MINUTES
Finance and Facilities Committee
CLEMSON UNIVERSITY BOARD OF TRUSTEES

Executive Board Room
Madren Center
Clemson, South Carolina

October 20, 2022
1:45 p.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 Dukes, Chair, called the meeting to order at 1:35 p.m. with the following present:

Committee Members: David Dukes, Chair, presiding; Smyth McKissick, Vice Chair; Nikki Haley, Nicky McCarter, Mark Richardson, Bill Hendrix, Emeritus; and David Wilkins, Emeritus

Trustees: Ronnie Lee, Louis Lynn, Bill Smith, and Kim Wilkerson

Trustees Emeriti: J.J. Britton 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; Hank Morrow, Executive Secretary to the Board of Trustees; Robert Donato, Chief Strategy Officer; Chip Hood, General Counsel; Robert H. Jones, Executive Vice President for Academic Affairs and Provost; Angie Leidinger, Vice President for External Relations; Brian O’Rourke, Vice President for Development; Amy Smith, Vice President for University Relations and Chief Marketing Officer; Lisa Knox, Assistant Vice President and Executive Director for Office of Institutional Excellence; Rick Petillo, Chief Financial Officer; George Askew, Vice President for Public Service and Agriculture; Tanju Karanfil, Vice President for Research; Chris Miller, Vice President for Student Affairs; Tracy Arwood, Chief Ethics and Compliance Officer; Brian Voss, Vice President and Chief Information Officer; and Graham Neff, Director of Athletics
Guests: Doug Henry, CCIT; Joe Galbraith, Strategic Communications; Beth Crocker, Office of General Counsel; Stephanie Cooper, Campus Planning; Brian Powell, Faculty Representative to the Board of Trustees; Adam Fisher, Internal Audit; Sherri Rowland, Controller; Laura Stoner, Land and Capital Asset Stewardship; Kathy Hobgood, Auxiliary Enterprises; Tyler Saas, Finance and Operations; Dionne Simmons, Accounting Services; Melinda Fischer, Staff Senate President; Jake Anderson, Staff Senate; and Sally Mauldin, Office of the Board of Trustees

Media: Caitlin Herrington, Post and Courier; Riley Morningstar, Seneca Journal; and Caleb Gilbert, Seneca Journal

Angie Leidinger called roll of the committee. Trustee Dukes noted a quorum was present.

Joe Galbraith introduced media in attendance.

Information Item

1. Financial Update

Tony Wagner and Rick Petillo presented.

Executive Session

Trustee Dukes said it was necessary to go into executive session to discuss a pending contractual negotiation for a real property transaction and receive legal advice regarding the same. He said no votes or action would be taken while in executive session.

Trustee Richardson moved to go into executive session. Trustee McCarter seconded the motion. The motion was approved unanimously. The committee entered into executive session at 1:47 p.m. and returned to public session at 2:31 p.m.

Action Items

1. Approval: Proposed Acquisition and Exchange of Property

Laura Stoner presented the request to pursue and acquisition and land exchange to benefit the University. The University has been made aware of an opportunity to acquire and exchange property which would benefit the University and enhance the teaching and research the University conducts. Details regarding the acquisition and exchange and how the deal will be structured have not been finalized.
The University has identified the need for this property and believes it in the University’s best interest to pursue the acquisition and exchange of property. Additionally, the University has identified the sources of funding which would complete the transaction.

This proposed acquisition and exchange have been reviewed by individuals of the administration, the Land and Capital Asset Stewardship Committee, PSA, the Office of Land and Capital Asset Stewardship, and Office of the General Counsel who support the transaction. These groups believe this real estate transaction to be within the best interest of the University and would positively impact the teaching and research that is conducted.

Trustee McKissick moved to approve the proposed acquisition and exchange of property. Trustee Richardson seconded the motion. The motion was approved unanimously.

2. Approval: Old Central Road Land Swap

Ms. Stoner presented the proposed Old Central Road land swap.

Clemson has been approached by the McKenzie/Leitner family regarding a proposed like value exchange, which would allow Clemson to exchange approximately 1.1 acres of property in the City of Clemson adjacent to the McKenzie/Leitner and City of Clemson Wastewater Treatment facility properties in return for approximately 1.1 acres of property which adjoins the CEF in the same area.

The McKenzie/Leitner property is currently in the county with little development oversight exposing the CEF to the potential of non-favorable development which could pose a problem to the CEF if the 56-acre tract were to be developed with high-density on the entire tract. The proposed land swap would allow McKenzie/Leitner to gain affordable access to City water and sewer which would allow the property to be annexed into the City and would provide zoning oversight into how it could be developed.

In addition to the proposed exchange, McKenzie/Leitner has agreed to limit the housing density on the CEF side of the property to single-family detached homes to reduce the pressure on the natural habitat surrounding the CEF. They have also agreed to provide a 25-foot buffer along the common property boundary (except the area dedicated to the utility path being contemplated) for a walking path for the development which would be deeded to the HOA for oversite alleviating dumping of random yard waste, coals from firepits, etc. on CEF property and limit points of ingress and egress between the properties. Finally, McKenzie/Leitner has agreed to prohibit the use and introduction of certain invasive species to be allowed within the property to be developed. This would keep these invasive species from spreading into the CEF and will help protect the native plant population established within the CEF.

The values of the properties have not yet been determined, however McKenzie/Leitner has agreed that if the CEF parcel appraises for a higher value than the McKenzie/Leitner property, then McKenzie/Leitner will be responsible for the difference in value which will be paid at the
time of transfer. McKenzie/Leitner also agreed that if its property is more valuable than the CEF property, the University will not be responsible for the difference in appraised values. Additionally, McKenzie/Leitner has agreed that this land swap will be at no cost to Clemson.

This proposed land swap has been reviewed by individuals of the Office of Land and Capital Asset Stewardship and the Clemson Experimental Forest who support the transaction and believe it is in the best interest of the University because the owner has agreed to protections staff has recommended, which will be memorialized, and which will help reduce development pressures of the CEF in this area, protect the CEF from the potential introduction of invasive species, and protect the property line to eliminate multiple access points to the CEF by establishing an HOA buffer. More importantly, in working with this landowner, their property will be annexed into the City of Clemson, allowing for development oversight by the City which would not otherwise be available if developed within the County.

Trustee McCarter moved to approve the land swap. Trustee Richardson seconded the motion. The motion was approved unanimously.

3. Approval: Johnstone Hall/Core Campus Demolition Phase 2

Mr. Wagner presented the request for Phase II approval for $16,000,000 to establish the project budget to demolish Johnstone Hall/Core Campus. This project is to demolish the approximately 132,500 square foot Johnstone Hall and Union Building Complex as well as smaller facilities associated with University Facilities’ move away from the campus core. Demolition will support the University’s broader strategy to prioritize on-campus space for student centric needs. Since the feasibility study was completed, materials and labor costs have increased the project costs from $12 million to $16 million, consistent with construction escalation industrywide.

Johnstone Hall was built in the 1950's as temporary housing and is well past its useful life. The Union Building was constructed in 1974 and is in poor condition. Johnstone has been vacated and requires expensive maintenance to ensure the safety of students, faculty and staff living and working near it. Both buildings are inefficient, unsuitable for continued use, and located in the center of campus, adjacent to Tillman Hall and the recently constructed Core Campus residence halls. The buildings will be replaced with green space for student activities.

Trustee McCarter moved to approve the demolition. Trustee Richardson seconded the motion. The motion was approved unanimously.

4. Approval: Advanced Materials Innovation Complex Construction Phase 2

Mr. Wagner presented the request for Phase II approval for $130,000,000 to establish the project budget to construct the Advanced Materials Innovation Complex. This project is to construct an Advanced Materials Innovation Complex. The Advanced Materials Innovation Complex will be the home to the Department of Materials Science and Engineering. The facility will provide a state-of-the-art, approximately 143,000 square foot interdisciplinary research laboratory and teaching facility for the Chemistry, Materials Science and Engineering, and Chemical and Biomolecular Engineering departments and related programs. This facility is essential to support
the significant research and enrollment growth in these disciplines and to maintain Clemson's contributions to the State as a public, top-tier research university. Research expenditures in these fields are expected to reach approximately $17 million annually by 2026, which is critical to supporting the research goals of the University's strategic plan. Further, enrollment in these high demand science and engineering disciplines is projected to grow by 25-30% by 2026. The current lack of chemistry facilities and laboratory space on campus will limit the University's ability to serve more students in these programs, making this facility critical to serving the State's growing educational and workforce needs.

The Advanced Materials Innovation Complex will include a variety of classrooms, wet and dry laboratories, faculty and administrative offices, lecture halls, seminar rooms and shared spaces that will encourage greater collaboration among students, faculty, staff and industry partners in the science and engineering disciplines. The facility will support 120 faculty and staff located in the building along with up to 180 graduate assistants assigned to the research labs, as well as contain undergraduate labs that will accommodate more than 12,000 students a week. In addition to replacing buildings built between the 1930's and 1980's that no longer meet the instructional and research needs of a top-tier research and top-30 public university, this facility will allow for the systematic renovation of several antiquated facilities that are very costly to maintain as laboratory facilities.

Trustee Richardson moved to approve the project. Trustee McKissick seconded the motion. The motion was approved unanimously.

5. Approval: Advanced Materials Innovation Complex Bond Resolution

Mr. Wagner presented the bond resolution. Trustee Richardson moved to approve the bond resolution. Trustee McCarter seconded the motion. The motion was approved unanimously.

6. Approval: Proviso Projects

Mr. Wagner presented the proposed proviso projects. The University requests approval to proceed with the three projects noted below under 2023 budget proviso 117.140. 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 November 15th of the current fiscal year.

Previously approved requests:
• Entrepreneurship Accelerator Program – budget increase from $3,000,000 to $4,300,000
• South Campus Stormwater and Landscaping Improvements – budget increase from
$1,300,000 to $1,500,000

New Projects:
- Southern Green - $1,200,000
- Poe East End Storage Building - $1,900,000
- PAW Journey at Reeves - $1,500,000
- Edisto REC Discovery Heritage Center Renovation - $1,600,000

Entrepreneurship Accelerator Program – Funded by Maintenance and Stewardship Funds

The project will upfit two leased spaces totaling 8,884 square feet at U-Centre in Downtown Clemson to host an entrepreneurship accelerator program. 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 meeting spaces for both formal and informal interaction. This hub for entrepreneurship education in downtown Clemson will be served by state-of-the-art technology and entrepreneurial expertise allowing it to connect the University with alumni, friends, business and industry partners, and others interested in seeing entrepreneurial activities at Clemson University grow and thrive.

The project was previously approved with budget of $3mm. The project cost increase is directly related to continued material and labor cost escalation, along with supply-chain issues, which in turn impact cost. Anticipated completion is Summer 2023.

Trustee is assigned.

South Campus Stormwater and Landscaping Improvements – Funded by Maintenance and Stewardship Funds.

The Kappa Street entrance off Perimeter Road is becoming a major gateway for some of Clemson’s most important landmarks, such as the Strom Thurmond Institute building, the new Cadden Chapel, Cooper Library, the Academic Success Center, and the Watt Family Center. This area requires significant stormwater quality improvements to address increased stormwater volumes from multiple construction projects and future planned projects within the central campus stormwater basin.

This project enhances the central campus stormwater retention pond located below Lee Hall for water quality, erosion, and sinkhole issues in the central and south campus area. Landscaping improvements which are part of the project, will enhance the beauty and accessibility of this area’s natural environment.

The project was previously approved with a budget of $1.3mm. The construction industry experienced significant price increases from the time the budget was approved until the project bid on August 30, 2022. The South Campus Stormwater and Landscaping Improvements project will begin in Winter 2023, and planned construction is 6 months.

Trustee assignment and involvement is not recommended.
**Southern Green** – Funded by Maintenance and Stewardship Funds

The South Green is located prominently in the center of campus. The project area is bounded by Cooper Library, Watt Innovation Center, Academic Success Center, and the Strom Thurmond Institute. This open space has historically functioned as a highly trafficked pass-through space. With the addition of the Academic Success Center, the Watt Innovation Center and the Samuel J. Cadden Chapel, the open space shared among these buildings will be updated to provide improved ADA accessible routes and extend emergency access. Project improvements include new sidewalks, area lighting, improved storm drainage, enhanced landscape and lawn area for special events, and site furnishings.

The Southern Green project will begin in Spring 2023, and planned construction is 4-6 months.

**Trustee assignment and involvement is not recommended.**

**Poe East End Storage Building** – Funded by Athletic Gifts

The Poe Indoor Football Facility East storage building addition was evaluated as part of a previous feasibility study for improvements at the Poe Indoor Facilities. This storage building would be utilized for field and sports medicine equipment that was previously stored in the Poe West Indoor Football Facility, now occupied by the Clemson Branding Institute.

The project includes 3,120 square feet of new storage space for athletic training and equipment departments and will be directly accessible from the Indoor Football Facility and exterior of the building. An additional nutrition area of 543 square feet would be utilized for dry snacks and light nutritional supplements for athletes. The addition will also include a low-slope roof, similar brick facade and include relocation of naming signage for the Indoor Practice Facility. The Poe East End Storage Building project will begin in Spring 2023, and planned construction is 4-6 months.

**Trustee assignment and involvement is not recommended.**

**PAW Journey at Reeves** – Funded by Athletic Gifts

Paw Journey Renovations were evaluated as part of a feasibility study for improvements at the Reeves Football Complex. This project includes remodeling 3,460 square feet of interior spaces inside and adjacent to Paw Journey for new offices, conference rooms, and miscellaneous support spaces. Paw Journey remains one of the most successful programs within Clemson Football and features a leadership initiative to develop student-athletes through personal and professional growth and life skills. Expansion of this program is necessary to continue to provide services in an expanded role for Clemson Football.

The PAW Journey project will begin in Spring 2023, and planned construction is 4-6 months.

**Trustee assignment and involvement is not recommended.**
**Edisto REC Discovery Heritage Center Renovation** – Funded by Federal USDA Funds and PSA Revenues

The Edisto Research & Education Center is located in Barnwell County, where scientists have studied and developed agricultural production practices since 1937. Currently, the main research focus at Edisto REC is precision agriculture, where temporal and spatial data are used to drive agricultural management decisions to maximize resource utilization efficiency, profitability, and sustainability. Research and Extension programs currently represented at Edisto REC include: Agricultural Engineering, Animal Feed Grains, Livestock and Forages, Entomology, Irrigation, Peanut Production, Plant Pathology, Precision Agriculture, Sensor Utilization and Automation, Soil Fertility, Weed Science, and Vegetable Production.

This project will construct roughly 2,000 square feet of lab space, clear room, gel room and PCR room in the existing Discovery Heritage Center that is currently being used for storage. A new HVAC system and laboratory exhaust system will be included.

Renovation will begin Fall 2022 and will be completed in Spring 2023. The appropriation has already been approved and funded by the USDA.

**Trustee assignment and involvement is not recommended.**

Trustee McKissick moved to approve the proviso projects. Trustee McCarter seconded the motion. The motion was approved unanimously.

7. Approval: Fall 2023 (FY24) Graduate Tuition

Bob Jones presented the proposed graduate tuition change for Fall 2023. There is a 5% increase based on market and enrollment trends. Graduate tuition increases support research mission and Ph.D. programs.

Trustee Richardson moved to approve the Fall 2023 graduate tuition. Trustee McKissick seconded the motion. The motion was approved by a vote of 3-2 with Trustees Haley and McCarter voting nay.

**Information Items**

2. Legislatively Authorized Projects

Mr. Wagner presented.

3. Staff Senate Report

Melinda Fischer provided an update.
Written Report

1. Capital Investment Update

Trustee Dukes referred to the previously distributed written report.

Adjourn

There being no further business, Trustee Dukes adjourned the meeting at 2:59 p.m.

Respectfully submitted,

Hank Morrow
Executive Secretary to the Board of Trustees

Approved Date
Feb 3 2023