of Personnel

James G. Muladore, Controller, or his designee

Diane L. Brimmer, Director of Campus Activities and Orientation

Additional persons shall be designated by the President of the University on an ad hoc basis for the purposes of observation or to provide special assistance to the Team. Mr. Morton E. Weldy will serve as legal counsel for the team.

Chairperson Saltzman asked for questions. There were none.

The motion was APPROVED unanimously.

3) Approval of Lease, Easement and Party Wall Agreement,
and Conveyance of Property for Wickes Hall

RES-777 It was moved and supported that the resolution be
adopted. (See Appendix 2: Wickes Hall)

President Ryder asked Mr. Woodcock to comment. Mr. Woodcock reported that these documents, for all practical purposes, are the same as those previously adopted by the Board of Control with regards to the construction of Brown Hall, Zahnow Library, and the Science Building. They have been reviewed by Currie Kendall, SVSU's legal counsel. Through this resolution, the Board of Control would agree to convey to the State of Michigan property for Wickes Hall renovation. The lease and easement agreement is a normal procedure to facilitate bonding, with title reverting to SVSU in about forty years.

There was discussion on the timing of the adoption of the resolution.

The motion was APPROVED unanimously.

4) Approval of Lease, Easement and Party Wall Agreement,
and Conveyance of Property for the Physical Education Building

RES-778 It was moved and supported that the resolution be
adopted. (See Appendix 3: Physical Education Building)

Mr. Woodcock stated that this resolution was exactly the same procedure as the previous resolution.

Mr. Curtiss asked whether we assure ingress and egress to

the State Building Authority.

Mr. Woodcock replied in the affirmative.

The motion was **APPROVED** unanimously.

5) Resolution of Board of Control of Saginaw Valley State University Providing for the Entry into a Loan Agreement Relating to the Financing of a Computer, for the Issuance of a Note and to Provide for Other Matters with Respect Thereto

RES-779 It was moved and supported that the resolution be adopted. (See Appendix 4: Loan Agreement)

Chairperson Saltzman asked Mr. Woodcock to comment. Mr. Woodcock stated that this resolution is very similar to the one passed recently pertaining to the IBM Computer.

The current PRIME Administrative computer is about seven years old. The expected life of a computer of this nature is approximately five years. Difficulties in through-put have been experienced lately, and the maximum number of terminals that can be utilized with this computer is no longer adequate. In February we were contacted by PRIME, regarding a nation-wide program to replace this particular series of computer with an upgraded one, which would provide six to eight times as much through-put and which was capable of utilizing two to three times as many terminals and/or similar devices as the computer we now have. Special incentives have been offered, which have been investigated by the Computer Services staff, to assure that they

would benefit our particular situation. The upgrade is in line with our future intentions, and our software would fit with no particular problems.

Because other debt service is coming off line, the annual payments can be made within the existing budget. Within the jurisdiction of the Board delegated authority a loan agreement for \$225,000 has been signed.

Chairperson Saltzman asked for further questions. There were none.

The resolution was **APPROVED** unanimously.

6) Replacement of Board of Control Appointee to Reappointment and Tenure Commission

RES-780 It was moved and supported that the following resolution be adopted.

WHEREAS, Dr. Leonard Herk, a Board of Control appointee to the Reappointment and Tenure Commission, has resigned from Saginaw Valley State University, and

WHEREAS, the Reappointment and Tenure Commission shall be a five-member commission,

NOW THEREFORE, BE IT RESOLVED, that Dr. David Nelson, Dean of the College of Education, be appointed to replace Dr. Leonard Herk.

Chairperson Saltzman asked for questions. There were none.

The motion was **APPROVED** unanimously.

7) Selection of Auditors for 1988-89

RES-781 It was moved and supported that the following resolution be adopted.

WHEREAS, the Finance and Audit Committee of the Board of

Control has been interviewing three Certified Public Accounting firms for appointment as independent auditors, and

WHEREAS, SVSU has had its annual audit conducted since its inception by Yeo and Yeo and is appreciative of the relationship over the years both as to professional services rendered and the advice and assistance provided covering a wide range of special endeavors, and

WHEREAS, The committee appreciates the time and efforts of the three firms interviewed: Deloitte, Haskins & Sells; Ernst and Whinney; and Yeo and Yeo, and

WHEREAS, As the institution matures, it is desirable periodically to review the scope and nature of services currently required with several auditing firms, and

WHEREAS, It is intended that an auditing firm be appointed for a minimum of three years, subject to annual review and reappointment,

NOW, THEREFORE, BE IT RESOLVED, That Ernst and Whinney be appointed as independent auditors for the 1987-88 fiscal year.

Mr. Klykylo, Treasurer of the Board of Control, stated that the resolution being submitted for approval would appoint the firm of Ernst and Whinney as independent auditors for the 1987-88 fiscal year.

Chairperson Saltzman asked for comments or questions. Dr. Gilmore asked what criteria were used in the selection.

Mr. Klykylo explained that Ernst and Whinney had been chosen on the basis of their wide experience in the auditing of educational institutions, and that it was felt that a change might be appropriate, since Yeo and Yeo had held the position for such a long period of time.

Dr. Gilmore asked whether Yeo and Yeo had been satisfactory. Chairperson Saltzman asked Mr. Woodcock to comment. Mr. Woodcock stated that Yeo and Yeo have certainly provided satisfactory

services through the years. They have been SVSU's auditors since the institution's inception, and it is appropriate periodically to look seriously at the level of services that the institution needs. SVSU has matured a great deal, particularly in the last three years, as far as the growth of services provided and the size of our budget are concerned. There are also many more complexities facing higher education today than in the past. The firm of Ernst and Whinney has considerable experience with institutions of higher education, and have housed in their Saginaw office, individuals who have experiences at various levels of auditing higher education institutions.

The motion was APPROVED, with Board members Curtiss, Gilmore, Klykylo, Munoz, Saltzman and Woods voting affirmatively, and Mr. Braun abstaining.

III. INFORMATION AND DISCUSSION ITEMS

8) Announcement of New SVSU Faculty Association Officers

Since Dr. John Willertz, President of the SVSU Faculty Association, had temporarily left the Board Room, Dr. Ryder asked Dr. Robert S.P. Yien, Vice President for Academic Affairs, to announce the SVSU Faculty Association Officers.

Dr. Yien reported that the President-elect is Dr. Walter Rathkamp; the Vice President-elect is Dr. Douglas Hansen; the Secretary is Dr. David Barker; the Treasurer is Dr. Russell Gingras; members are Dr. Enayat Mahajerin, Mrs. Beth Fettinger, Dr. Merlyn Mondol, and Dr. Charles Pelzer.

The election took place in March; the new offices take effect on September 1, 1988.

Dr. Ryder noted that he expects to have the usual luncheon with the incoming and outgoing Board of the Faculty Association in June.

A list of the SVSUFA Board officers and members will be provided to the Board of Control.

9) Update on Faculty/Administration Seminar

Chairperson Saltzman noted that this subject was the original reason for scheduling this special meeting--that the Board had asked the administration to bring them a report. She asked President Ryder to comment.

Dr. Ryder stated that he had hoped that Dr. Willertz would be present when this item came up on the agenda, so that he could also speak to it.

President Ryder referred to the "Proposal for Faculty/Administration Futures Seminars." (See Appendix 5: Seminars.) He reported that this document was the result of a meeting of himself; Dr. Yien; Dr. Willertz; and Dr. Donald Novey, Vice President of the Faculty Association. Copies have been given to Dr. Willertz, who has reviewed it with the Faculty Association Board. There was agreement, with some changes in the faculty's topics, which reflect the Faculty Association's proposals. Dr. Ryder read a letter he had received from Dr. Willertz regarding the Faculty/Administration Futures Seminar.

(See Appendix 6: letter.) Dr. Ryder concluded that even though Dr. Willertz was not present at the moment, he could fairly say that this document has the support of the Faculty Association Board.

Mrs. Woods thanked the faculty and the administration for moving forward on this matter as expediently as they had. She added that she would be looking forward to the seminar, and that she had every confidence that everyone is going to work diligently to have it serve the institution well. Chairperson Saltzman added that she was very pleased with the development.

President Ryder added that he was in support of the seminar and that he hoped it could be made to work.

Dr. Willertz re-entered the Board Room at this point. President Ryder indicated to him that the board members had read the "Proposal for Faculty/Administrators Futures Seminars," and that he had read them Dr. Willertz' letter. Mrs. Woods again expressed her appreciation of the faculty/administration's proceeding ahead on this matter, and added that she was confident that the seminar would prove fruitful.

Chairperson Saltzman asked Dr. Willertz if he wished to comment. Dr. Willertz stated that he was pleased that the faculty and the administration are in agreement, and that the Faculty Association feels that they have been treated very fairly in setting up the seminars. Chairperson Saltzman stated that this demonstrated great progress since the previous board meeting. She noted that no voting will take place during the

seminars, and that the role of the chairperson will be a difficult one--that she would appreciate guidance. She asked whether Board of Control members were to act as participants in the discussion, or as observers. Mrs. Woods stated that since this is a faculty/administration seminar, she felt that it would be inappropriate for Board of Control members to serve in any capacity other than as observers.

Chairperson Saltzman asked whether anyone else had another interpretation of the Board of Control members' role in the seminar. There were no further comments.

President Ryder noted that since this is not a meeting of the Board no decisions can be made, nor can any voting take place. It is simply a matter of learning from the process. He added that the seminar could possibly be held in Doan Center.

There was discussion about the Open Meetings Act, since it is possible that a quorum of the members might be present. President Ryder stated that this should not be a problem, since the seminar would not be a meeting of the Board of Control. Dr. Willertz stated that he hoped that the seminar would result in important recommendations, but that's all they can be. He added that he was very conscious of the formal role of the Faculty Association, their contract, and the various committees that are a part of the way the university is run. Those will be the bodies that will make any decisions, along with the Board of Control, when and if those decisions are made.

Chairperson Saltzman noted that she was anticipating the

press asking to be present. Dr. Ryder replied that, under normal circumstances, the seminar would not have to include the press. Chairperson Saltzman again expressed her pleasure with the developments regarding the seminar and added that she hoped that many board members would be able to attend.

10) MAGB Faculty and Student Awards Convocation

President Ryder stated that the MAGB Faculty and Student Awards Convocation recognizes two members of the faculty and two members of the student body from each of the educational institutions in the State of Michigan. The convocation this year will be held on April 20th. Dr. Yien reported that our faculty representatives this year will be Dr. Donald Bachand, Recipient of the 1986-87 Franc A. Landee Award for Outstanding Teaching, and Suk Koo Yun, Recipient of the 1986-87 Earl L. Warrick Award for Excellence in Research. Mr. Charles Irish and Miss Patricia Tucker will be our student representatives.

11) Board of Control Nominating Committee

Chairperson Saltzman announced that the members of the Nominating Committee are: Ted Braun, Chair; Henry Klykylo; and Carmen Munoz. The election will be held at the May Board meeting.

12) MAGB Update

Chairperson Saltzman reported that Winifred Fraser from

Western Michigan is chairing the report on women faculty. She has given us a report on the recruitment, hiring and retaining of women in faculty positions. Charts showing "progress" over a ten year period in Michigan revealed that there has been no progress. Mrs. Woods was our representative on this committee. A report concerning minorities is also being prepared.

Mildred Jeffrey, who is a Governor at Wayne State University, was recognized by the Association of Governing Boards at the Annual National Meeting as the Outstanding Board member of a public four-year institution. Many boards, including ours, passed a resolution last year urging that she be given this honor.

New appointees are needed to MAGB from SVSU. Mr. Curtiss has served as our delegate or alternate to the association since SVSU joined. He also has served as their president. Chairperson Saltzman has also served as an appointee to MAGB. Volunteers are requested to contact Chairperson Saltzman. Two delegates and one alternate are needed.

Mrs. Woods stated that she would like to give a brief report on the AGB Academic Affairs Meeting held in Washington last February which she and Dr. Yien attended. This will be put on the agenda for the May meeting.

Mr. Curtiss will briefly discuss the Strategic Planning Workshop.

Chairperson Saltzman suggested that a review of the Board Calendar be put on the agenda for May.

BOARD OF CONTROL
Special Meeting

April 11, 1988

1988-51


IV. ADJOURNMENT

Chairperson Saltzman adjourned the meeting at 10:35 a.m.

Respectfully Submitted:

Mrs. Florence F. Saltzman
Chairperson

Mr. Hugo E. Braun
Secretary



Mrs. Jo Stanley
Recording Secretary

SAGINAW VALLEY STATE UNIVERSITY
APARTMENT RENTAL RATES

ACADEMIC YEAR RATES (Effective August 16, 1988)

<u>Classification</u>	<u>Monthly Rate*</u>	
	<u>1987-88</u>	<u>1988-89</u>
Family	\$375	\$385
Individual (SVSU retains the right to rent to four individuals per apartment)	\$155/person	\$160/person

The following arrangements may be offered at the option of Saginaw Valley State University:

One (1) individual per bedroom	\$260	\$270
One (1) individual per apartment	\$470	\$485
Faculty/Staff	\$375	\$385

SUMMER/GUEST RATES (effective August 29, 1988)

<u>Classification</u>	<u>Weekly Rate**</u>
SVSU Student - Contract	\$50.00/person, 2 persons/bedroom \$76.00/person, 1 person /bedroom
SVSU Student - Family - Contract	\$113.00
<u>Guest</u>	
Individual	\$64.00/person, 2 persons/bedroom \$98.00/person, 1 person /bedroom
Family	\$123.00

Special group rates may be negotiated with the approval of the Director of Business and Auxiliary Services.

* Includes water and sewer. Heat, lights and telephone to be paid by occupants.

** Includes utilities, except telephone.

DTI/cc
revised 3/29/88

SAGINAW VALLEY STATE UNIVERSITY
MISCELLANEOUS ROOM AND BOARD RATES
Effective August 29, 1988
(Unless otherwise indicated)

APPENDIX 1:
Rates

	<u>1987-88</u>	<u>1988-89</u>
<u>Academic Sessions (Housing Only)</u>		
Spring and Summer Sessions		
Double bedroom occupancy (2 per bedroom)	\$37.00/week	\$38.00/week
Single bedroom occupancy (1 per bedroom)	\$50.00/week	\$52.00/week
Guest Rooms (Housing Only, except freshman orientation)		
Double bedroom occupancy (2 per bedroom)	\$ 6.00/night	\$ 6.25/night
Single bedroom occupancy (1 per bedroom)	\$ 9.75/night	\$10.00/night
American Youth Hostels	\$ 5.00/night	\$ 5.00/night
Freshman Orientation		
Room (one night only)	\$ 5.25/night	\$ 5.50/night
Board (two partial days, refreshments, snacks)	\$21.00	\$22.00
<u>Internal Sponsored Activities (Paid from College Funds)</u>		
Minimum of two nights		
Room	\$ 3.75/night	\$ 4.00/night
Board	negotiable	negotiable

Conferences

	<u>1987-88</u>			<u>1988-89</u>		
Conference Count	Room Rates ^b	Board Rates ^b	Total	Room Rates ^b	Board Rates ^b	Total
1-50	6.00	not available	\$ 6.00	6.25	not available	\$ 6.25
51-100	5.50	11.75	\$17.25	5.75	11.75	\$17.50
Over 100	5.25	11.25	\$16.50	5.50	11.60	\$17.10

Single Rooms (space permitting)	\$9.75	\$10.00
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Board Only Contracts

<u>Meal Plan</u>	<u>Cost Per Semester</u>	
	<u>1987-88</u>	<u>1988-89</u>
21	800.00	840.00
15	750.00	780.00

^a If the orientation format changes, the administration is authorized to adjust the charges accordingly.

^b Rate may vary according to services and selections desired, number of persons involved, and the length of the activity.

SAGINAW VALLEY STATE UNIVERSITY
HOUSING AND AUXILIARY FACILITIES BUDGET
OPERATING BUDGET
1988-89

	RESIDENCE HALLS			APARTMENTS		
	87-88 BUDGET	87-88 PROJECTED	88-89 BUDGET	87-88 BUDGET	87-88 PROJECTED	88-89 BUDGET
Design Capacity	496	496	496			
Adjusted Design Capacity	488 (1)	488 (1)	488 (1)			
Average Occupancy	474	474	473	99/14 (2)	99/14	99/14
Rate-21 Meal Plan	2.750	2.750	2.855	155/375 (3)	155/375	160/385
Increase Amount	140	140	105	5/15	5/15	5/10
Percent of Increase	5.3%	5.3%	3.82%	3.0%/4.0%	3.0%/4.0%	3.22%/2.67%

Revenue:			PROPOSED INCREASE
Operating Income			
H & FS. Apt.	\$382.870	\$432.576	\$358.373
Bookstore (Estimated)	75.000	75.000	75.000
Interest Income	65.000	65.000	65.000
Debt Service Grant	10.002	10.002	10.002
Amount Available	532.872	582.578	508.375
Less Debt Service Required Payment	(290.627)	(290.627)	(287.478)
Contribution to Required Reserves	\$242.245	\$291.951	\$220.897
	=====	=====	=====
Debt Service Ratio	1.83%	2.00%	1.77%

(1) 8 spaces utilized for staff

(2) Single/family utilization.

(3) Individual/Family rates per month.

03/22/88
Office of the Controller
EMH

SAGINAW VALLEY STATE UNIVERSITY
AUXILIARY SERVICES-BONDED FACILITIES
OPERATING BUDGET
1987-88 & 1988-89

R E S E R V E S

RESERVE DESCRIPTION	BALANCE 7/1/87	ACTIVITY 1987-88 [1]		LOAN PURCHASE & BOND REFINANCING	ESTIMATED BALANCE 6/30/88	ACTIVITY 1988-89 [1]		ESTIMATED BALANCE 6/30/89
		ADDITIONS	DEDUCTIONS			ADDITIONS	DEDUCTIONS	
OPERATING	\$ 628,253			\$295,000	\$ 333,253	\$ 95,897		\$ 429,150
SINKING FUND	373,840			83,115	290,725			290,725
REPAIR & REPLACEMENT	459,221	\$291,951	\$100,000	231,278	419,894	100,000	\$100,000	419,894
UNEXPENDED CONSTRUCTION	80,514				80,514		80,514	-0-
FUTURE FACILITY DEVELOPMENT	-0-				-0-	25,000		25,000
	\$1,541,828	\$291,951	\$100,000	\$609,393	\$1,124,386	\$220,897	\$180,514	\$1,164,769

[1] ESTIMATED

SAGINAW VALLEY STATE UNIVERSITY
ANALYSIS OF REPAIR/REPLACEMENT RESERVE
1985-1988

ATTACHMENT 1

	1985-86	1986-87	1987-88	(1)
Equipment	11.429	9.878	7.094	
Furniture/Carpet	21.361	7.129	29.339	
Computer Equipment/Software	0	4.138	19.065	
Construction/Remodeling	20.311	20.513	14.759	
Repairs	3.054	4.011	150	
TOTAL	56.155	45.669	83.407	
	=====	=====	=====	

(1) Expenditures through 01/31/88.

Note: Additionally, \$231,277.82 of the repair and replacement reserve was utilized to refinance bonded debt during 1986-87.

03/22/88
Office of the Controller
EMH

CAPITAL IMPROVEMENTS
AUXILIARY SERVICES - PLEDGED FACILITIES
SVSU
1988-89

DOAN CENTER BUILDING

Lighting - Lg. Private Dining Room	\$ 5,000	\$ 5,000
Cafeteria	30,000	30,000
Snack Bar	6,000	6,000
Remodel Cafeteria	30,000	30,000
Doan Center Bathroom	20,000	20,000
Recreation Area Drainage	2,000	2,000
Campus Activities - Drapes	5,000	5,000
Doan Center Ventilation System	5,000	5,000
Doan Center Area Rug	2,500	2,500
Replace Curtain in Cafeteria Serving Area	<u>5,000 -</u>	<u>15,000</u>
	\$110,500 - 120,500	

FOOD SERVICE EQUIPMENT

Serving Line Grill:	
Five-foot Grill	\$ 2,000
Exhaust Cabinet	1,000
Exhaust Hook-ups	1,000
Refrigerator (Snack Bar back-up)	1,500
Refrigerator (Salad top, Sandwich prep), Snack Bar	1,500
One Hundred (100) Chairs, replacement	3,000
Twelve (12) Folding Tables, plus one (1) smaller Registration Table	1,200
Four (4) Chafing Dishes - 2 round, 2 rectangular	600
Two (2) Coat Racks	400
Portable Snack Wagon	3,000
Forty (40) Stainless Steel Serving Pans	<u>600</u>
	\$15,800
Micro-computer	<u>3,000</u>
	\$18,800

CAPITAL IMPROVEMENTS (Continued)

RESIDENCE HALLS & PINE GROVE APARTMENTS

Residence Halls

Computer Terminal on-line with Prime	\$ 1,500
Suite Floors Retiled (3 @ \$1,000)	3,000
Furnishings	
Curtains for F & G suite windows	3,200
Mattresses (24 @ \$85)	2,040
Carpeting (various suites)	4,200
Bunkbed sets (6 @ \$300)	1,800
Mini-blinds for GLH (72 @ \$35)	2,520
Executive-style office chairs (3 @ \$250)	750
Carpeting of residence hall suites	1,800

Pine Grove Apartments

Locks for bedroom doors (80 @ \$85)	6,800
Additional cores (100 @ \$8.50)	850
Two (2) cement pads & fences to enclose dumpsters	6,000
Complete posts & reflectors at corners	250
Replace bathroom sink levers in handicap-equipped apartments	550
Handicap bathroom - (\$9,000) (walk-in shower)	4,500
	<u>\$110,500 - 120,500</u>
	<u>\$18,800</u>
	<u>\$39,760</u>
 TOTAL	 <u>\$169,060 - 179,060</u>

FUNDING

Unexpended Construction Account	\$ 80,514	\$ 80,514
Repair & Replacement	<u>88,546</u>	<u>98,546</u>
	<u>\$169,060</u>	<u>\$179,060</u>

RESOLUTION OF THE BOARD OF CONTROL OF
SAGINAW VALLEY STATE UNIVERSITY
APPROVING LEASE, EASEMENT AND PARTY WALL
AGREEMENT, AND CONVEYANCE
OF PROPERTY FOR
WICKES HALL

A RESOLUTION of the Board of Control of Saginaw Valley State University authorizing a lease between the State Building Authority, the State of Michigan and the Board of Control of Saginaw Valley State University for the purpose of acquiring by the Authority and leasing to the State and the University Wickes Hall, approving an easement and party wall agreement and the conveyance of property, and to provide matters relating thereto.

WHEREAS, the State Building Authority (the "Authority") has been incorporated under and in pursuance of the provisions of Act 183, Public Acts of Michigan, 1964, as amended ("Act 183"), for the purpose of acquiring, constructing, furnishing, equipping, owning, improving, enlarging, operating, mortgaging and maintaining buildings, necessary parking structures or lots and facilities and sites therefor, for the use of the State of Michigan (the "State"), including institutions of higher education created pursuant to Sections 5, 6 and 7 of Article VIII of the Michigan Constitution of 1964, or any of its agencies; and

WHEREAS, the Board of Control of Saginaw Valley State University (the "University") has been created and is maintained pursuant to Sections 4 and 6 of Article VIII of the Michigan Constitution of 1963; and

WHEREAS, the State and the University desire that the Authority acquire Wickes Hall (the "Facility"), and lease the same to the State and the University, and the Authority is willing to acquire the Facility and lease the same to the State and the University; and

WHEREAS, the Authority, by resolution adopted August 25, 1983, did determine, subject to the conditions set forth in such resolution, to acquire the Facility and to lease the same to the State and the University; and

WHEREAS, the site of the Facility (the "Site") is presently owned by the University and the Facility will be constructed by the University and it is intended that the Site be conveyed to the Authority by the University and the Facility be conveyed by the State and the University to the Authority as acquired; and

WHEREAS, the acquisition of the Facility by the Authority for use by and lease to the University and the State is necessary in order for the State and the University to carry out necessary governmental functions and to provide necessary services to the people of the State, as mandated or permitted by Constitution and law, and the use of Act 183 to accomplish such acquisition represents the most practical means to that end at the lowest cost to the State and the University; and

WHEREAS, a lease between the Authority, the State and the University providing for the acquisition of the Site and the Facility by the Authority and the Lease of the Site and

the Facility to the State and the University has been prepared in substantially final form and is attached hereto as Exhibit A (the "Lease"); and

WHEREAS, Section 7 of Act 183 provides that the Lease shall be approved by the Authority, the State Administrative Board of the State, by concurrent resolution of the Legislature of the State concurred in by a majority of the members elected to and serving in each house and if the Lease is for an institution of higher education existing or created pursuant to Sections 5, 6 and 7 of Article VIII of the State Constitution, then in addition the Lease shall be authorized by the institution of higher education and signed by its authorized officers and, accordingly, it is necessary that the University authorize and approve the Lease; and

WHEREAS, the Authority intends to finance a part of the cost of the Facility through the issuance of its revenue bonds as authorized in Act 183 which together with other funds legally available therefor will be sufficient to finance the cost of the Facility, and it is necessary for authorized officers of the University to approve of the description of the Facility for use in the official statement (the "Official Statement") to be distributed by the Authority in connection with the sale of its revenue bonds; and

WHEREAS, the University will require for future use certain easements through the Facility which is to be conveyed to the Authority and the Authority and the

University require an agreement to share common structural walls and an agreement to provide for such easements and the sharing of common structural walls and the same has been prepared and is attached hereto as Exhibit B (the "Easement and Party Wall Agreement").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF CONTROL OF THE UNIVERSITY THAT:

1. The University hereby authorizes and approves the Lease and the Easement and Party Wall Agreement in substantially the forms attached as Exhibit A and Exhibit B and the President and Vice President and Chief Financial Officer of the University are hereby authorized and directed to execute and deliver the Lease and the Easement and Party Wall Agreement in substantially the forms attached as Exhibit A and Exhibit B for and on behalf of the University at such time as shall be agreeable to the State, the Authority and the University officers and such officers are hereby designated as authorized officers of the University for purposes of Section 7 of Act 183; such officers are hereby authorized to approve such changes in and modifications to the Lease and the Easement and Party Wall Agreement as do not materially alter the substance and intent thereof as expressed in the Lease and the Easement and Party Wall Agreement and the request for action submitted to the Board of Control in connection therewith; provided such officers are not hereby authorized to approve of a change in the Lease with respect to the rental, the description of the

Facility or the material financial obligations of the University contained in the Lease approved herein. The University hereby determines that the maximum rental in the amount described below is reasonable and the authorized officers are hereby authorized to approve in the Lease, as executed, a rental in an amount determined by the final appraisal of "True Rental", but not exceeding \$677,000 each year and a lease term of not exceeding 20 years.

2. The plans for the Facility, as filed with the University, are hereby approved.

3. The conveyance of the Site and the Facility, as heretofore and hereafter constructed and acquired, to the Authority as provided in the Lease is hereby approved and the President and Vice President and Chief Financial Officer of the University are hereby authorized and directed to execute a warranty deed in substantially the form attached as Exhibit C and bills of sale to accomplish such conveyance in such form as may be from time to time approved by counsel for the University.

4. The President and Vice President and Chief Financial Officer are hereby authorized and directed to approve the description of the Facility and other matters relating to the University as may be required for use in the Official Statement to be distributed by the Authority in connection with the sale of its revenue bonds.

5. The University further confirms its obligations to perform the duties and obligations specified in the Lease

and acknowledges that such obligations do not depend upon the passage of the title to the Facility to the University or the State without consideration and the University hereby represents that it would have executed and delivered the Lease even though the title to the Facility would not pass upon the termination of the Lease.

6. The University recognizes that the Authority shall pay for costs of the Facility in an amount not in excess of \$4,072,200.

7. All ordinances, resolutions and orders or parts thereof in conflict with the provisions of this resolution are, to the extent of such conflict, hereby repealed.

8. This resolution shall be effective immediately upon its adoption.

60540-22
CJDM14/087/ksc
3/21/88

RESOLUTION OF THE BOARD OF CONTROL OF
SAGINAW VALLEY STATE UNIVERSITY
APPROVING LEASE, EASEMENT AND PARTY WALL
AGREEMENT, AND CONVEYANCE
OF PROPERTY FOR THE
PHYSICAL EDUCATION BUILDING

A RESOLUTION of the Board of Control of Saginaw Valley State University authorizing a lease between the State Building Authority, the State of Michigan and the Board of Control of Saginaw Valley State University for the purpose of acquiring by the Authority and leasing to the State and the University a Physical Education Building, approving the conveyance of property, and to provide matters relating thereto.

WHEREAS, the State Building Authority (the "Authority") has been incorporated under and in pursuance of the provisions of Act 183, Public Acts of Michigan, 1964, as amended ("Act 183"), for the purpose of acquiring, constructing, furnishing, equipping, owning, improving, enlarging, operating, mortgaging and maintaining buildings, necessary parking structures or lots and facilities and sites therefor, for the use of the State of Michigan (the "State"), including institutions of higher education created pursuant to Sections 5, 6 and 7 of Article VIII of the Michigan Constitution of 1964, or any of its agencies; and

WHEREAS, the Board of Control of Saginaw Valley State University (the "University") has been created and is maintained pursuant to Sections 4 and 6 of Article VIII of the Michigan Constitution of 1963; and

WHEREAS, the State and the University desire that the Authority acquire a Physical Education Building (the "Facility"), and lease the same to the State and the University, and the Authority is willing to acquire the Facility and lease the same to the State and the University; and

WHEREAS, the Authority, by resolution adopted February 18, 1986, did determine, subject to the conditions set forth in such resolution, to acquire the Facility and to lease the same to the State and the University; and

WHEREAS, the site of the Facility (the "Site") is presently owned by the University and the Facility will be constructed by the University and it is intended that the Site be conveyed to the Authority by the University and the Facility be conveyed by the State and the University to the Authority as acquired; and

WHEREAS, the acquisition of the Facility by the Authority for use by and lease to the University and the State is necessary in order for the State and the University to carry out necessary governmental functions and to provide necessary services to the people of the State, as mandated or permitted by Constitution and law, and the use of Act 183 to accomplish such acquisition represents the most practical means to that end at the lowest cost to the State and the University; and

WHEREAS, a lease between the Authority, the State and the University providing for the acquisition of the Site and

the Facility by the Authority and the Lease of the Site and the Facility to the State and the University has been prepared in substantially final form and is attached hereto as Exhibit A (the "Lease"); and

WHEREAS, Section 7 of Act 183 provides that the Lease shall be approved by the Authority, the State Administrative Board of the State, by concurrent resolution of the Legislature of the State concurred in by a majority of the members elected to and serving in each house and if the Lease is for an institution of higher education existing or created pursuant to Sections 5, 6 and 7 of Article VIII of the State Constitution, then in addition the Lease shall be authorized by the institution of higher education and signed by its authorized officers and, accordingly, it is necessary that the University authorize and approve the Lease; and

WHEREAS, the Authority intends to finance a part of the cost of the Facility through the issuance of its revenue bonds as authorized in Act 183 which together with other funds legally available therefor will be sufficient to finance the cost of the Facility, and it is necessary for authorized officers of the University to approve of the description of the Facility for use in the official statement (the "Official Statement") to be distributed by the Authority in connection with the sale of its revenue bonds.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF CONTROL OF THE UNIVERSITY THAT:

1. The University hereby authorizes and approves the Lease in substantially the form attached as Exhibit A and the President and Vice President and Chief Financial Officer of the University are hereby authorized and directed to execute and deliver the Lease in substantially the form attached as Exhibit A for and on behalf of the University at such time as shall be agreeable to the State, the Authority and the University officers and such officers are hereby designated as authorized officers of the University for purposes of Section 7 of Act 183; such officers are hereby authorized to approve such changes in and modifications to the Lease as do not materially alter the substance and intent thereof as expressed in the Lease and the request for action submitted to the Board of Control in connection therewith; provided such officers are not hereby authorized to approve of a change in the Lease with respect to the rental, the description of the Facility or the material financial obligations of the University contained in the Lease approved herein. The University hereby determines that the maximum rental in the amount described below is reasonable and the authorized officers are hereby authorized to approve in the Lease, as executed, a rental in an amount determined by the final appraisal of "True Rental", but not exceeding \$ 2,807,000 each year and a lease term of not exceeding 20 years.

2. The plans for the Facility, as filed with the University, are hereby approved.

3. The conveyance of the Site and the Facility, as heretofore and hereafter constructed and acquired, to the Authority as provided in the Lease is hereby approved and the President and Vice President and Chief Financial Officer of the University are hereby authorized and directed to execute a warranty deed in substantially the form attached as Exhibit B and bills of sale to accomplish such conveyance in such form as may be from time to time approved by counsel for the University.

4. The President and Vice President and Chief Financial Officer are hereby authorized and directed to approve the description of the Facility and other matters relating to the University as may be required for use in the Official Statement to be distributed by the Authority in connection with the sale of its revenue bonds.

5. The University further confirms its obligations to perform the duties and obligations specified in the Lease and acknowledges that such obligations do not depend upon the passage of the title to the Facility to the University or the State without consideration and the University hereby represents that it would have executed and delivered the Lease even though the title to the Facility would not pass upon the termination of the Lease.

6. The University recognizes that the Authority shall pay for costs of the Facility in an amount not in excess of \$15,900,000.

7. All ordinances, resolutions and orders or parts thereof in conflict with the provisions of this resolution are, to the extent of such conflict, hereby repealed.

8. This resolution shall be effective immediately upon its adoption.

60540-22
CJDM14/088/ksc
3/21/88

RESOLUTION OF BOARD OF CONTROL OF SAGINAW
VALLEY STATE UNIVERSITY PROVIDING FOR THE ENTRY
INTO A LOAN AGREEMENT RELATING TO THE FINANCING
OF A COMPUTER, FOR THE ISSUANCE OF A NOTE AND TO
PROVIDE FOR OTHER MATTERS WITH RESPECT THERETO

WHEREAS, the Board of Control of Saginaw Valley State University (the "Board") is a constitutional body corporate established pursuant to Article VIII, Section 6 of the Michigan Constitution of 1963, as amended, with general supervision of Saginaw Valley State University, (the "University") and the control and direction of all expenditures of the University's funds; and

WHEREAS, the Administration has approved the acquisition of computer equipment (the "Project"); and

WHEREAS, the Board has determined it is necessary and appropriate to borrow funds and to issue a note of the Board for the purpose of providing funds to pay all or part of the costs of the Project and to pay costs incidental to the issuance of the Note, in aggregate principal amount not to exceed \$225,000, which Note shall be secured by a first lien on and pledge of general tuition and matriculation fees and such special fees as may be specified in the hereinafter described Loan Agreement ("Student Fees") charged and collected from students attending the University, on a parity basis with the lien thereon securing certain outstanding Student Fee obligations of the Board; and

WHEREAS, it is necessary to authorize the President and Vice President for Administration and Business Affairs, or either of them, to select a lender, negotiate terms and execute a loan agreement and note with respect to the loan, all within the limitations specified hereby;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF CONTROL OF SAGINAW VALLEY STATE UNIVERSITY AS FOLLOWS:

1. The Board hereby determines that, subject to the limitations set forth in this Resolution it is necessary and appropriate and in the best interest of the University to borrow from a lender to be determined by the President or Vice President for Administration and Business Affairs, or either of them, the sum of not to exceed \$225,000 and enter into a Term Loan Agreement (the "Agreement") with the lender for the purpose of financing the costs of the acquisition of the Project, and to pay the costs incidental to the execution and delivery of the Agreement and the Note (hereinafter defined). The Note shall be repayable in installments, the last of which should be due not later than January 1, 1993, and shall bear interest prior to any default at a rate not in excess of 6.65% per annum.

2. The indebtedness of the Board under the Agreement shall be evidenced by a Note of the Board (the "Note"), and shall be the limited obligation of the Board, secured only by a first lien on Student Fees on a parity with certain outstanding Student Fee obligations of the Board. There shall be no recourse under any

obligation, covenant or agreement contained in the Agreement or the Note against the State of Michigan, the Board, or the University, it being expressly understood and agreed that the Note is to be secured by and payable only from the sources of funds referred to above.

3. The President or the Vice President for Administration and Business Affairs, or either of them, shall negotiate, execute and deliver on behalf of and as the duly authorized act of the Board, the Agreement and Note in the forms as the officer executing shall deem necessary and appropriate, subject to the limitations set forth above, in order to achieve the purposes expressed in this resolution.

4. The Note shall be issued and delivered upon the direction of the Vice President for Administration and Business Affairs. The corporate seal of the University may be imprinted or impressed on the Note as specified in the Agreement.

5. The President, the Vice President for Administration and Business Affairs and any other appropriate officers of the Board or the University are hereby authorized to perform all acts and deeds and to execute and deliver all instruments and documents for and on behalf of the Board required by this resolution or the Agreement, or proper in connection with the issuance and delivery of the Note.

6. All resolutions or parts of resolutions or other proceedings of the Board in conflict herewith be and the same are repealed insofar as such conflict exists.

PROPOSAL FOR FACULTY/ADMINISTRATION FUTURES SEMINARS

The purpose of the Faculty/Administration Futures Seminars is to focus the attention of representatives of the faculty and the administration on issues of importance to the future of the university as it serves the people of this region and the State of Michigan.

These seminars cannot deal with items subject to collective bargaining. However, it is expected that joint consideration and evaluation of other, mutually agreed-upon issues will lead to better understanding of and commitment to the goals of the university as established by the Board of Control.

The following format is proposed.

1. The seminars will be chaired by the chairperson of the Board of Control functioning not as a judge or decision maker but as a facilitator.
2. Twenty members of the faculty, including members of the Executive Committee of the Association and others, will be identified by the President of the SVSU Faculty Association. Twenty members of the administration, including the Administrative Council and others, will be identified by the President of the University. The lists of potential members will be exchanged for the purpose of review and discussion of any gaps in representation as perceived by either party.
3. Two topics offered by each of the parties and accepted by the other will form the agenda for a seminar. The four topics will be handled in mutually agreed blocks of time during the seminar.
4. Upon mutual agreement, internal or external consultants may be utilized to assist in consideration of the topics.
5. Board of Control members will be invited to attend the seminars.
6. The first seminar will be held on June 3 and 4, 1988. Each day's schedule will consist of work sessions from 9:00 a.m. to noon, a joint luncheon, and another work session from 1:30 to 4:30 p.m. One of the four topics will be considered at each of the four, three-hour sessions.

During fiscal year 1988-89 at least one seminar will be held each semester. After the first seminar, subsequent ones will review progress and/or explore new topics.

7. Recommendations will be formally transmitted to the President for his consideration.
8. A report of the proceedings will be communicated by the President to the campus community.
9. The topics for the first seminar will be:

Faculty

- 1) Faculty Input in Budget, Planning and the Establishment of Priorities
- 2) The Relationship between Academic Departments and the Administration

Administration

- 1) Enrollment Management in Relation to Fiscal Resources
- 2) Preparation for the Focus Visit by the North Central Association in 1989-90



SAGINAW VALLEY STATE COLLEGE

2250 Pierce Road
University Center, Michigan 48710

April 8, 1988

President Jack M. Ryder
SVSU

Dear President Ryder,

The Executive Board of the Faculty Association met today to review your memo of understanding concerning a meeting with faculty and administration leadership (The Faculty/Administration Futures Seminars). I am pleased to report that we are in agreement with you on almost all items.

The only changes we would make are in that category exclusively assigned to us; i.e., choice of agenda items. The Executive Board understands that you attempted fairly to report our agenda items as developed by me and Vice President Novey in a meeting with you and Vice President Yien. However, the Executive Board voted unanimously for slightly different wording on the one and a substitution for the other. The substitution for the item of the lecture concert series was judged to be a more serious problem at the university.

Thus, we propose the two following items:

1. Faculty input in budget, planning and the establishment of priorities.
2. The relationship between academic departments and the administration.

Sincerely,

A handwritten signature in dark ink, appearing to read "John R. Willertz".

John R. Willertz, President SVSUFA

/es