

TRENTON STATE COLLEGE CORPORATION

Board of Directors Meeting Minutes

Thursday, 19 March 2009

Loser Hall, Room 120

8:00 a.m.

Attendees: Curt Heuring, Scott Allen, Joseph Vales, Dr. Brenda Leake, Rodney Thompson, Patrice Coleman Boatwright, Anne LeBate, Dan Eckrote & Thomas Little

I. Announcement of Compliance

It is hereby announced and recorded that the requirements of the Open Public Meeting Act as to proper notification of time and place of meeting have been satisfied.

The Open Public Meetings Act, or Sunshine Law, requires that the Board notify the public of impending meetings, and that it conduct those meetings in public. While the law does not require public participation in those meetings, the Board of Directors welcomes input from the college community and the general public.

The announcement of meetings is published in the Times of Trenton and the Trentonian. The announcement states that individuals who wish a copy of the agenda may request same by calling (609) 771-3312. The agenda is placed on the bulletin board on the second floor of Green Hall, opposite room 207, 48 hours prior to the meeting.

The Board approved procedures to be observed by the Trenton State College Corporation Board of Directors in conducting its public meetings. Requests to speak to agenda items are to be registered at least 24 hours in advance of the public meeting. Requests to speak to other items relevant to the Board's powers and duties must be submitted in writing at least one week prior to the Board meeting and should specify in detail the nature of the topic and comments. Forms to register shall be available in the office of the Trenton State College Corporation.

II. Motion to go into Executive Session

It was moved by Dr. Brenda Leake and seconded by Rodney Thompson that the board go into Executive Session to discuss personnel actions, property acquisitions, and other items exempt under the Open Public Meetings Act.

III. Executive (Closed) Session

IV. Resumption of Public Session

V. Approval of Minutes of the 22 January 2009 board meeting

It was moved by Patrice Coleman Boatwright and seconded by Dr. Brenda Leake that the minutes be approved.

VI. Report of the Chair

A. Executive Committee

The Executive Committee of the Board of Directors met on 6 March, 2009 via conference call. The Executive Committee discussed the following items:

- Vacancies,
- Current financial status of the Corporation,
- Property acquisitions and the pending sale of Country Club Apartments
- Rental rate increase for FY 2010,
- Several new initiatives of the Corporation, and
- The March 19, 2009 Board of Directors meeting

B. Appointment of a Nominating Committee

I have appointed the following persons to serve on a nominating committee for a new student director to replace Daniel Eckrote, who will be graduating in May 2009.

- Brenda Leak, Chair of the Nominating Committee
- Patrice Coleman Boatwright
- Thomas Little

C. Conclusion

This concludes the report of the Chair.

VII. Report of the President

A. Occupancy Report

a. Faculty/Staff Housing Program

1. 209 Bull Run Road– vacant, available for rent
2. 211 Bull Run Road– vacant, available for rent
3. 213 Bull Run Road– vacant, available for rent
4. 215 Bull Run Road– vacant, available for rent
5. 8 Flower Hill Drive– vacant, available for rent
6. 2060 Pennington Road– vacant, available for rent
7. 1926 Pennington Road– vacant, available for rent
8. 4 Linwood Avenue– vacant, available for rent
9. 2 Mattatuck Lane– vacant, available for rent
10. 6 Mattatuck Lane– vacant, available for rent
11. 2078 Pennington Road– vacant, available for rent
12. 50 Colleen Circle– vacant, available for rent
13. 106 Green Lane– vacant, available for rent

b. Exchange Housing

1. 50 Green Lane – vacant, available for visiting faculty
2. 57 Green Lane – vacant, available for visiting faculty

B. Finance Report

- a. Report on FY 09 budget status
 - 1. Finances in good standing. On target to generate small net income after expenses.
- b. Rental rate increase for FY2010
 - 1. No rental increase for properties that have city water. City water transferred to residents.
 - 2. 2% increase for those on wells.
 - 3. Apartments or shared water will have water bills prorated by number of occupants
- c. FY 2010 budget preparation is ongoing. Proposed budget for FY 2010 will be presented at the May 2009 meeting.

C. Property Acquisitions and Sales Update

- a. Sales
 - 1. Country Club Apartments
 - Status of sale
- b. Acquisitions
 - 1. None active

D. Conclusion

This concludes the report of the President.

VIII. New Business

Renting Country Club Apartments – Board Approval to rent, not take off market. Work with Legal Services for lease.

TCNJ request for student housing – TCNJ to let TSCC know by April 1, 2009, if desired.

Faculty club – Investigating the desire and ideas.

Houses with water usage, no increase of rent, 2% rent increase to houses with wells. Houses with discounts will be reduced by 5%.

IX. Adjournment

It is moved by Thomas Little and seconded by Rodney Thomas that the following resolution be approved.

RESOLVED: That the next public session of the Trenton State College Corporation will be held on Monday, 4 May 2009 in Loser Hall, Room 120 at 8:00 a.m.

BE IT FURTHER RESOLVED: That this meeting is adjourned.