

TRENTON STATE COLLEGE CORPORATION

Board of Directors

Meeting Agenda

Thursday, October 21, 2010

Loser Hall, Room 201

8:00 a.m.

Present: Joseph Vales, Dr. Brenda Leake, Curt Heuring, Corey Dwyer, Patrice Coleman-Boatwright, Scott Allen, Rhelda Richards, Anne LeBate, Rodney Thompson, Amy Mercogliano (TCNJ), KPMG (Audit Team Jane & Eric)

I. Announcement of Compliance

It is hereby announced and recorded that the requirements of the Open Public Meeting Act as to proper notification of time and place of meeting have been satisfied.

The Open Public Meetings Act, or Sunshine Law, requires that the Board notify the public of impending meetings, and that it conduct those meetings in public. While the law does not require public participation in those meetings, the Board of Directors welcomes input from the college community and the general public.

The announcement of meetings is published in the Times of Trenton and the Trentonian. The announcement states that individuals who wish a copy of the agenda may request same by calling (609) 771-3312. The agenda is placed on the bulletin board on the second floor of Green Hall, opposite room 207, 48 hours prior to the meeting.

The Board approved procedures to be observed by the Trenton State College Corporation Board of Directors in conducting its public meetings. Requests to speak to agenda items are to be registered at least 24 hours in advance of the public meeting. Requests to speak to other items relevant to the Board's powers and duties must be submitted in writing at least one week prior to the Board meeting and should specify in detail the nature of the topic and comments. Forms to register shall be available in the office of the Trenton State College Corporation.

II. Motion to go into closed session

It was moved by Dr. Brenda Leake and seconded by Patrice Coleman-Boatwright that the board go into closed session to discuss personnel actions, property acquisitions, and other items exempt under the Open Public Meetings Act.

III. Closed Session

IV. Resumption of Public Session

V. Approval of Minutes of the May 11 2010 board meeting.

It was moved by Dr. Brenda Leake and seconded by Rodney Thompson that the minutes be approved.

VI. Report of the Chair

A. Executive Committee

The Executive Committee of the Board of Directors met twice since the 11 May 2010 meeting. On Wednesday, 15 September 2010 the Executive Committee of the board met via conference call to discuss the following items:

1. Considering offers on Country Club
2. Business Planning
3. Lunch meeting with the President
4. Board dinner/retreat

And on Friday, 8 October 2010 the Executive Committee of the board met via conference call to discuss the following items:

1. Vacancies
2. Current financial status of the Corporation
3. Property acquisitions and the pending sale of Country Club Apartments
4. Strategic planning for the TSC Corporation
5. 21 October 2010 Board of Directors meeting

B. Meeting with the President of The College of New Jersey

On Thursday, 23 September 2010, I met with Dr. R. Barbara Gitenstein, President of TCNJ, to discuss the future of the Trenton State College Corporation. Dr. Gitenstein and I agreed on a strategic planning process for TSCC which will be led by me and staffed by a core group consisting of Rhelda Richards, Curt Heuring, Scott Allen, Patrice Coleman-Boatwright and Barbara Wineberg. The core group will report their progress to me, to Dr. Gitenstein and to the Board of Trustees of TCNJ. A final recommendation is due from the core group by 1 July 2011.

C. Meeting with the Board of Trustees of The College of New Jersey

On Tuesday, 5 October 2010, I presented a process for strategic planning to the Buildings and Grounds Committee of Board of Trustees of The College of New Jersey. The process presented included detailed planning work to be done by a core group, periodic reports to Dr. Gitenstein, the TCNJ Board of Trustees and the TSCC Board of Directors. Once a proposal and recommendation on the future of the TSC Corporation has been accepted, presentations will be made to on-campus constituents including the TCNJ Faculty Senate, Staff Senate and Student Government Association.

D. Conclusion

**That concludes the report of the Chair of the Trenton State College Corporation
Board of Directors**

VII. Report of the President

A. Occupancy Report

- a. Faculty/Staff Housing Program
 1. 4 Linwood Avenue 6 bed, 3 bath house Available now

- | | | | |
|-----|------------------------|------------------------|------------------------|
| 2. | 1912b Pennington Road | 1bed, 1 bath apt. | Available now |
| 3. | 2076 Pennington Road | 4 bed 1-1/2 bath house | Available now-for sale |
| 4. | 2078 Pennington Road | 3 beds, 2 baths | Available now |
| 5. | 15 Flower Hill Terrace | 3 bed 1 bath house | Available now |
| 6. | 112 Green Lane | 2 bed 1-1/2 bath house | Available now |
| 7. | 122 Green Lane | 3 bed 3 bath house | Available now |
| 8. | 17 Flower Hill Drive | 3 bed, 1 bath house | Available now |
| 9. | 11 Clement Avenue | 4 bed, 1-1/2 bath | Available now |
| 10. | 20 Clement Avenue | 3 bed, 1 bath house | Available now |
- b. TCNJ houses awaiting transfer of deeds/ownership to the College
- | | | |
|----|-------------------|---------------------|
| 1. | 209 Bull Run Road | 2 bed, 1 bath house |
| 2. | 211 Bull Run Road | 2 bed, 1 bath house |
| 3. | 213 Bull Run Road | 2 bed, 1 bath house |
| 4. | 215 Bull Run Road | 2 bed, 1 bath house |
| 5. | 66 Green Lane | 2 bed, 1 bath house |
- c. Holding for Campus Town
- | | | |
|----|----------------------|--------------------|
| 1. | 1932 Pennington Road | 2 beds, 1 bath |
| 2. | 3A Campus Court | 2 bed, 1 bath apt. |
| 3. | 3B Campus Court | Studio, 1 bath |
- d. Tenant Report
1. Units occupied by faculty - 21
 2. Units occupied by staff – 7
 3. TCNJ Student houses – 12
 4. TCNJ foreign exchange houses- 2

B. TSCC Finances

- a. FY 10 Audit Report—no major findings
 1. Quarterly budget projections show a modest \$40,000 improvement in net operating income.

C. Property Acquisitions/Sales Update

- a. Sales
 1. Country Club Apartments—authorization to sell Country Club Apartments
- b. Acquisitions
 1. None

D. Conclusion

THAT CONCLUDES THE REPORT OF THE PRESIDENT OF THE TRENTON STATE COLLEGE CORPORATION

VIII. New Business

IX. Adjournment

It is moved by Joseph Vales and seconded by Patrice Coleman-Boatwright that the following resolution be approved.

RESOLVED: That the next public session of the Trenton State College Corporation will be held on January 20, 2011 in Loser Hall, Room 201 at 8:00 a.m.

BE IT FURTHER RESOLVED: That this meeting is adjourned.