



**Board of Trustees  
Committee Meeting  
Rudolph Jones Student Center  
Room 242**

**Committee on Budget and Finance  
Wednesday, September 25, 2024  
1:15 p.m.**

**AGENDA**

|  |  |
|--|--|
| Call to Order  | Stuart Augustine, Committee Chair  |
| Welcome and Opening Remarks                          | Stuart Augustine   |
| Roll Call  | Karen Bussey   |
| Approval of Minutes                                  | June 12, 2024  |
| <b>Action Item:</b><br>BF-1 Proposed Lease Agreement | Kenny Spayd<br><i>Associate Vice Chancellor for Business and Finance</i> |
| <b>Information Items:</b>                            |  |
| A. Capital Projects Update                           | Kenny Spayd<br><i>Associate Vice Chancellor for Business and Finance</i> |
| B. Budget Update                                     | Kenny Spayd<br><i>Associate Vice Chancellor for Business and Finance</i> |

**Committee Members:** Glenn Adams, Stuart Augustine, Donald Moore, William Warner, and Dr. Kimberly Jefferies Leonard

Staff Liaison: Kenny Spayd  
Board Professional: Anita Shamberger

---

For further information, please contact:  
Kenny Spayd, Associate Vice Chancellor for Business and Finance  
910-672-1062

**BUGET AND FINANCE COMMITTEE**

**Wednesday, June 12, 2024**

**1:00 PM**

The Committee on Budget and Finance of the Fayetteville State University Board of Trustees convened Wednesday, June 12, 2024, in the Rudolph Jones Center Room 242. Committee Chair Stuart Augustine presided and called the meeting to order at 1:02 p.m.

**ROLL CALL**

The following Trustee Committee members were in attendance: Mr. Glenn Adams, Mr. Stuart Augustine, Mr. Donald Moore, and Dr. Kimberly Jefferies Leonard.

Staff persons in attendance were Chancellor Darrell Allison, Dr. Lillian Wanjagi, AVC Gretchen Cobb, AVC Michelle Donegain, Vice Chancellor Dr. Monica Leach, AVC Jon Parsons, AVC Kenny Spayd and AVC Sandra Williams.

**APPROVAL OF MINUTES**

Trustee Glenn Adams made a motion to approve the minutes of the Budget and Finance Committee meeting held on March 27, 2024, as distributed. Trustee Dr. Kimberly Jefferies Leonard seconded the motion. The motion carried.

**BUDGET AND FINANCE UPDATES**

Vice Chancellor Lillian Wanjagi welcomed the committee and introduced Mr. Chris Cary, Associate CIO, to present an update on initiatives within the Division for Information Technology Services. Mr. Cary shared that the classroom modernization project has been a success. Forty-seven classrooms were completed, and an additional thirty-four classrooms are in progress to be completed by July 2024.

Trustee Stuart Augustine asked whether this project would include training for faculty. Mr. Cary explained that ITS partnered with the Office of Faculty Development for training the academic departments. Trustee Stuart Augustine also inquired about the educational/technology platform services. Provost Monica Leach shared that we use Canvas as our platform, and we utilize our own IT services for our additional training through the Office of Faculty Development. We also have two instructional designers. The Office of Faculty Development helps with onboarding courses and in the development of their courses as well.

Next, Dr. Lillian Wanjagi introduced Associate Vice Chancellor Jon Parsons to present an update on renovations. Dr. Wanjagi recognized and thanked AVC Parsons 13 years of service.

AVC Jon Parsons provided updates to renovation projects scheduled to be completed this fall

and future.

- Butler Roof Replacement
- Collins Roof Replacement
- Barber Roof Replacements
- East Quad Renovation
- University Advancement Renovation
- Williams Roof Replacement
- Sci-Tech/LSA Fume Hood Repairs
- Lyons Science Observatory Repair
- Campus Wide Academic Door Hardware Retrofit
- Academic Space Furniture Refresh

Trustee Glenn Adams commented on the importance of ADA compliance as we undergo renovations and construction of new buildings. AVC Parsons confirmed the ADA accessibility plan.

#### ACTION ITEMS

The Committee on Budget and Finance had two action items discussed.

##### **Action Item: BF-1: New Residence Hall/College of Education Owner's Rep Selection**

FSU received a total of two proposals in response to a CMR solicitation for the Campus Wide Utility Infrastructure project, in which the interviewed firms were rank ordered.

Trustee Glenn Adams motioned for approval of the selected firm, Reith Jones Advisors, to provide owner's rep services on the New Residence Hall and College of Education projects and authorizes University staff to negotiate a contract and fee with the selected firm. The motion was seconded by Trustee Donald Moore. The motion carried.

##### **Action Item: BF-2: Lyons Science Roof Replacement**

FSU received a total of seven proposals in response to a designer solicitation for the Lyons Science Roof project, in which the final interviewed firms were rank ordered.

Trustee Glenn Adams motioned for the approval of the selected firm, Fleming and Associates Engineers, to provide design and engineering services on the Lyons Science Building Roof Replacement project and authorizes University staff to negotiate a contract and fee with the selected firm. The motion was seconded by Trustee Donald Moore. The motion carried.

#### ADJOURNMENT

The Budget and Finance Committee adjourned at approximately 1:27 p.m.

Respectfully Submitted,

Stuart Augustine, *Chair*  
Anita Cheatham, *Recorder*



# COMMITTEE ON BUDGET AND FINANCE

Kenny Spayd  
Associate Vice Chancellor for Finance  
September 25, 2024

# ACTION ITEM: PROPOSED LEASE AGREEMENT

- Background:** As the license owner of the transmittal radio tower, Fayetteville State University has the authority to lease space on its radio tower. Dish has requested a lease agreement for space on the tower at a rate of rate and term to be negotiated by the North Carolina State Property Office.
- Assessment:** UNC Board of Governors require the Boards of Trustees to approve lease agreements prior to the submission to the State Property Office for approval. Thus, the University seeks approval from the Board of Trustees of the proposed lease with Dish at a rate and terms to be negotiated by the State Property Office.
- Action:** This item requires a vote by the committee, with a vote by the full Board of Trustees.
- Motion:** Move to approve the University leasing space on its radio tower to Dish at a rate and terms to be negotiated by the State Property Office.

# CAPITAL PROJECTS UPDATE: NEW CONSTRUCTION

## TIMELINE

| New Construction    |            | 2024                   |     |     |     | 2025 |     |     |     |     |     |     |     |                          |     |     |     |
|---------------------|------------|------------------------|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|--------------------------|-----|-----|-----|
| Projects            | Cost       | Sep                    | Oct | Nov | Dec | Jan  | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep                      | Oct | Nov | Dec |
| Residence Hall      | 50,000,000 | Completion August 2025 |     |     |     |      |     |     |     |     |     |     |     |                          |     |     |     |
| Health and Wellness | 12,900,000 |                        |     |     |     |      |     |     |     |     |     |     |     | Completion November 2025 |     |     |     |



### NEW RESIDENCE HALL:

- 336 beds, 4 stories, 78,093 Square feet
- Estimated completion **Summer 2025**.



### HEALTH AND WELLNESS CENTER:

- Two stories, 24,153 Square feet
- Construction to start January 2025 - Estimated completion **November 2025**.



# CAPITAL PROJECTS UPDATE: NEW CONSTRUCTION

## TIMELINE

| New Construction     |            | 2024 |     |     |     | 2025 |     |     |     |     |     |     |     |     |     |     |     | 2026 |     |     |     |     |     |     |     |     |     |     |     |
|----------------------|------------|------|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| Projects             | Cost       | Sep  | Oct | Nov | Dec | Jan  | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Jan  | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
| Parking Deck         | 10,000,000 |      |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |
| College of Education | 69,300,000 |      |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |      |     |     |     |     |     |     |     |     |     |     |     |

Completion January 2026

Completion August 2026



### NEW COLLEGE OF EDUCATION:

- 4 stories, 72,027 SF.
- Construction estimated to start Fall 2024. Estimated completion **Summer 2026.**



### NEW PARKING DECK:

- Current design 225 spaces. Seeking additional funding to increase to 285 spaces. Design estimated to be complete Summer 2024 and construction estimated to be complete in Spring 2026.

# CAPITAL PROJECTS UPDATE: MAJOR RENOVATIONS

## Chick:

- UNC BOG approved \$2.768M increase on September 11, 2024
- Estimated completion Fall 2026

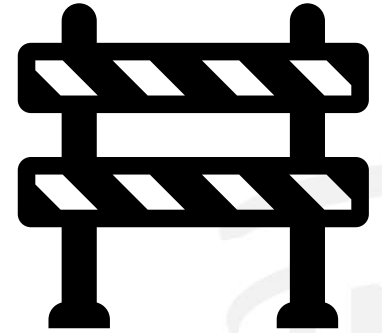
## Rosenthal:

- UNC BOG approved \$3.037M increase on September 11, 2024
- Estimated completion Spring 2027

## Cook:

### **In advance planning**

- Estimated Schedule: Design complete May 2025
- Construction complete July 2026





# FISCAL YEAR 2025: GENERAL FUND OUTLOOK

| Fayetteville State University - General Fund comparison |                |                |               |
|---|----------------|----------------|---------------|
| Revenues  | 2024           | 2025 Est       | Change        |
| State Appropriations                                    | \$ 87,863,550  | \$ 97,307,381  | \$ 9,443,831  |
| Tuition   | \$ 11,772,399  | \$ 13,219,483  | \$ 1,447,084  |
| Sales & Services  | \$ 681,199     | \$ 680,000     | \$ (1,199)    |
| Contracts & Grants                                      | \$ 3,294,277   | \$ 4,149,213   | \$ 854,936    |
| Gifts & Investments                                     | \$ 86,610      | \$ 142,000     | \$ 55,390     |
| Other Revenues  | \$ 463,097     | \$ 400,000     | \$ (63,097)   |
| Revenues Total  | \$ 104,161,132 | \$ 115,898,077 | \$ 11,736,945 |
| Expenses  |                |                |               |
| Salaries and Wages                                      | \$ 57,734,291  | \$ 60,772,533  | \$ 3,038,242  |
| Staff Benefits  | \$ 20,091,304  | \$ 20,616,304  | \$ 525,000    |
| Services, Supplies, Materials, & Equip.                 | \$ 13,529,322  | \$ 21,638,000  | \$ 8,108,678  |
| Scholarships & Fellowships                              | \$ 4,183,827   | \$ 4,650,000   | \$ 466,173    |
| Debt Service  | \$ 846,660     | \$ 846,484     | \$ (176)      |
| Utilities   | \$ 2,462,422   | \$ 2,550,000   | \$ 87,578     |
| Other Expenses  | \$ 128,515     | \$ 130,000     | \$ 1,485      |
| Expenses Total  | \$ 98,976,339  | \$ 111,203,320 | \$ 12,226,981 |

# FISCAL YEAR 2025: AUXILIARIES AND OTHER FUNDS

| Fayetteville State University - Auxiliaries and Other Trust Funds comparison |               |               |              |
|--|---------------|---------------|--------------|
| Revenues   | 2024          | 2025 Est      | Change       |
| Student Fees   | \$ 14,430,947 | \$ 14,410,340 | \$ (20,607)  |
| Sales & Services   | \$ 22,701,349 | \$ 26,787,592 | \$ 4,086,243 |
| Contracts & Grants   | \$ 1,170,322  | \$ 1,500,000  | \$ 329,678   |
| Gifts & Investments  | \$ 1,507,841  | \$ 1,550,000  | \$ 42,159    |
| Other Revenues   | \$ 3,423,649  | \$ 3,700,000  | \$ 276,351   |
| Revenues Total   | \$ 43,234,108 | \$ 47,947,932 | \$ 4,713,823 |
| Expenses   |               |               |              |
| Salaries and Wages   | \$ 7,694,984  | \$ 8,838,471  | \$ 1,143,487 |
| Staff Benefits   | \$ 2,358,436  | \$ 3,046,182  | \$ 687,746   |
| Services, Supplies, Materials, & Equip.                                      | \$ 26,577,958 | \$ 26,698,000 | \$ 120,042   |
| Scholarships & Fellowships   | \$ 1,363,681  | \$ 1,400,000  | \$ 36,319    |
| Debt Service   | \$ 3,036,623  | \$ 3,049,778  | \$ 13,155    |
| Utilities  | \$ 1,095,902  | \$ 1,150,000  | \$ 54,098    |
| Expenses Total   | \$ 42,127,584 | \$ 44,182,431 | \$ 2,054,847 |



**Agenda Item BF-1**

**Executive Summary**

**MEETING DATE:** September 25, 2024

**COMMITTEE:** Budget and Finance

**SUBJECT** Proposed Lease Agreement

**BACKGROUND:** As the license owner of the transmittal radio tower, Fayetteville State University has the authority to lease space on its radio tower. Dish has requested a lease agreement for space on the tower at a rate of rate and term to be negotiated by the North Carolina State Property Office.

FAYETTEVILLE  
STATE UNIVERSITY

UNC Board of Governors require the Boards of Trustees to approve lease agreements prior to the submission to the State Property Office for approval.™ Thus, the University seeks approval from the Board of Trustees of the proposed lease with Dish at a rate and terms to be negotiated by the State Property Office.

**MOTION:** Move to approve the University leasing space on its radio tower to Dish at a rate and terms to be negotiated by the State Property Office.

\*Final rate and term will be negotiated by the NC State Property Office.

---

Supporting Document(s) Included: Form P0-2

Prepared by: Wanda Jenkins  
General Counsel and Vice Chancellor for  
Legal, Audit, Risk and Compliance

Date: 09/02/2024

**STATE OF NORTH CAROLINA  
DEPARTMENT OF ADMINISTRATION  
DISPOSITION OF REAL PROPERTY**

Institution or Agency: **Fayetteville State University**

Date: TBD

The Department of Administration is requested, as provided by GS §146-28 et seq., to dispose of the real property herein described by *purchase, lease, rental, or other (specify)*. **Rental**

This disposition is recommended for the following reasons:

**Dish Network is requesting rental of the University's radio station tower to provide enhanced wireless telecommunications.**

Description of Property: *(Attach additional pages if needed.)*

**Radio Tower**

Estimated value: **Unknown**

Where deed is filed, if known: **N/A**

If deed is in the name of agency other than applicant, state the name:

**N/A**

Rental income, if applicable, and suggested terms:

- **Rental income and terms negotiated by State Property Office.**

Funds from the disposal of this property are recommended for the following use:

**Funds will be used to maintain the tower and for academic programs.**

*(Complete if Agency has a Governing Board.)*

Action recommending the above request was taken by the Governing Board of **Fayetteville State University** and is recorded in the minutes thereof on \_\_\_\_\_ *(date)*.

Signature: \_\_\_\_\_

Title:

**Associate Vice Chancellor for  
Finance**