

**REPORT OF MINUTES**  
**BAY de NOC COMMUNITY COLLEGE**  
**BOARD OF TRUSTEES**  
**SPECIAL BOARD (RETREAT) MEETING**

**Bay de Noc Community College**  
**Student Center Building, Room 525**  
**Escanaba, MI 49829**

**October 29, 2021**

**I CALL TO ORDER:**

The meeting was called to order at 3 p.m. ET by Chair, Steve Davis.

**II ROLL CALL:**

Roll call was taken by Joy Hopkins, Board Secretary.

Members present: Jeremy Nastoff, Eric Lundin, Nick Chenier, Terri Mileski, Joy Hopkins, Steve Davis

Tom Butch arrived at 3:14 p.m.

Members absent: None

Administration: Laura Coleman

Recorder: Joy Hopkins, Board Secretary

**III CITIZEN**  
**INTRODUCTIONS**  
**AND COMMENTS:**

None

**IV DECLARATION OF**  
**INTEREST:**

Jeremy Nastoff declared his law firm serves the City of Escanaba and would recuse himself during discussion regarding the lease with the City for the soccer fields.

**V RETREAT BUSINESS:**

These items were discussed:

**A. Strategic Decisions**

1. Athletic Program Expansion Proposal

Discussion was held regarding proposed expansion of the athletic program to include the depth of the ripple effect regarding student housing, tag-a-long friends, and access to training areas such as the soccer fields. Volleyball is progressing. Expansion opportunities include e-sports and soccer.

2. Student Apartments

An expansion of the athletic program would require additional housing. Blomquist Architects provided three student housing plan options that would add 50 beds. Trustees favored the apartment style dorms as the best fit, at \$3.2 million financed by the USDA at 2.25% interest. Current student housing accommodates 99 students. Trustees consented to further investigation of the next step for new construction of additional student housing in time for 2024; although trustees would like to move quicker if possible. Other architectural firms could be explored as feasible.

Remodeling on the current student housing will be done by fall 2022.

3. Soccer Field Lease Agreement with City of Escanaba

Changes will be necessary on the existing 25-year lease with the City of Escanaba for the soccer fields. Costs will include \$8,750 per year for upkeep and \$5,500-\$7,000 per year for Bayside Soccer association costs. The lease from 2009 was never recorded with the County Registrar of Deeds so the 75 ft. property overlay between the M-TEC (now YMCA) and soccer fields was unknown. The City wants to terminate the lease, but the College first needs to assess the costs and a Use Agreement with Bayside Soccer (503(c)3). The YMCA expressed interest in use of one soccer field. The fields are in high demand. Trustees discussed supporting releasing the City from their obligation; however, the possibility of additional landscaping/maintenance of the fields would be an added burden on the College. The City would be required to release the 75 ft. property overlay.

#### 4. Future Projects

Dr. Coleman advised of grants and/or state money becoming available for a workforce development center.

### **B. 2022 Proposed Regular Meeting Dates**

Trustees reviewed the 2022 proposed regular meeting dates. December 14 was preferred instead of December 21 for the 2022 December meeting. The dates will be approved at the December 15, 2021 meeting.

### **C. Annual Board Policy Review**

Trustees reviewed the policies assigned for their annual review before the meeting. The Succession Plan Guideline for the College President should be reviewed to address the change in the VP of Academic Affairs position.

## **VI Adjournment**

It was motioned by Eric Lundin and seconded by Terri Mileski to:

**“Adjourn the meeting.”** No discussion. Motion carried unanimously. The meeting adjourned at 5:35 p.m. ET.

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Joy E. Hopkins Board Secretary	Completion Date:	Approval Date
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Stephen T. Davis Board Chair	Approval Date
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