

MINUTES OF SPECIAL MEETING
OF
BOARD OF TRUSTEES
OF
YOUNGSTOWN STATE UNIVERSITY

Tod Administration Building
Thursday, February 26, 2009

Pursuant to notice and call duly given, a special meeting (the two hundred eighty-sixth) of the Board of Trustees of Youngstown State University convened at 2:15 p.m., on Thursday, February 26, 2009, in the Board Room in Tod Hall.

Eight trustees were present at the meeting, to-wit: Mr. Scott R. Schulick, chairperson of the board, who presided, Dr. H. S. Wang, Mr. Larry D. DeJane, Dr. Dianne Bitonte Miladore, Mr. Harry Meshel, Mrs. Carole S. Weimer, Mr. Stephen W. T. Foley, and Mr. Daniel J. DeMaiolo. Mr. John L. Pogue, Ms. Millicent S. Counts and Dr. Sudershan K. Garg were absent.

Also present were: Dr. David C. Sweet, President; Dr. Ikram Khawaja, Provost and Vice President for Academic Affairs; Dr. Cynthia E. Anderson, Vice President for Student Affairs; Mr. Eugene P. Grilli, Vice President for Finance and Administration; Dr. George McCloud, Vice President for University Advancement; Dr. Thomas Maraffa, Special Assistant to the President; Ms. Holly A. Jacobs, University General Counsel and Franklin S. Bennett, Jr., Secretary to the Board of Trustees. Also present were approximately 8 persons, including deans, members of the faculty, students, administrators, and members of the news media.

The chairperson called the meeting to order.

ITEM I - PROOF OF NOTICE OF MEETING.

Evidence was available to establish that pursuant to Article II, Section 2, of the board's *Bylaws*; notice of today's special meeting was provided to and/or waived by each of the trustees, the student trustees, and the president.

ITEM II - DISPOSITION OF MINUTES FOR MEETINGS HELD DECEMBER 17, 2008 AND FEBRUARY 6, 2009.

The Chairperson stated that disposition of the minutes of the Board's regular meeting held December 17, 2008

(#284) and special meeting held February 6, 2009 (#285) would be deferred to the next regular meeting of the Board.

ITEM III - REPORT OF THE COMMITTEE OF THE BOARD.

1. Finance and Facilities Committee.

The chairperson recognized Dr. Wang, chairperson of the Finance and Facilities Committee, who moved on behalf of the committee the adoption of the following resolution:

Resolution to Authorize
Leasing of University Land for Student Housing

YR 2009-37

WHEREAS, Youngstown State University student housing has operated at near capacity for the past three years and the University has a need for additional student housing; and

WHEREAS, the University owns approximately 3.6 acres of real property, as shown on Exhibit A, within an area bounded by Madison Avenue to the North, Bryson Street to the East, the Westbound Service Road to the South and Elm Street to the West (herein referred to as the "Property"); and

WHEREAS, Youngstown State University is not currently utilizing all of this Property; and

WHEREAS, the Property is suitable for commercial development and Youngstown State University wishes to foster the development of student housing within the campus area;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Trustees of Youngstown State University hereby declares a portion of the Property, as shown in blue on Exhibit B and labeled "Parcel to be Leased" (herein the "Leased Premises"), not required nor to be required for the use of the University in accordance with Ohio Revised Code Section 123.77; and

BE IT FURTHER RESOLVED, that the Board of Trustees of Youngstown State University authorizes the leasing of that portion of the property, as shown on Exhibit B,

referred to as the Leased Premises, to U.S. Campus Suites, LLC, an Ohio limited liability company, in accordance with Ohio Revised Code Section 123.77 for the development of student apartment housing; and

BE IT FURTHER RESOLVED, that the best interests of the University will be promoted by entering into a development lease with U.S. Campus Suites, LLC; and

BE IT FURTHER RESOLVED, that the Board of Trustees of Youngstown State University authorizes the President to approve the final terms of such lease, and authorizes the President or his designee to obtain all necessary approvals and arrange for execution of this lease in accordance with Ohio law.

Following discussion, the trustees voted without dissent in favor of the motion and the chairperson declared the motion carried and the resolution adopted.

ITEM IV - COMMUNICATIONS AND MEMORIALS

The board considered no communications or memorials.

ITEM V - UNFINISHED BUSINESS

The board considered no unfinished business.

ITEM VI - NEW BUSINESS

The chairperson reported that he had appointed an *Ad Hoc* Subcommittee of the Internal Affairs committee to develop board policy and a framework for the negotiation of all university collective bargaining agreements. The *Ad Hoc* Subcommittee will consist of Mr. Pogue, Mr. Meshel and Mrs. Weimer, who will chair the subcommittee. The chairperson stated that, consistent with board practice, all trustees are invited to attend and participate in the subcommittee's meetings. The chairperson stated the goal of having a draft policy for consideration in the June round of committee meetings.

ITEM VII - TIME AND PLACE OF UPCOMING REGULAR MEETINGS

Upon motion duly made and seconded, which received the affirmative vote of all trustees present, the trustees resolved to set the following dates and times for the next regular meetings of the board to be held in the Board Room in Tod Hall:

3:00 p.m., Friday, March 13, 2009
3:00 p.m., Friday, June 19, 2009
3:00 p.m., Friday, September 25, 2009
3:00 p.m., Wednesday, December 16, 2009

ITEM VIII - ADJOURNMENT

Upon motion duly made and seconded, the meeting was duly adjourned by unanimous vote of the trustees at 2:30 p.m.

Chairperson

ATTEST:

Secretary to the Board of Trustees

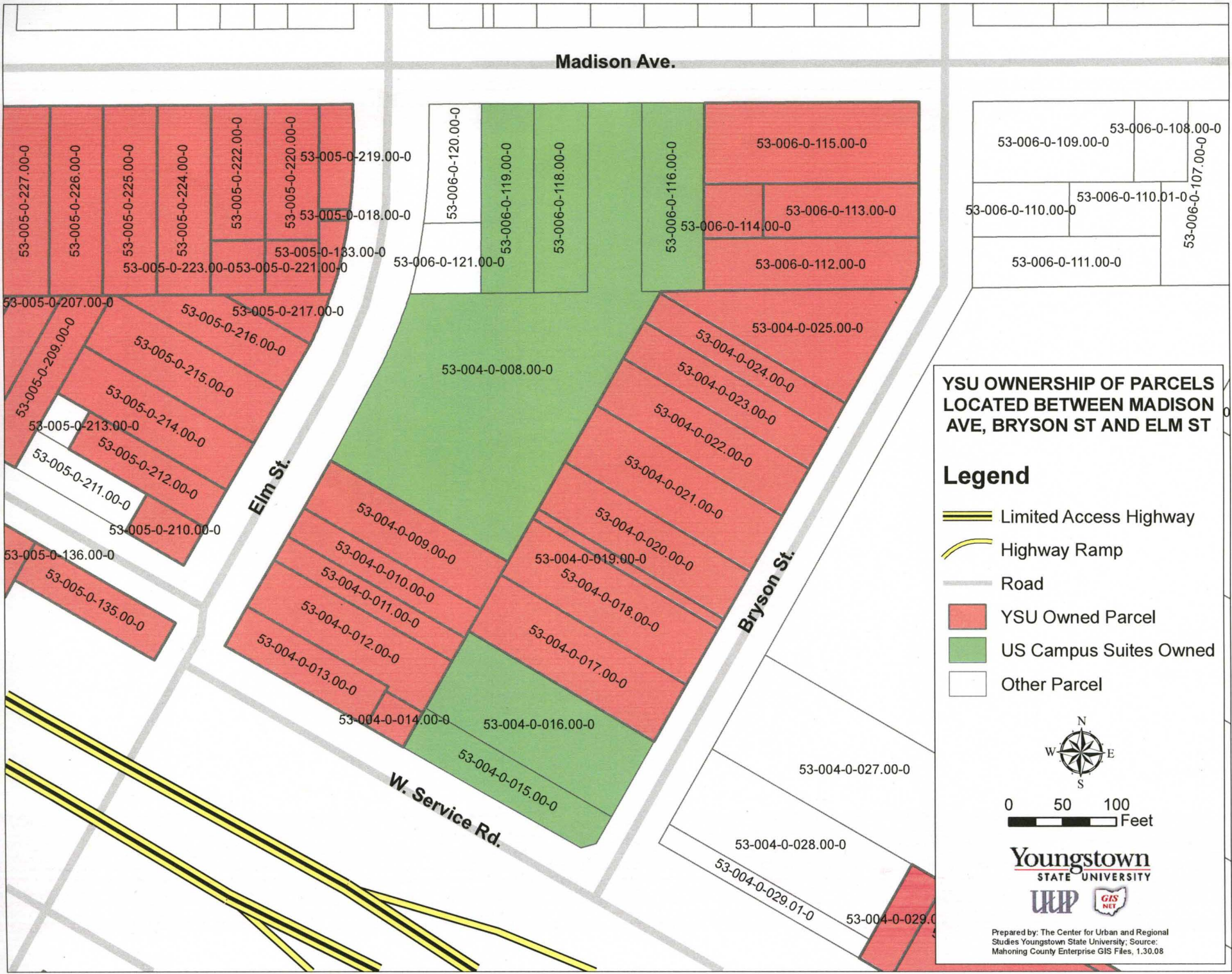


Exhibit A



Madison Ave.

Elm St.

Bryson St.

W. Service Rd.


**YSU OWNERSHIP OF PARCELS
PARCELS TO BE LEASED
LOCATED BETWEEN MADISON
AVE, BRYSON ST AND ELM ST**

Legend

 Limited Access Highway

 Highway Ramp

 Road

 YSU Owned Parcel

 US Campus Suites Owned

 Parcel to be Leased

 Other Parcel



0 50 100
Feet

Youngstown
STATE UNIVERSITY



Prepared by: The Center for Urban and Regional
Studies Youngstown State University; Source:
Mahoning County Enterprise GIS Files, 1.30.08

Exhibit B



SPECIAL BOARD OF TRUSTEES' MEETING

**Thursday, February 26, 2009
12:30 p.m.**

**Tod Hall
Board Meeting Room**

AGENDA

- A. Roll Call
- B. Proof of Notice of Meeting
- C. Disposition of Minutes for Meetings Held December 17, 2008; and February 6, 2009; will be Deferred until the Next Meeting
- D. Report of the Committees of the Board
 - 1. Finance and Facilities Committee
 - a. Resolution to Authorize Leasing of University Land for Student Housing Development
- E. Communications and Memorials
- F. Unfinished Business
- G. New Business
- H. Old Business
- I. Dates and Times of Upcoming Regular Meetings of the Board
 - Tentative Meeting Dates: 3 p.m., Friday, March 13, 2009
 - 3 p.m., Friday, June 19, 2009
 - 3 p.m., Friday, September 25, 2009
 - 3 p.m., Wednesday, December 16, 2009
- J. Adjournment