



## **BOARD OF TRUSTEES CLEVELAND STATE UNIVERSITY**

### **MINUTES OF THE MEETING**

#### **BOARD OF TRUSTEES MEETING**

**DATE:** Thursday, March 20, 2025; 8:00 a.m.

**PLACE:** Hybrid Meeting— Wolstein Center, 4<sup>th</sup> Floor and via Zoom; livestreamed for public view.

**PRESENT:** Board Chair David M. Reynolds; Trustees Nikki C. Byrd; Timothy J. Cosgrove, Paul J. Dolan, Diane M. Downing, Alan G. Starkoff, D. Geoffrey Vince, and Vanessa L. Whiting; Student Trustees Skye Carlson and Akshat Shah; Faculty Representatives Dr. Carol Olszewski and Dr. Linda Quinn; Ex Officio Member Karen A. White; President Laura Bloomberg; and Secretary to the Board of Trustees, General Counsel and Vice President, Legal Affairs and Compliance Sonali B. Wilson.

Others in attendance: Provost and Sr. VP of Academic Affairs Nigamanth Sridhar; Chief Financial Officer Nicole Addington; VP of Enrollment Management Randall Deike; VP, Chief Marketing and Communications Officer, Roy Gifford; VP of Advancement Julie Rehm; Executive Director, Government Affairs Caryn Candisky; VP, Student Belonging and Success Tachelle Banks; Chief of Staff and Chief Administrative Officer Patricia L. Franklin; Chief Information Officer Wesam Helou; Chief Human Resources Officer Douglas Dykes; Athletic Director Kelsie Gory Harkey; and Assistant Board Secretary Heather A. Link.

Chair Reynolds called the meeting to order at 8:04 a.m., confirmed that a quorum was present, and noted that the meeting was being livestreamed on the Board website for public viewing.

#### **REPORT OF THE CHAIR**

Chair Reynolds acknowledged that the Board has received many letters and emails regarding the decision to eliminate three athletics programs at CSU, and that the decision to eliminate athletics programs was not one that the board took lightly. However, the decision stands.

The decisions were part of a larger university wide effort, which has been ongoing since July 2023, to cut costs, streamline the university's operations, and strategically review the University's expenses to address budgetary shortfalls.

The athletics department was tasked with reducing expenses, as outlined in the Organizational Resilience and Financial Stability report, but the department also had to make additional cuts beyond what was in that report due to reduced NCAA revenue. In addition, the analyses upon which the decision to eliminate certain sports was based, involved more than monetary considerations but also legal issues, including Title IX considerations.

He noted that impacted student athletes choosing to stay at CSU will continue to receive their athletic financial aid so that they can complete their degrees, and CSU will assist those wishing to transfer to another college or university in order to continue their playing careers.

Chair Reynolds acknowledged that the members understand that this is challenging, and these decisions are difficult, but that each decision has been made after extensive consultation and thoughtful consideration.

He then continued with the regular agenda.

Chair Reynolds welcomed newly Governor-appointed Trustee, Dr. D. Geoffrey Vince, for a term through May 1, 2027. He reminded voting members that their Financial Disclosure Statements are due to the Ohio Ethics Commission on May 15, and if members have any questions, they should contact the Board Office.

Calling for a motion to approve the minutes of the January 23, 2025 meeting, Trustee Downing moved the approval, and Trustee Starkoff seconded. Board Secretary Wilson called the roll and the minutes were approved.

### **Faculty Promotion and Tenure Recommendations and Librarian Promotion Recommendation**

Chair Reynolds announced that the order of the agenda would be slightly modified. The faculty and librarian were invited to a celebratory breakfast prior to the meeting, and since they were in attendance, the resolutions would be considered for approval at this point. He commended the individuals' successes inside and outside of the classroom.

Noting that promotion and tenure is a high honor, including many levels of external and internal review before the recommendations come to the board, he announced that both resolutions would be considered together.

Trustee Cosgrove moved the approval; and Trustee Whiting seconded. The Board Secretary called the roll, resulting in approval with standing applause.

### **RESOLUTION 2015-13**

#### **PROMOTION AND TENURE RECOMMENDATIONS AY2025 - 2026**

**WHEREAS**, the individuals in the attached exhibit have been reviewed by the appropriate Department and College committees, the Chairperson, the Dean, the University Peer Review Committee (where appropriate), the Provost and the President; and

**WHEREAS**, they have fulfilled the requirements for promotion and the award of tenure as set forth in Article 12 of the Agreement between Cleveland State University and the CSU Chapter of the American Association of University Professors, or in the case of the College of Law faculty, of Rule 3344-11-03 of the CSU Faculty Personnel Policies; and

**WHEREAS**, the Academic Affairs and Student Success Committee of the Board of Trustees has reviewed the promotion and tenure recommendations as submitted by the University Administration and recommends full Board approval:

**NOW, THEREFORE, BE IT RESOLVED** that the Cleveland State University Board of Trustees approves the promotions to the rank of Professor, promotions to the rank of Clinical Professor with tenure and promotions to the rank of Associate Professor with tenure effective at the beginning of the 2025-2026 academic year for those individuals as recommended.

### **RESOLUTION 2015-14**

#### **PROMOTION OF LIBRARIANS RECOMMENDATIONS**

**WHEREAS**, the individuals in the attached exhibit have been reviewed by the appropriate Personnel Action Committee for Promotion of the Michael Schwartz Library, the Director of the Michael Schwartz Library, the Provost and the President; and

**WHEREAS**, they have fulfilled the requirements for promotion as set forth in Section 3344-62-03 (4) of the Librarians' Personnel Policies; and

**WHEREAS**, the Academic Affairs and Student Success Committee of the Board of Trustees has reviewed the librarian promotion recommendations as submitted by the University Administration and recommends full Board approval:

**NOW, THEREFORE, BE IT RESOLVED** that the Cleveland State University Board of Trustees approves the promotion to the rank of Librarian, effective July 1, 2025, for those individuals as recommended.

**Recognition of Student Trustee Akshat Shah**

Chair Reynolds brought forth a resolution that recognized Student Trustee Shah, whose term expires May 1. He thanked Trustee Shah for his insightful questions and for ensuring that the student voice and perspective was heard during deliberations.

Trustee Shah thanked his colleagues, noting that the experience was a transformational opportunity.

Trustee Whiting moved the resolution; and Trustee Downing provided the second. The Board Secretary called the roll, and the following resolution was approved with applause.

**RESOLUTION 2015-15**

**RECOGNITION OF STUDENT TRUSTEE AKSHAT SHAH**

**WHEREAS**, Akshat Shah was appointed by Governor Mike DeWine to the Cleveland State University Board of Trustees as a Student Trustee member on June 30, 2023 for a two-year term ending May 1, 2025; and

**WHEREAS**, Mr. Shah, is a dedicated and hard-working electrical engineering student, who values the idea of mentoring students to further their understanding and participation in campus activities, in part, through his service as president of the student group, Institute of Electrical and Electronics Engineers, and through his service as a teaching assistant in the Washkewicz College of Engineering; and

**WHEREAS**, Mr. Shah has represented Cleveland State University well and advocated for the importance of the Student Trustee role during his participation in the student trustee meetings at the Inter-University Council of Ohio; and

**WHEREAS**, like many of his Cleveland State student peers, Mr. Shah also works while attending school, and has been an R&D assistant at Amtronics, LLC since 2020; and

**WHEREAS**, Mr. Shah served on the Academic Affairs and Student Success, Athletics, and Financial Affairs committees during his tenure, and he fully participated in order to represent the

student perspective by asking relevant questions, delivering meaningful reports on student perceptions, and advocating for enhanced student facilities:

**NOW, THEREFORE, BE IT RESOLVED** that on behalf of the Cleveland State University community, the Board of Trustees conveys appreciation and gratitude to Mr. Akshat Shah for his dedicated service and contributions in support of the University and its success, and furthermore encourages him to stay in touch with his Board colleagues as he continues his academic journey toward completing his academic studies.

### **REPORT OF THE PRESIDENT**

President Bloomberg welcomed Trustee Vince to the Board and noted the University's good fortune for his service, especially in representing research and scholarship. She also thanked Student Trustee Shah for his thoughtful consideration of the university in his service and noted that he was a formidable engineering talent.

She acknowledged that higher education is facing a number of headwinds, and that she is proud that the University's students, faculty, and staff remain focused on serving our students.

The Student Government Association recently hosted two student listening sessions, which she, Provost Sridhar, VP Banks, and VP Wilson attended. President Bloomberg was impressed with the student perspectives voiced at the forums about academics and the proposed political implications for the classroom.

She updated members on the progress of the Cleveland State United strategic priorities, and highlighted initiatives which coincide with them, including the possible relocation of the CSU Galleries to East 13<sup>th</sup> Street; the planned Biomedical Discovery Complex; and the technology transformation project.

President Bloomberg noted her pride in CSU students, including the Student Trustees, who recently attended the IUC Days in Columbus and had the opportunity to meet with elected State representatives and administrative leaders. CSU's Levin College offers an annual Columbus Seminar, and she acknowledged their active interest and participation, especially during their Spring break.

CSU faculty member Dr. Prahaba Sikder (Mechanical Engineering), received a second NIH RO1 grant for biomedical research titled, "An Intelligent Biorobot for the Regenerative Rehabilitation of Volumetric Muscle Loss Defects."

President Bloomberg closed her report by looking forward to upcoming events, including: hosting Ohio Lt. Governor Tressel on campus to discuss workforce needs of Cleveland and the NEO region and about the innovative work CSU is engaged in with the community and industry partners; the “Into the Woods” presentation by CSU’s theatre and performing arts students at Playhouse Square; the annual gala fundraiser, *Radiance*; and the most anticipated days for our students and campus community - Spring commencement events.

### **REPORT FROM STUDENT TRUSTEES**

Student Trustees Carlson and Shah thanked the administration for the opportunity to attend the IUC Days in Columbus to advocate for students in higher education and learn more about the legislative process.

They reported on recent student-centered events on campus including two career fairs, one specific to engineering and the other a campus-wide fair; the Shine Well fest that explored the many facets of wellness; month-long programming focused on Black history and women’s history; and student listening forums sponsored by the Student Government Association. They are also participating in the recruitment and interview process for the candidates for the next student trustee.

Student Trustee Shah asked if there was any updated information on the recent pipe leak at the Edge student housing. Chief of Staff Franklin reported that the leak was from a single pipe in a single room, and that the issue was resolved. She acknowledged that the leak caused an inconvenience to the residents.

### **REPORT FROM FACULTY REPRESENTATIVES**

Faculty Representative Quinn acknowledged that it is a difficult political climate for higher education and particularly faculty; CSU faculty may not be outwardly vocal, but there is concern. She regularly communicates with colleagues and there is support for Cleveland State United and the belief in working collaboratively to resolve issues, as long as everyone at the University agrees about working together. Dr. Quinn emphasized that teaching is her passion and working with students is uplifting, and she ended her report with a quote from Mary Davis, “Today I choose calm over chaos, serenity over stress, peace over perfection, grace over grit, faith over fear.”

Faculty Representative Olszewski began her report by congratulating the faculty who were approved for promotion and tenure. She then provided a narrative about Dr. “Us” and the rigorous reviews and critiques on individuals’ research along the way to promotion and tenure (45 internal and external reviewers). She expressed gratitude to the members and administration for their support of faculty and asked for continued support in the future. Dr. Olszewski noted her trust that the campus will fully participate with the Cleveland State United goals and hopes that the administration will continue to value faculty efforts and plan for the best way to demonstrate their support.

### **FINANCIAL AFFAIRS COMMITTEE UPDATE**

#### **Report of the March 13, 2025 Meeting**

Committee Chair Starkoff reported that the meeting included updates from CFO Addington on the University’s budget to actuals for FY25 and provided an updated forecast for FY25. She also reported on the status of building the FY26 budget and that the administration is still planning to submit a budget to the Board for approval at our May meeting. However, there is a possibility that the budget could need to be amended once the State’s budget is approved.

Ms. Addington provided an update on a proposed investment spending policy and a report of high dollar purchase orders for the past two years. Additionally, Ms. Addington provided a report on the miscellaneous fees that the university charges.

The committee received a report from the University’s investment advisors from Clearstead. The committee was provided a general market update as well as an update on the performance of the CSU portfolio.

The committee received an enrollment update from Dr. Deike and were pleased to hear that the final enrollment numbers for the Spring Semester are slightly ahead of budget.

The University’s CIO, Dr. Helou, provided an update on the Technology Transformation project, and the Chief of Staff, Ms. Franklin, provided an update on Fenn Tower.

Several items for action were also considered and are included on the consent agenda for approval by the full board. However, one item that was considered by the committee is being removed from the Consent Agenda and will be considered at a later time (Authority to Increase Permit Parking Rates for FY 2026).

Committee Chair Starkoff reported that the committee also met in executive session and had one item related to the collective bargaining agreement with CWA, that was considered and approved under new business and is also on the Consent Agenda.

## **ACADEMIC AFFAIRS AND STUDENT SUCCESS COMMITTEE REPORT**

### **Report of the March 13, 2025 Meeting**

Committee Chair Cosgrove reported that members received updates from Provost Sridhar on the College of Law leadership transition, which is expected to be completed by July 1, 2026; the implementation of the new Inquiry Core Curriculum scheduled for Fall 2025; the rollout of CSU's new integrated degrees; and the potential impact of executive orders on research funding.

Members also received an update from Dr. Banks for the Division of Student Belonging and Success which included: current engagement and support offerings for our students (including recent career fairs); the data dashboard which measures the frequency of student interactions with the Division and the number of students served; and a recent gift from the Mandel Foundation to support emergency needs of students.

Executive Director for Government Affairs, Caryn Candisky, provided an update on legislative matters at the state and federal levels. Ms. Candisky also discussed CSU student interaction at the IUC days held at the Statehouse and the Levin College Columbus Seminar.

Several approval items were considered and are included on the Consent Agenda for full-Board approval, and the members met in an Executive Session, Committee Chair Cosgrove reported.

## **REPORT OF THE CSU FOUNDATION**

VP Rehm reported on the FY25 fundraising goal for the year (\$25 million) and the progress to date (\$13 million); total funds raised and number of donors for the on the University's Giving Day (\$655 thousand and 2,735); and notable philanthropic highlights including a \$250 thousand gift for the William I. Weisberg Center for Health Law & Policy in the College of Law. She noted that some donors are choosing to make gifts with their legacy planning, including a \$330 thousand expectancy for occupational therapy students in the College of Health.

VP Rehm noted that supplemental material on CSU Foundation communications was included in the meeting materials for information purposes.



Ex Officio Member White reported on the upcoming *Radiance* fundraiser and invited Board members to participate; and that the CSU Foundation recently held a half-day retreat to strategize on a five-year plan and ensure an alignment with Cleveland State United, while also continuing to build membership on the board and expand corporate relations.

### **CONSENT AGENDA**

#### **Approval of CWA, Local 4309 Collective Bargaining Agreement**

Chair Reynolds announced that an item was being removed from the Consent Agenda and would be singly considered. He called on Chief HR Officer Dykes to present the Approval of CWA, Local 4309 Collective Bargaining Agreement.

Mr. Dykes reported that an agreement has been reached with the CWA. He noted that negotiations with the FOP have begun, and that discussions with representatives from the SEIU, FOP Dispatch and AAUP are either underway or in preparation.

Trustee Cosgrove moved the approval of the resolution; Trustee Starkoff seconded the motion. Board Secretary Wilson called the roll and the resolution was approved.

### **RESOLUTION 2025-16**

#### **APPROVAL OF COMMUNICATIONS WORKERS OF AMERICA, LOCAL 4309 COLLECTIVE BARGAINING AGREEMENT**

**WHEREAS**, the University and the Communications Workers of America, Local 4309 have reached a final tentative agreement for a three-year successor collective bargaining agreement for classified staff extending from November 1, 2024, through October 31, 2027; and

**WHEREAS**, the bargaining unit members of the Communications Workers of America, Local 4309 have ratified the tentative agreement; and

**WHEREAS**, the Financial Affairs Committee of the Board of Trustees has reviewed this matter as submitted by the University Administration and recommends full Board approval:

**NOW, THEREFORE BE IT RESOLVED** that the Cleveland State University Board of Trustees hereby approves the successor collective bargaining agreement between Cleveland State University and the Communications Workers of America, Local 4309 covering the three-year period from November 1, 2024 through October 31, 2027.

Chair Reynolds stated that routine matters, or those recommended by committees and discussed previously, are considered on the Consent Agenda. He asked if there were any other items that Board members wished to discuss or remove; there were none.

Trustee Downing moved, and Trustee Vince seconded, the motion to approve the following consent agenda items: Approval of New Degrees—BS in Ethics and Computer Science Integrated Degree and BA in General Studies; Amendments to Research Misconduct Policies: 3344-28; Approval of Emeritus Status for Faculty; Approval of First Amendment to 403(b) Retirement Savings Plan; Approval of New University Policy 3344-61-11/and Rescinding University Policies 334461-11 and 3344-61-12; Approval of Meal Plan and Housing Rate Increases; Authorizing the Sublease of Retail Space to Half Moon Bakery, LLC, pursuant to an Amended and Restated Ground Lease with EADC; Authorization to Purchase a New Air Dome for Krenzler Field; and Authorization to enter in a Qualified Lease Amendment for Fenn Tower with the EADC.

Board Secretary Wilson called the roll, and the following resolutions were approved.

#### **RESOLUTION 2025-17**

##### **APPROVAL OF NEW INTEGRATED DEGREE PROGRAM BACHELOR OF SCIENCE IN ETHICS AND COMPUTER SCIENCE**

**WHEREAS**, the College of Arts and Science and the Washkewicz College of Engineering have proposed to offer the Bachelor of Ethics and Computer Science Integrated degree; and

**WHEREAS**, there is a demonstrated need for such a program in Northeast Ohio; and

**WHEREAS**, the proposed degree program has been reviewed and approved by all appropriate faculty entities and academic administrators, including approval by the Faculty Senate at its meeting of January 29, 2025; and

**WHEREAS**, the Academic Affairs and Student Success Committee has reviewed the proposed new integrated degree program as submitted by the University Administration and recommends full Board approval:

**NOW, THEREFORE, BE IT RESOLVED** that the Cleveland State University Board of Trustees approves the Bachelor of Science in Ethics and Computer Science, Integrated Degree to be housed in the College of Arts and Sciences.

**RESOLUTION 2025-18**

**APPROVAL OF NEW DEGREE PROGRAM  
BACHELOR OF ARTS, GENERAL STUDIES**

**WHEREAS**, the College of Arts and Science has proposed to offer the Bachelor of Arts, General Studies; and

**WHEREAS**, there is a demonstrated need for such a program in Northeast Ohio; and

**WHEREAS**, the proposed degree program has been reviewed and approved by all appropriate faculty entities and academic administrators, including approval by the Faculty Senate at its meeting of January 29, 2025; and

**WHEREAS**, the Academic Affairs and Student Success Committee has reviewed the proposed new degree program as submitted by the University Administration and recommends full Board approval:

**NOW, THEREFORE, BE IT RESOLVED** that the Cleveland State University Board of Trustees approves the Bachelor of Arts, General Studies to be housed in the College of Arts and Sciences.

**RESOLUTION 2025-19**

**AMENDMENTS TO RESEARCH MISCONDUCT POLICIES 3344-28**

**WHEREAS**, amendments to the Research Misconduct Policies 3344-28-01 through 3344-28-10 have been proposed to comply with 42 CFR Part 93--Public Health Service Policies on Research Misconduct and 89 FR 76280--the revision to the final rule governing the Public Health Service Policies on Research Misconduct; and

**WHEREAS**, the Office of General Counsel has reviewed and approved the proposed amendments; and

**WHEREAS**, the proposed amendments are currently posted on the University's website for a 30-day comment period as required by the Board's rulemaking policy; and

**WHEREAS**, the Academic Affairs and Student Success Committee has reviewed the proposed amendments as presented by the University administration and recommends full Board approval:

**NOW, THEREFORE, BE IT RESOLVED** that the Cleveland State University Board of Trustees approves the revisions to the University policies as presented; and further instructs the University Administration to file the amended policies with the Ohio Legislative Services Commission after the thirty-day comment period at which time said policies shall become final, subject to any changes or revisions deemed necessary by the General Counsel.

**RESOLUTION 2025-20**

**FACULTY EMERITI STATUS**

**WHEREAS**, faculty members can request emeriti status in accordance with the terms of the applicable University policy; and

**WHEREAS**, the Academic Affairs and Student Success Committee has reviewed this matter as submitted by the University Administration and recommends full Board approval:

**NOW, THEREFORE, BE IT RESOLVED** that the Cleveland State University Board of Trustees awards the designation of emeritus or emerita, as appropriate to the faculty members listed in the attached Summary of Faculty Emeriti Nominations.

**RESOLUTION 2025-21**

**APPROVAL OF FIRST AMENDMENT TO 403(B) RETIREMENT SAVINGS PLAN**

**WHEREAS**, Cleveland State University (the “University”) previously adopted and currently maintains the Cleveland State University 403(b) Retirement Savings Plan (the “Plan”); and

**WHEREAS**, the Plan does not currently allow participants to make Roth 403(b) contributions to the Plan; and

**WHEREAS**, the Plan is seeking to amend the Plan to add a Roth contribution option to provide Plan participants with a more diversified approach to saving for retirement; and

**WHEREAS**, Section 9.02 of the Plan gives the University the right to amend the Plan; and

**WHEREAS**, the Board of Trustees now desires to amend the Plan and provide that, effective July 1, 2025, participants are permitted to make Roth contributions to the Plan; and

**WHEREAS**, the Financial Affairs Committee has reviewed the matter as presented by the University administration and recommends full Board approval:

**NOW, THEREFORE, BE IT RESOLVED** that the Cleveland State University Board of Trustees adopts the first Amendment to the Plan in substantially the form as attached hereto effective July 1, 2025; and

**BE IT FURTHER RESOLVED** that the Cleveland State University Board of Trustees authorizes and ratifies the action of the officers of the University in executing the above-mentioned amendment, and authorizes appropriate officers of the University to execute other instruments, documents, or conveyances necessary to effectuate the amendment; and

**BE IT FURTHER RESOLVED** that said officers, in carrying out this resolution, are hereby authorized and empowered to make any necessary changes to the amendment and to the Plan as

may be required to ensure compliance with the applicable and effective provisions of the Internal Revenue Code of 1986, as amended, and regulations thereunder.

### **RESOLUTION 2025-22**

#### **APPROVAL OF NEW UNIVERSITY POLICY 3344-61-11: EDUCATIONAL ASSISTANCE BENEFIT FOR EMPLOYEES AND THEIR QUALIFIED DEPENDENTS AND RESCINDING UNIVERSITY POLICIES 3344-61-11: STAFF DEVELOPMENT PROGRAM AND 3344-61-12: STUDENT FEE AUTHORIZATION PROGRAM**

**WHEREAS**, the University provides tuition assistance to professional staff employees and their eligible dependents pursuant to University policies 3344-61-11, Staff development program, and 3344-61-12, Student fee authorization policy, respectively; and

**WHEREAS**, the CSU Human Resources Department has proposed rescinding 3344-61-11 Staff development program policy and 3344-61-12 Student fee authorization policy and replacing them with a new 3344-61-11 Educational assistance benefit for employees and their qualified dependents policy to streamline and clarify the educational assistance policies for professional staff and their eligible dependents; and

**WHEREAS**, the proposed new policy is currently posted on the University's website for a 30-day comment period as required by the Board's rulemaking policy; and

**WHEREAS**, the Financial Affairs Committee has reviewed the proposed policy changes as presented by the University administration and recommends full Board approval:

**NOW, THEREFORE, BE IT RESOLVED** that the Cleveland State University Board of Trustees approves the revisions to the University policies as presented; and further instructs the University Administration to file the new policy with the Ohio Legislative Services Commission after the thirty-day comment period at which time said policy shall become final, subject to any changes or revisions deemed necessary by the General Counsel.

### **RESOLUTION 2025-23**

#### **APPROVAL OF MEAL PLAN AND HOUSING RATE INCREASES**

**WHEREAS**, Ohio Revised Code (ORC) Section 3345.48 authorized the University Board of Trustees to establish a cohort-based undergraduate tuition guarantee plan for in-state and out-of-state degree seeking students; and

**WHEREAS**, on November 29, 2017, the Board of Trustee passed Resolution 2017-111 adopting a cohort-based University Undergraduate Tuition Guarantee Plan (the "Plan") providing that tuition, certain mandatory fees, and room and board charges will not increase over a four academic year period for each entering cohort of first-time students, and a proportional period of time for new transfer students; and

**WHEREAS**, in accordance with the Plan, the University administration proposes cohort-based fee increases beginning in Fall Semester 2025 for meal plans and housing as set forth in Exhibit “A”; and

**WHEREAS**, the Financial Affairs Committee has reviewed the matter as presented by the University administration and recommends full Board approval:

**NOW, THEREFORE, BE IT RESOLVED** that the Cleveland State University Board of Trustees approves the proposed fees for residential and community meal plans as specified below, to be effective beginning Fall Semester 2025.

**RESOLUTION 2025-24**

**AUTHORIZING THE SUBLEASE OF RETAIL SPACE TO HALF MOON BAKERY, LLC PURSUANT TO AN AMENDED AND RESTATED GROUND LEASE WITH EUCLID AVENUE DEVELOPMENT CORPORATION LOCATED AT THE LANGSTON**

**WHEREAS**, the University, as lessor, and CSU Housing, LLC, as lessee, previously entered into that certain Ground Lease dated as of June 14, 2011 (the “*Original Ground Lease*”) pursuant to which the University leased to CSU Housing, LLC, the real property with a street address of 2303 Chester Avenue, Cleveland, Ohio, 44114, permanent parcel numbers 102-32-052 and 102-32-054, on which The Langston Student Housing Project and Langston Retail Project (each as defined in the *Amended and Restated Ground Lease*) were constructed (the “*Leased Premises*”); and

**WHEREAS**, the Euclid Avenue Development Corporation issued bonds to finance the acquisition of the Original Ground Lease and the improvements on the Leased Premises and on July 26, 2022 entered into an Assignment and Assumption of Ground Lease with CSU Housing, LLC to assume all of CSU Housing, LLC’s title and interest (and the liabilities and obligations thereunder) in and to the Original Ground Lease; and

**WHEREAS**, on July 26, 2022, Euclid Avenue Development Corporation and the University entered into an Amended and Restated Ground Lease Agreement (the “*Amended and Restated Ground Lease*”) pursuant to which Euclid Avenue Development Corporation must obtain the written consent of the University to sublease space in the Langston Retail Project on the Leased Premises in accordance with the Executive Summary set forth in Exhibit “A”; and

**WHEREAS**, Euclid Avenue Development Corporation desires to sublease space within the Langston Retail Project located within the Leased Premises to Half Moon Bakery, LLC and obtain the University’s written consent to do the same; and

**WHEREAS**, the Financial Affairs Committee of the Board of Trustees has reviewed this matter as submitted by the University Administration and recommends full Board approval:

**NOW, THEREFORE, BE IT RESOLVED** that the Cleveland State University Board of Trustees authorizes the University administration, pursuant to the Amended and Restated Ground Lease Agreement with the Euclid Avenue Development Corporation dated July 26, 2022 for the Langston student housing project, to consent to the sublease by Euclid Avenue Development Corporation of retail space in the Langston to Half Moon Bakery, LLC, subject to review and revisions to the retail sublease agreement between Euclid Avenue Development Corporation and Half Moon Bakery, LLC deemed necessary and proper by the University Office of General Counsel to protect the interests of the University; and

**BE IT FURTHER RESOLVED** that in connection with the foregoing authorization, the Cleveland State University Board of Trustees hereby authorizes the University Administration to: (i) honor the terms of any such sublease with the further instruction not to disturb any such subtenant's possession so long as such subtenant is not in default according to the terms of any sublease; and (ii) execute any and all such documents necessary to satisfy any such subtenant in the Langston Retail Project that the University will honor the foregoing resolution.

#### **RESOLUTION 2025-25**

#### **AUTHORIZATION TO PURCHASE A NEW AIR DOME FOR KRENZLER FIELD**

**WHEREAS**, Krenzler Field is the home of the Cleveland State University men's and women's soccer team in the fall, and the lacrosse team in the spring, and is used by University Athletics for practice, training, and conditioning throughout the year; and,

**WHEREAS**, Krenzler Field is used for University intramural sports and by community youth sports programs in the evening; and,

**WHEREAS**, in the winter months, a removable air dome is placed over Krenzler Field, creating an indoor facility for all sports to use the field from late fall to early spring; and,

**WHEREAS**, the current air dome is twenty years old and at the end of its useful life; and,

**WHEREAS**, the University issued Request for Proposal #5032ME for a New Temporary Air Structure at CSU's Krenzler Field on January 2, 2025; and,

**WHEREAS**, Yeadon Fabric Domes, LLC is a responsive and responsible vendor whose proposal represents the best value and most advantageous to the University; and,

**WHEREAS**, the total cost of purchase of the air dome proposed by Yeadon Fabri Domes, LLC is \$1,574,998; and,

**WHEREAS**, the proposed air dome from Yeadon Fabric Domes, LLC comes with a twenty-year warranty; and,

**WHEREAS**, the proposed new air dome supports the University's strategic plan, Cleveland State

United, by improving the student experience and cultivating a culture of transformation and continuous improvement; and,

**WHEREAS**, the contract for purchase and installation of the proposed air dome will exceed \$1 Million, and pursuant to University Policy 3344-66-01, all contracts in excess of \$1 Million require prior approval of the Board of Trustees; and

**WHEREAS**, the Financial Affairs Committee has reviewed this matter as submitted by the University Administration and recommends full Board approval:

**NOW, THEREFORE, BE IT RESOLVED** that the Cleveland State University Board of Trustees authorizes the Chief Financial Officer of Cleveland State University to execute a contract with Yeadon Fabric Domes, LLC for purchase and installation of a new air dome at Krenzler Field, subject to revisions to the purchase agreement as deemed necessary by the University's Office of General Counsel to protect the interests of the University.

#### **RESOLUTION 2025-26**

##### **AUTHORIZATION TO ENTER INTO A QUALIFIED LEASE AMENDMENT FOR FENN TOWER WITH THE EUCLID AVENUE DEVELOPMENT CORPORATION**

**WHEREAS**, Fenn Tower holds historic significance for both the University and downtown Cleveland, and was placed on the National Register of Historic Places in 2003; and

**WHEREAS**, pursuant to that certain Lease dated March 1, 2005 ("Lease"), between the State of Ohio Department of Administrative Services on behalf of Cleveland State University, and the Euclid Avenue Housing Corporation n/k/a the Euclid Avenue Development Corporation ("EADC"), Fenn Tower was leased to EADC; and

**WHEREAS**, pursuant to the Memorandum of Understanding dated May 14, 2024 between the University and EADC, the University manages the maintenance and repair of Fenn Tower on behalf of EADC; and

**WHEREAS**, at its January 16, 2025 meeting, the Board of Trustees authorized the University administration to proceed with the renovation of Fenn Tower, subject to approval of design and construction contracts by the Board Executive Committee; and,

**WHEREAS**, a qualified lessee subject to a lease agreement for a historically designated building is eligible to apply to the Ohio Historic Tax Preservation Tax Credit program to leverage federal and state tax credits for the rehabilitation of the Fenn Tower; and

**WHEREAS**, the University administration desires to extend the term of the Lease to EADC on a qualified basis so that EADC is eligible to apply for federal and state historic tax credits to cover eligible project costs; and



**WHEREAS**, in order for EADC to be eligible to apply for federal and state historic tax credits, the term of the Lease must be increased to a term that is 27.5 years after the date that the rehabilitation of Fenn Tower has been completed and placed in service for purposes of Section 1.48-12(f)(2) of the Treasury Regulations and Section 47(b) of the Internal Revenue Code; and,

**WHEREAS**, the current term of the Lease terminates in 19 years on August 1, 2044; and

**WHEREAS**, delivery of the property to EADC for the extended term pursuant to the proposed Lease amendment is conditioned upon EADC securing federal and state historic tax credits; and

**WHEREAS**, the Financial Affairs Committee has reviewed the matter as presented by the University administration and recommends full Board approval:

**NOW, THEREFORE, BE IT RESOLVED** that the Cleveland State University Board of Trustees authorizes the Chief Financial Officer of Cleveland State University to amend the lease dated March 1, 2005 between the State of Ohio Department of Administrative Services on behalf of Cleveland State University, and the Euclid Avenue Housing Corporation n/k/a the Euclid Avenue Development Corporation, pursuant to a lease amendment in substantial form attached hereto with such further changes, deemed necessary and proper by the University Legal Counsel to protect the interests of the University.

### **EXECUTIVE SESSION**

Chairman Reynolds moved for the Board to recess into Executive Session to discuss imminent and pending litigation with the University General Counsel, to discuss trade secret information required by law to be kept confidential, to discuss personnel matters including the appointment and employment of public employees and to discuss matters related to collective bargaining. Trustee Vince seconded the motion.

A roll call vote was taken by the Secretary of the Board; voting in the affirmative were Ms. Byrd, Mr. Cosgrove, Mr. Dolan, Ms. Downing, Mr. Starkoff, Mr. Vince, Ms. Whiting, and Mr. Reynolds. The motion carried.

Chair Reynolds excused everyone except the voting trustees, President Bloomberg, ex officio Board Member White, Provost Sridhar, Athletic Director Harkey, Chief HR Officer Dykes, Chief of Staff Franklin, ED Candisky Assistant Board Secretary Link, and VP, General Counsel and Board Secretary Wilson.

The executive session began at 9:31 a.m.

At 10:40 pm., Chair Reynolds announced that the Board had finished its business in Executive Session and was returning to its regular meeting.

**ADJOURNMENT**

Chair Reynolds asked if there was any new or unfinished business, and none was brought forth. The meeting was adjourned at 10:41 a.m.

Respectfully submitted,

**APPROVED ON MAY 15, 2025**

Sonali B. Wilson  
Vice President of Legal Affairs and  
Compliance, General Counsel and  
Board Secretary

**APPROVED ON MAY 15, 2025**

David M. Reynolds  
Chairman, Board of Trustees