

Clemson University
Clemson, South Carolina

MINUTES
CLEMSON UNIVERSITY BOARD OF TRUSTEES

Phyfer Auditorium
Burns Hall
Clemson, South Carolina
July 15, 2021
9:30 a.m.

Call to Order

Notification as required by the South Carolina Freedom of Information Act was given at least twenty-four hours before the meeting by posting the notice and agenda on the bulletin board located on the ground floor public entrance of Sikes Hall, Clemson University and on the Clemson University Board of Trustees website. Additionally, notice of, and the agenda for, the meeting was sent via email to the distribution list maintained by the Office of Media Relations which includes approximately 80 reporters and editors at the major daily newspapers, television and radio stations in S.C.

After notification as required by the Freedom of Information Act, Trustee McKissick, Chairman, called the meeting to order at 10:03 a.m. with the following present:

Trustees: Smyth McKissick, *Chair, presiding*; David Dukes, Ronnie Lee, Louis Lynn, Patti McAbee, Nicky McCarter, Bob Peeler, Cheri Phyfer, Mark Richardson, Bill Smith, Joe Swann, Kim Wilkerson, and David Wilkins

Trustees Emeriti: J.J. Britton, Bill Hendrix, Tom McTeer, and Allen Wood

Administration: James P. Clements, *President*; Tony Wagner, *Executive Vice President for Finance and Operations*; Max Allen, *Vice President and Chief of Staff*; Robert Donato, *Chief Strategy Officer*; Chip Hood, *General Counsel and Secretary to the Board of Trustees*; Robert H. Jones, *Executive Vice President for Academic Affairs and Provost*; Angie Leidinger, *Vice President for External Relations*; and Dan Radakovich, *Director of Athletics*

Guests: Scott Smith, *Broadcast Productions*; Doug Henry, *CCIT*; Joe Galbraith, *Strategic Communications*; Rick Petillo, *CFO*; CJ Smith, *Staff Senate President*; Thompson Mefford, *Faculty Senate President*; Rose Ellen Davis-Gross, *Office of the Board of Trustees*; and Sally Mauldin, *Office of the Board of Trustees*

Media: Stephanie Mira, *Post and Courier*; Will Vandervort, *The Clemson Insider*; Lauren Pierce, *Seneca Journal*; Alexis Cubit, *The State*; Mark Lyon, *WYFF*; and Mike Ellis, *Anderson Independent/Greenville News*

Sally Mauldin completed a roll call and noted a quorum was present.

Joe Galbraith introduced the members of the media.

Action Items:

Consent Agenda – Chairman McKissick presented the Consent Agenda for approval:

1. Approval of Minutes
 - a. Spring Quarterly Full Board Minutes – April 23, 2021
 - b. Full Board Web/Teleconference Minutes – May 4, 2021
 - c. Full Board Web/Teleconference Minutes – June 3, 2021
 - d. Executive and Audit Committee Minutes – April 23, 2021
 - e. Committee Web/Teleconference Minutes
 - i. Compensation Committee – May 11, 2021
 - ii. Finance and Facilities Committee – July 7, 2021
2. Educational Policy Committee
 - a. Receive as information the reports for the Committee
 - i. Faculty Representative to the Board of Trustees Report
 - ii. Faculty Senate Report
3. Agriculture and Natural Resources Committee
 - a. Receive as information the reports for the Committee
4. Compensation Committee
 - a. Receive as information the reports for the Committee
5. Executive and Audit Committee
Action Item:
 - a. Approval of FY22 Audit Plan
 - b. Receive as information the reports for the Committee
6. Finance and Facilities Committee
 - a. Receive as information the reports for the Committee
 - i. Staff Senate Report
7. Institutional Advancement Committee
 - a. Receive as information the reports for the Committee
8. Research and Economic Development Committee
 - a. Receive as information the reports for the Committee
9. Student Affairs Committee
 - a. Receive as information the reports for the Committee

Trustee Wilkerson moved to approve the consent agenda. Trustee Wilkins seconded the motion. The motion was approved unanimously.

Chairman McKissick recessed the full Board meeting.

Trustee Peeler convened the Educational Policy Committee. All members were present.

Approval: New Center: National Bobwhite Conservation Initiative – Bob Jones presented the proposed center. Clemson has been selected by the National Bobwhite Technical Committee and the National Bobwhite Conservation Initiative (NBCI) Management Board to be the new home of the National Bobwhite Conservation Initiative and serve in a national leadership capacity co-managing the operations and enabling the implementation of the NBCI. Clemson will take the place of the University of Tennessee, who has hosted NBCI since 2010. The proposed National Bobwhite Conservation Initiative (NBCI) is a 25-state wildlife agency and conservation organization partnership focusing on national leadership in private and public lands conservation efforts for northern bobwhite quail and other wildlife species.

Trustee Phyfer moved to approve the new center. Trustee Swann seconded the motion. The motion was approved unanimously.

Trustee Peeler adjourned the Educational Policy Committee meeting.

Chairman McKissick reconvened the full Board meeting. All members were still present.

Approval: New Center: National Bobwhite Conservation Initiative – Provost Jones presented the proposed center.

Trustee Phyfer moved to approve the new center. The motion was approved unanimously.

Approval: FY22 Budget – Rick Petillo presented the FY22 budget.

Trustee Phyfer moved to approve the FY22 budget. Trustee Lee seconded the motion. The motion was unanimously approved.

Approval: Acquisition of Property from Georgetown Hospital System – Mr. Wagner presented the request to pursue negotiation of a proposed acquisition of up to 65 acres of undeveloped timber property in Georgetown, SC adjacent to Weehaw Plantation. Clemson University has been approached regarding a gift of approximately 1,000 acres known as Weehaw Plantation outside of Georgetown. This property is located where the Black and Great Pee Dee Rivers converge and provides a multi-faceted ecosystem which could provide an extension of the research and education conducted at Baruch Institute while also providing a permanent home for Clemson along the coast. Furthermore, all of the property to be acquired is under a conservation easement which only enhances the type of programming which is envisioned for the property. Given the timing associated with acquiring the property, the Clemson University Land Stewardship Foundation would pursue the gift with a lease back and memorandum of

understanding to be developed between the Foundation and the University regarding oversight and management of the property.

In addition to this property, the University also has the opportunity to acquire up to 65 acres adjacent to Weehaw along Highway 701 and Wedgefield Road. This property was once part of Weehaw Plantation and has been identified as surplus property by its current owner. As formerly part of Weehaw, this property at one time was subject to the conservation easement which still resides on the Weehaw property. A determination as to whether the hospital property is still encumbered by the conservation easement has been raised and will have a significant impact on the value of the property. Staff has evaluated the property as unencumbered and understands that without a conservation easement on the hospital property, future ownership and development of the property could have a negative impact on Weehaw and ownership by the University would provide an added layer of protection. However, should it be determined that the conservation easement is still applicable to the property, the value would be significantly less and ownership by the University would not be critical given the inability to develop the property under the easement. Should the latter apply, there would be an opportunity for acquisition of the property for a significantly decreased value.

Trustee McAbee moved to approve acquisition of property from the Georgetown Hospital System. Trustee Smith seconded the motion. The motion was approved unanimously.

Approval: Lease Renewal – Deep Orange Lab at CU-ICAR – Mr. Wagner presented the request to renew the lease for the Deep Orange Lab at CU-ICAR. The University requests approval to enter into a new lease for 8,942 square feet at 3 Research Drive, Greenville, SC for Automotive Engineering. This lease will provide for office and lab space for the Deep Orange program. The anticipated lease would allow for a five year lease and is anticipated to begin in May of 2022. The total lease cost is \$156,485 annually for the first year. A 2% escalation will apply beginning in year two of the lease.

Trustee Richardson moved to approve the lease renewal. Trustee Dukes seconded the motion. The motion was approved unanimously.

Approval: Phase I Design Approval – The Alumni Center – Mr. Wagner presented the request for Phase I concept approval of \$1,020,000 to begin design of a project to build the Alumni Center. This project is to construct a 100,000 square foot building to provide space for various university and related organization groups including the Clemson University Foundation, Alumni Association, Admissions Office, Development Office, Board of Trustees Staff Offices, Michelin Career Center, and Visitor's Center. Event spaces will be included that will be located at ground level and roof top level. Outdoor amenity areas will be included for special events. Since demolition will be required of the current pro-shop, food service, golf club house, swimming pool, and tennis courts, space will also be allocated for operations associated with The Walker Golf Course to evaluate and replace some of the spaces. The project will include vehicular, pedestrian, and golf cart access to the core areas of the campus.

By constructing 100,000 square feet of space at approximately \$458 per square foot on the periphery of campus, the University can move administrative functions to lower cost space and

repurpose high-value space on and around core campus for student facing purposes. This project will vacate approximately 63,000 square feet of space on or immediately adjacent to the academic and residential core of campus to be used for student facing purposes.

Additionally, collocating and consolidation of Development, Alumni Association, and the Clemson University Foundation at a single location that will improve operational efficiencies and the partnership between these closely related functions. The alignment and presence of these functions in the project is anticipated to generate significant donor interest as reflected in the anticipated funding sources, reducing the overall cost of the project to the University. Additionally, locating these spaces adjacent to the University's existing conference center and event space creates efficiencies by not duplicating event space.

Trustee Peeler moved to approve phase 1 design approval of the Alumni Center. Trustee Richardson seconded the motion. The motion was approved unanimously.

Approval: Phase I and Phase 2 Construction Approval – Capital Projects with Budgets Less than \$5mm – Mr. Wagner presented the request to approve projects that will not need state approval for this fiscal year. For the current fiscal year, permanent improvement projects, as defined in Title 2, Chapter 47 of the 1976 Code, where the cost is at least one million dollars but not greater than five million dollars for public research universities and not greater than two million dollars for all other public institutions of higher learning shall be exempt from the requirements of Section 2-47-50, except that a project shall not be considered approved without an institutions governing board having first voted to approve the project in a public session. Institutions shall provide a report of projects approved by their governing boards pursuant to this provision to the Chairman of the Commission on Higher Education, the Joint Bond Review Committee, and the State Fiscal Accountability Authority by September 30th of the current fiscal year.

Projects –

- Holtendorff Hall Elevator Installation - \$1,200,000
- Realignment of Old Stadium/ Williamson Road - \$4,200,000
- Student Entrepreneurship Accelerator Program - \$3,000,000
- Reeves Football Operations Complex Expansion - \$4,900,000
- Poe Indoor Practice Field Addition - \$4,500,000

Holtendorff Hall Elevator Installation – Funded by Maintenance Repair and Renovation Funds. Holtendorff Hall has five levels, with ADA access available to four of the five levels through a series of multiple entrances and two antiquated single person lifts. An elevator is needed to provide reasonable accessibility throughout the building. The need for an elevator reaching all levels of the building has been recently highlighted when a handicapped student began working for a group on the mezzanine level, the level which has no ADA access. This group has been relocated to Surrine until the elevator is complete.

The original project is funded by MR&R for just under \$1 million. The additional needed funds for a restroom relocation needed to accommodate the elevator take the project over the \$1million threshold. Current plans are to that the restroom relocation will begin Dec 2021, after Fall 2021 exams, allowing the disruptive part of the work to occur over Winter Break. The new restroom

will be complete by March 2022. The elevator area demolition will begin in May 2022, and planned construction is 4 months.

Realignment of Old Stadium/ Williamson Road – Funded by Maintenance and Stewardship Funds. The existing configuration of Perimeter Road & Williamson Road and Perimeter Road & Old Stadium Road are problematic on several levels. The existing offset configuration of these intersections require pedestrians crossing Perimeter Road between Old Stadium Road and Williamson Road to walk on the Perimeter Road without sidewalks or to cross mid-block at an unsignalized crossing near Old Stadium Road. This creates a pedestrian safety issue and also causes an issue for vehicles turning from Old Stadium Road onto Perimeter Road.

After a comprehensive study of Perimeter Road and Old Stadium Road by campus planners and traffic engineers, the proposed project mitigates this issue by realigning Williamson Road to align with Old Stadium Road, creating one four-leg intersection in place of the two offset three-leg intersections creating signalized crossings for pedestrians across Perimeter Road. Additionally, this proposed configuration would allow the signalization of the northbound approach of Old Stadium Road, improving delays at this approach failing conditions in the existing configuration and providing comparable traffic conditions at the other approaches and at the intersection overall compared to the existing configuration.

Student Entrepreneurship Accelerator Program – Funded by Private Gifts and Maintenance and Stewardship Funds. The project will upfit two leased spaces totaling approximately 6,000 square feet at U-Centre in Downtown Clemson to host a student entrepreneurship accelerator program and Spiro Institute of Entrepreneurship. Upfit of this space will include installation of a mezzanine providing an additional 1,000 square feet and improvement of HVAC, electrical, and plumbing systems. Once completed, this startup incubator space will feature collaboration space, dedicated entrepreneurial activity spaces, and meetings spaces for both formal and informal interaction. This hub for entrepreneurship education in Downtown Clemson will be served by state-of-the-art technology allowing it to connect the College of Business to business and industry partners locally, nationwide, and around the world.

Reeves Football Operations Complex Expansion – Funded by Athletic Gifts. The Reeves Elite Performance & Wellness Center includes a renovation and expansion of the current Sports Medicine and Outdoor Courts. Designed specifically for student-athlete physical therapy and elite recovery with advanced practices in restoration and rejuvenation, the Wellness Center also includes an enclosure of the current outdoor basketball court to create multi-use space for various health and wellness approaches. Total area of construction is 13,018 square feet.

Poe Indoor Practice Field Addition – Funded by Athletic Gifts. The Poe Indoor Practice Field renovations consist of a new storage room and hydration stations on the East End of the facility, as well as renovations to the West End for expanded restrooms, a NFL Scout Room, Multipurpose Press/Media space, relocation of the Applied Science lab, NFL Locker Room for Recruiting, and the new Student Athlete Branding Institute for use by all student-athletes. Total area of construction is 11,188 square feet.

Trustee Swann moved to approve phase 1 and phase 2 construction approval of capital projects with budgets less than \$5,000,000. Trustee Wilkins seconded the motion. The motion was approved unanimously.

Approval: Phase 2 Construction Approval – Core Campus Safety and Revitalization – Mr. Wagner presented the request for phase 2 approval of \$21,000,000 construction budget to relocate University Facilities from Core Campus. The purpose of this project is to create a safer environment for students in the middle of campus while revitalizing the area with student-centered programs. Most maintenance, utility, custodial and associated staff for the University are located in deteriorating space in the heart of the student residential and recreation district. Facilities maintenance shops and warehouses are located within 30 yards of the recently completed Core Campus Residence Hall and are in a path that impedes student movement between main residential areas, student parking and the Fike Recreation Center.

Relocating these activities away from core campus will enhance safety and is consistent with the University's overall strategy of returning core E&G space to student-facing purposes. This will remove approximately 100 service vehicles and equipment, including tractors, lifts and backhoes, from the current location and eliminate dozens of daily deliveries and contractor vehicles that must travel in this dense student pedestrian area. Once University Facilities is moved, the existing shop and warehouse space can be demolished to provide for safer pedestrian access to this core of campus and the site will be available for future academic or residential development as appropriate.

A significant portion of the project will involve constructing replacement facilities at the Ravenel Center to relocate University Facilities and related departments from the campus core to the perimeter to increase student safety. The replacement facilities will include approximately 30,000 square feet of office space and approximately 35,000 square feet of shop, warehouse, storage, and shed spaces.

The project will also address renovating approximately 34,000 square feet of subsequently vacated space for student-oriented uses, such as the Campus Activities Department, the Office of Community and Ethical Standards and other associated programs. This renovation work is critical to vacating the Union so that it and Johnstone can be demolished.

Trustee Dukes moved to approve phase 2 construction approval for Core Campus Safety and Revitalization. Trustee Phyfer seconded the motion. The motion was approved unanimously.

Approval: Resolution Requesting Issuance of State Institution Bonds to Finance Construction of Core Campus Safety and Revitalization – Mr. Wagner presented the proposed bond resolution.

Trustee Wilkerson recused herself due to a potential conflict of interest. Trustee Dukes moved to approve the bond resolution. Trustee Smith seconded the motion. The motion was approved unanimously.

Approval: Phase 2 Construction Approval – Memorial Stadium Renovations – Mr. Wagner presented the request for phase 2 construction approval for Memorial Stadium renovations. This

request is to establish the Phase II construction budget for comprehensive improvements at Memorial Stadium in two phases. The project scope for Phase A will include three primary areas of improvement including: 1) adding premium seating areas and club spaces; 2) improving ADA accessibility and additional accessible seating; and 3) fan experience upgrades including a new videoboard.

Additional premium seating is needed to meet the significant demand for club and suite seating at the stadium and, as the primary revenue-generating facility for athletics, to meet the need for continued revenue generation and capital gifts for IPTAY. The west end zone area will be expanded with an additional 800-seat concourse-level club with amenities similar to the West Zone and Younts South Club. In addition, significant accessible and wheelchair plus companion seating in the west end will be included where proper sightlines and on-grade access exist.

Fan amenities for the stadium will be upgraded, including installing a larger main videoboard in the east end, a new audio/speaker system, and LED lighting. Included in the east end design will also be strategically expanded pedestrian pathways in and around the Hill and Howard's Rock area.

The project scope for Phase B will include: 1) parking lot enhancements and related site work and 2) football locker room renovations. Renovations to existing parking lots will include general sitework, potential capacity expansion, reorientations and reconfigurations, and amenity layout improvements for better tailgating experiences for IPTAY donors. Finally, the locker room will be expanded from 5,500 to 14,000 square feet, including a video-review space within the locker room and the relocation of equipment and sports medicine functions to provide efficient adjacencies.

Trustee Swann expressed concern about maintaining the connectivity between the stadium and campus.

Trustee Smith moved to approve phase 2 construction approval for Memorial Stadium renovations. Trustee Wilkins seconded the motion. The motion was approved unanimously.

Approval: Resolution Authorizing the Issuance of Athletic Facilities Revenue Bonds to Finance Memorial Stadium Renovations – Mr. Wagner presented the proposed bond resolution.

Trustee Wilkerson recused herself due to a potential conflict of interest. Trustee Smith moved to approve the bond resolution. Trustee Wilkins seconded the motion. The motion was approved unanimously.

President's Report

President Clements provided an update. He thanked Chairman McKissick for his six years of service as Chair of the Board of Trustees.

Chairman McKissick recessed the full Board meeting.

Trustee Wilkins convened the Compensation Committee. All members were present.

Approval: University Bonus Plan – Mr. Wagner presented a University wide bonus plan in recognition of the hard work and sacrifice of Clemson employees during the pandemic. Eligible employees will receive a bonus of 1.5% of their salary.

Trustee McCarter moved to approve the bonus plan. Trustee McKissick seconded the motion. The motion was approved unanimously.

Trustee Wilkins adjourned the Compensation Committee meeting.

Chairman McKissick reconvened the full Board meeting.

Approval: University Bonus Plan – Trustee Wilkins moved to approve the bonus plan. The motion was approved unanimously.

Chairman McKissick thanked faculty and staff for their efforts over the last year.

Executive Secretary's Report

ACC Governing Board Certification – Chip Hood presented the annual ACC Governing Board certification for approval, noting it sets out the delegation of responsibility for Athletics matters.

Trustee Phyfer moved to approve the ACC Governing Board Certification. Trustee Wilkins seconded the motion. The motion was approved unanimously.

Election of Chair – Mr. Hood noted that it is time for election of a new Chair for the Clemson University Board of Trustees. The term will be for two years. There is one nomination for Chair – Trustee Wilkerson.

Trustee Wilkerson was elected Chair of the Board of Trustees by acclamation.

Trustee Lee thanked Chairman McKissick for his six years of service as Chairman of the Board of Trustees and presented him with a ceremonial gavel on behalf of the Board of Trustees.

Executive Session

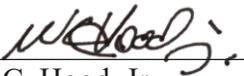
Chairman McKissick said it was necessary to go into Executive Session to discuss personnel matters, discuss pending contractual negotiations, to receive information concerning potential donors, and to receive information covered by the attorney client privilege. Trustee McCarter moved to go into Executive Session. Trustee Smith seconded the motion. The motion was

approved unanimously. The Board entered into executive session at 11:28 a.m. and returned to public session at 3:55 p.m.

Adjourn

There no being no further business, Chairman McKissick adjourned the meeting at 3:55 p.m.

Respectfully submitted,



W. C. Hood, Jr.
Secretary to the Board of Trustees



Approved

10/1/2021
Date