

APPROVED

MORAIN VALLEY COMMUNITY COLLEGE 9000 West College Parkway Palos Hills, IL 60465

The Governing Board of Moraine Valley Community College, District No. 524, Committee of the Whole Meeting was held on Wednesday, September 3, 2025, in Building D, Board Room D219, 9000 West College Parkway, Palos Hills, Illinois, 60465.

I. CALL TO ORDER/PLEDGE OF ALLEGIANCE

Chair Beth McElroy Kirkwood asked meeting attendees to rise and join her in reciting The Pledge of Allegiance. The meeting was called to order by Chair Beth McElroy Kirkwood at 5:00 p.m.

II. ROLL CALL

Present: Beth McElroy Kirkwood, Chair; Walter Fronczek; Eileen Kerlin Walsh (arrived at 5:22 p.m.); Patricia Joan Murphy (arrived at 5:19 p.m.); Jaclyn O'Day (arrived at 5:01 p.m.); Diane Shaar; Tracy M. Sullivan; Garrett Weigel, Student Trustee

Absent: None.

III. AUDIENCE PARTICIPATION

None.

IV. FACILITIES MASTER PLAN PRESENTATION, DISCUSSION AND BOARD DIRECTION

Dr. Haney welcomed Dominick Demonica of Demonica Kemper Architects, who provided an update on the Facilities Master Plan. She noted that the goal of the presentation was to request guidance and direction from the Board on the next phase of the Facilities Master Plan. Dr. Haney stressed that the strategic planning goals are centered around Moraine Valley's strategic priorities, and the plan reflects a long-term vision that supports student learning, program growth, and equitable access to education. She said that to serve our students and meet programmatic needs, we must grow our infrastructure.

Dr. David Dammon, vice president of Administrative Services, noted that the Facilities Master Plan addresses the significant shortage of skilled workers in

the community, making crucial the expansion of space for Automotive Technology, Welding, Heating and Air Conditioning/HAC Stationary Engineer, Manufacturing, and Fire Science/Criminal Justice. These programs are in demand and have the most urgent and strategic need for an upgraded space. He also provided an overview of the office relocations included in the Facilities Master Plan, which were determined from the focus groups held with college employees. He noted that these office relocations are dependent on an expansion of space for CTE programs.

Mr. Demonica noted that the Automotive Technology Program currently operates in Building T but lacks approximately 17,000 square feet to function effectively. The space constraints lead to overcrowding in the workspace. The Welding Program also presently operates in Building T but is around 4,200 square feet short of what the program actually needs. The rooms lack air conditioning and have narrow corridors where metal is being stored. The Heating and Air Conditioning/HAC Stationary Engineer programs also currently operate in Building T but are approximately 7,000 square feet short of what is needed for the programs to continue growing. The Fire Science and EMS programs require around 18,300 square feet of additional space.

Mr. Demonica provided the Board with potential options to meet the needs of the college's programs. The least intrusive option would involve adding extensions to Building T. However, space constraints, such as nearby driveways, parking lots, and cooling towers, limit expansion possibilities. The additions could provide approximately 5,200 square feet for the Automotive Technology program, leaving a shortfall of about 12,000 square feet. Additionally, they could provide around 4,800 square feet for the Heating and Air Conditioning/HAC Stationary Engineer programs, resulting in a 2,200 square foot deficit. He noted that expanding these programs in Building T would hinder the growth opportunities for the Fire Science and Manufacturing programs.

Mr. Demonica discussed the proposal of constructing a new CTE building and provided three potential locations. The first option would be to build on the northwest side of the main campus in Palos Hills. This option provides access to existing utilities, reduced stormwater management requirements, and access to existing utilities. The challenges of building in this location include the loss of parking, visibility of outdoor equipment from 107th Street, and the limited opportunities for future building expansions. The second option would be to build on the southeast side of campus on the west side of 88th Avenue. This would provide access to existing utilities and connectivity to the main campus.

The site's challenges include the limited space for construction and the visibility of outdoor equipment from 88th Avenue. The third option is to build the building on the property east of 88th Avenue. This would enable program growth, conceal outdoor equipment, and facilitate future development and expansion. The challenges of this location include the absence of access to existing utilities, stormwater management requirements, and its separation from the main campus by 88th Avenue. Mr. Demonica said building in the undeveloped area across from 88th Avenue is likely the best long-term solution. This expansion was referenced in the overall Facilities Master Plan. He referenced similar projects at other colleges in Illinois, detailing their funding sources and construction costs.

Mr. Demonica presented the Board with three different options for the Facilities Master Plan and the construction of the 94,000-square-foot CTE facility on the preferred site, located east of 88th Avenue. The first option would cost approximately \$98.4 million and include the development of the building, stormwater management, and the relocation/construction of practice and competition fields. The second option would cost approximately \$84 million and would remove the competition soccer field from the plan. The third option would cost approximately \$78.3 million and would remove the soccer practice field from the plan. The second phase of development would include renovations of Building T for Fire Science, EMS, and Manufacturing programs, and the Information Technology Department. The costs of these renovations would be approximately \$34.2 million. Mr. Demonica presented the Board with a conceptual project timeline for the potential new building. He discussed the need to conduct a land assessment to determine the feasibility of constructing on the land directly east of the main campus on 88th Avenue.

Chair McElroy Kirkwood thanked Mr. Demonica for providing the Board with different options for the Facilities Master Plan. Trustee Sullivan asked Mr. Demonica to clarify whether the college would complete the land assessment before deciding on the Facilities Master Plan. Mr. Demonica confirmed the college would need to complete the land assessment soon, and it was noted that the land assessment would be on the agenda for approval at the regular meeting of the Board on September 18, 2025. Trustee Sullivan said she was grateful to hear that the land assessment would be completed, ensuring there would be no issues with the construction. Mr. Demonica agreed and noted that part of the costs presented to the Board included the problems anticipated from the land assessment. Trustee Sullivan thanked Mr. Demonica and stated that the Board needs to seriously consider the current and future program needs to continue supporting growth. Vice Chair Murphy and Trustee Fronczek suggested

considering alternative financial options, including potentially scaling down the building to make it more cost-effective. Mr. Demonica said modifications could be made to reduce costs. Trustee Fronczek thanked Mr. Demonica and the college administration for clearly identifying the needs and desires of the programs involved.

Mike Cipolla, vice president of Financial and Business Services, introduced Tammie Beckwith Schallmo, senior vice president/managing director of PMA Securities, LLC. Ms. Beckwith Schallmo presented potential funding options the college can explore if it pursues the construction of a new CTE building. She noted that community colleges often issue municipal bonds to finance capital projects, and the college's existing bonds will be paid off on December 1, 2026. Ms. Beckwith Schallmo noted that the current bond and interest tax rate is approximately \$0.06 per \$100 of equalized assessed value, contributing to an expected annual payment of around \$8 million. If no new bonds are issued, taxpayers could see a reduction of about \$39 for a \$200,000 home by 2026. She then presented multiple scenarios if the Board pursued a referendum. A \$50 million bond issue, paid back over 20 years, would still result in a \$21 reduction in taxes for a \$200,000 home. A \$75 million bond issue, paid back over 20 years, would still result in a \$11 reduction in taxes for a \$200,000 home. A \$100 million bond issue, paid back over 20 years, would still result in a \$2 reduction in taxes for a \$200,000 home. A \$91 million bond issue, paid back over 15 years, would maintain the same tax payments for a \$200,000 home. A \$106.2 million bond issue, paid back over 20 years, would keep tax payments the same for a \$200,000 home. She informed the Board that a referendum must be placed on the ballot and could be held as early as March or November 2026. It was noted that the timeline for constructing a new building would depend on whether or when the Board places a referendum on the ballot. A separate referendum campaign committee would handle advocacy, as college funds cannot be used for that purpose. Trustee Sullivan inquired whether the timing of a referendum impacts its success. Ms. Beckwith Schallmo said that it depends, but referendums tend to perform better when they align with general elections. Secretary Kerlin Walsh asked if referendums are the norm when pursuing the construction of a new building. Dr. Haney acknowledged that there are other funding options but confirmed that this has been the traditional report for funding expansions. The Board thanked Ms. Beckwith Schallmo for her presentation. Vice Chair Murphy requested that a combination funding plan be considered, to which Dr. Haney replied that it would be up to the Board's discretion.

Dr. Haney explained that the primary objective of the Committee of the Whole meeting is to secure approval from the Board to conduct a land assessment to determine the feasibility of constructing on the land directly east of the main campus on 88th Avenue. The evaluation is expected to cost approximately \$162,000. The college is seeking approval of the land assessment during the September Board meeting, with a decision on the Facilities Master Plan to follow at the November Board meeting.

V. **BOARD POLICY REVIEW**

The Board continued its review and discussion of Board policies. Chair McElroy Kirkwood noted that legal counsel has reviewed the policies and determined that they do not conflict with state statutes. She emphasized the administration's responsibility to draft and revise the policies. Chair McElroy Kirkwood stated that she believed the Board had deliberated these policies at great length during a previous Committee of the Whole meeting and at the Board retreat on August 4, 2025.

Trustee O'Day stressed the importance of clear policymaking to prevent ambiguity and to maintain public trust. She said she believes the Board has a duty to uphold transparency, fulfill legal responsibilities, and follow best practices. She said if the Board moves forward with approving the policies, she asked that Trustees consider establishing a mechanism that would enable any Trustee, with the support of three other Trustees, to bring forward items for consideration. She explained these items as requests for information that are not burdensome or any other matter, even if the Board Chair and the college president were not in support of them.

Trustee Sullivan said she had a few questions and concerns about policies located in Article 2, Board Governance. She noted that Article 2 is very important and outlines the role of the Board. She stressed the importance of ensuring Article 2 is accurate. She said she noticed a policy stating that the Board follows Robert's Rules of Order, but she does not believe the Board currently adheres to Robert's Rules of Order. She suggested having legal counsel provide an overview of Robert's Rules of Order to make sure the Board is running meetings properly.

Trustee Fronczek provided feedback on Board Policy 4200, Admissions. He noted that the policy states that the college has an open-door admission policy. Trustee Fronczek noted that the college sometimes has difficulty finding staff to teach sections and that it may be beneficial to mention this in the policy. He

said the wording in the policy may be confusing for students who are attempting to enroll in programs with special admissions requirements.

Trustee Fronczek said he had a question on Board policy 4420, Awarding Credit for Prior Learning and Transfer. He noted that the policy states the dean of Enrollment Services develops the procedures by which the college evaluates transfer credit upon receipt of an official transcript. He asked if the academic deans and vice presidents also should be included in this section. Dr. Ryen Nagle, vice president of Academic Affairs, noted that the dean of Enrollment Services oversees the process itself. Trustee Fronczek said the policy should remain as written.

Trustee Fronczek said he had a question on Board policy 4530, Student Employment. He asked if there is a minimum grade point average (GPA) requirement for student employees. Dr. Normah Salleh-Barone, vice president of Student Development, responded that there is no GPA requirement for student employees. Instead, when students apply for jobs as part of the interview process, supervisors will mentor students who may not have a strong GPA, directing them to available resources. She said the goal is to avoid limiting opportunities for students with GPAs below 2.0.

Trustee O'Day commented on Board Policy 1100, Mission, Vision, and Core Values. She noted Dr. Mary Spilde, ACCT Consultant, emphasized the importance of the Board being involved in the strategic planning process. She said she and other Trustees felt they were not given the opportunity to be engaged in that process. Trustee O'Day proposed that the Board revisit this topic at a future meeting or retreat, offering an opportunity for any Trustees to discuss the Board's role in the process.

Chair McElroy Kirkwood expressed gratitude to the administration, Executive Leadership Team, and attorneys for their support. She specifically acknowledged Mary Spilde, Jim Reed, executive director of the Illinois Community College Trustees Association, and Kelly Grab, compliance officer, for their contributions and feedback during the Board retreat on August 8. She also thanked Dr. Haney for her leadership and dedication. Chair McElroy Kirkwood highlighted the importance of teamwork and the valuable contributions of the staff and employees at Moraine Valley. She noted that legal counsel has reviewed the policies and provided their recommendations, and that she felt comfortable moving forward with placing the policies as written on the agenda for approval at the regular meeting of the Board on September 18.

Trustee Shaar shared that she believed the creation of a Board policy subcommittee could be helpful. Trustees Sullivan and O'Day agreed and stated that they would like to discuss the creation of this subcommittee at a future meeting. Chair McElroy Kirkwood said the Board began reviewing the Board Policy Manual as a Committee of the Whole so that all Trustees could be involved in the discussion. Trustee Sullivan said she would like to have the creation of a subcommittee on a future agenda as a discussion item. Chair Kirkwood asked legal counsel what the requirements are under the Open Meetings Act for subcommittees. Attorney John Murphey said a subcommittee meeting would require an official posting and notice under the Open Meetings Act, regardless of the number of Trustees on the subcommittee. Vice Chair Murphy said it would be helpful to provide a schedule of the Committee of the Whole meetings for college employees and for the Board.

Trustee Sullivan asked to discuss Board policy 2300, Legal Counsel. She asked if the Board should identify legal counsel as parliamentarians at public meetings when the Board asks for clarification on parliamentary procedures during a meeting. Attorney Murphey stated that Moraine Valley's meetings always have been extremely collegial, and he does not believe there is a need for a parliamentarian designee. Attorney Crowe noted that part of the role of legal counsel is to assist with parliamentary questions.

Trustee O'Day asked if the legal review had examined whether Board policies align with the directives provided in state statutes. Attorney Leeanne Crowe confirmed that the policies comply with the Illinois Public Community College Act. She emphasized that the absence of specific details from the statute in the policy does not diminish the board's authority. Secretary Kerlin Walsh said if the Board includes everything from state statutes in its policies, they would be unreadable. She emphasized the importance of understanding that when a policy references a state statute, the information from that statute applies, even if it is not explicitly stated in the policy.

Trustee O'Day asked to discuss Board Policy 2000, Authority of the Board. She asked to clarify the text in this section because she believes it is unclear if specific Board members can give their public opinions. Attorney Crowe said her understanding of the policy is that, despite the dissents, if the Board approves something collectively, it becomes the Board's decision. Trustee O'Day said she wanted to ensure the Board was not infringing on individuals' freedom of speech. Attorney Crowe said her interpretation of the policy does not prohibit individuals from expressing a dissenting opinion. Trustee O'Day

noted that the policy discusses requests from the Board for special reports. She asked what that policy would look like. Attorney Crowe stated that the policy allows Trustees to seek access to records or request copies of records from the college president. A Trustee who is denied may ask the Board to determine whether the record should be provided or may file a request under the Freedom of Information Act. Trustee O'Day said she does not understand how an individual Trustee can request Board approval to obtain a record or report. Attorney Crowe said the request would likely be put on the agenda like any other item, but it would depend on what specifically is being requested. Dr. Haney clarified that requests are sent to the Board Chair and shared with the college president. However, if a report is questionable or would require an enormous amount of staff time to complete, then the Board would have to vote to determine whether the request should be fulfilled. Trustee O'Day asked how the request can be placed on the agenda if the college president does not agree to it. Dr. Haney said she believes it would be at the discretion of the Board Chair. Trustee O'Day suggested the Board consider establishing a mechanism that would enable any Trustee, with the support of three other Trustees, to bring these requests forward for consideration at a Board meeting, even if the Board Chair and college president were not in support. Secretary Kerlin Walsh asked Trustee O'Day if she could provide an example of the type of record or report that might be denied. Trustee O'Day said she did not have a specific example, but she wanted to ensure a mechanism was in place.

Chair McElroy Kirkwood stated that the Board has been working on the policy review for a year and that she believes it is time to move forward. Trustee Sullivan asked Chair McElroy Kirkwood if the Board is proceeding with the policies as presented. Chair McElroy Kirkwood said she believed the policies should be approved as presented during the meeting. Trustee Sullivan noted that other Trustees may still have feedback on the policies. Chair McElroy Kirkwood stated that the Board has spent time and taxpayer money reviewing the policies, and that she believes the Trustees have had ample opportunity to provide feedback. Vice Chair Murphy suggested the Board continue reviewing any additional comments during the Committee of the Whole meeting so any revisions can be included in the version that will be on the agenda for the September Board meeting. Trustee Fronczek stated that his suggested edits to Article 4, Students, do not need to be included in the policies that will be on the agenda for approval at the September Board meeting.

Trustee Sullivan suggested removing Board Policy 2800, Policy and Bylaw Development, and proceeding with a vote on the remaining policies and articles during the September Board meeting. Attorney Murphey agreed with this

option and noted that it would allow further discussion on Board Policy 2800 while placing the other policies on the consent agenda. The Board agreed to move forward with this plan.

VI. TRUSTEE DISCUSSION

None.

VII. ADJOURNMENT

The meeting adjourned at 7:26 p.m.