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The University of Rhode Island Board of Trustees Finance and Facilities Committee Meeting Monday, April 17, 2023 · 3:30 P.M. EDT

The University of Rhode Island
Beagle Board Room, The Alumni Center
73 Upper College Road, Kingston, RI 02881

OFFICIAL MINUTES

Committee Vice Chair Armand Sabitoni welcomed everyone to the April 17, 2023, meeting of the University of Rhode Island (URI) Board of Trustees Finance and Facilities Committee and noted that the meeting was being held in person, with some board members participating remotely via Webex. Public access to the meeting was available via the YouTube Livestream video platform. A recording of the meeting is available for viewing at: <https://web.uri.edu/trustees/meetings/>.

Noting that a quorum of members of the Finance and Facilities Committee was present, Committee Chair Ownjazayeri called the meeting to order at 3:37 p.m.

The URI Board of Trustees Finance and Facilities Committee members in attendance:

- Vahid Ownjazayeri, Chair (remote)
- Armand Sabitoni, Vice Chair (remote)
- Michael Fascitelli (remote)
- Cortney Nicolato (in person)
- Susan Petrovas (remote)
- President Marc Parlange (ex officio, non-voting) (remote)

The URI Board of Trustees Finance and Facilities Committee members not in attendance:

- David Martirano

"The University of Rhode Island occupies the traditional stomping ground of the Narragansett Nation and the Niantic People. We honor and respect the enduring and continuing relationship between the Indigenous people and this land by teaching and learning more about their history and present-day communities, and by becoming stewards of the land we, too, inhabit."

URI Board of Trustees
Meeting of the URI Board of Trustees Finance and Facilities Committee
April 17, 2023

Members of the URI Board of Trustees in attendance:

- Margo Cook, Board of Trustees Chair (remote)

Members of the President's Leadership Council in attendance:

- Abby Benson, Senior Advisor to the President and Chief of Staff (remote)
- Alyssa Boss, General Counsel (in person)
- Ellen Reynolds, Vice President, Student Affairs (remote)
- Abigail Rider, Vice President for Administration and Finance (in person)
- Barbara Wolfe, Provost and Executive Vice President for Academic Affairs (remote)

The URI staff members in attendance:

- Tracey Angell, Director, Purchasing (in person)
- Sharon Blackmar, Executive Assistant, Vice President for Administration and Finance (in person)
- Karl Calvo, Assistant Vice President, Facilities (in person)
- Ryan Carrillo, Director, Planning and Real Estate Development (in person)
- Michelle Curreri, Secretary, Board of Trustees (in person)
- Lynn Owens, Associate Secretary, Board of Trustees (in person)
- John, Poehlmann, Assistant Vice President for Financial Strategy and Planning (remote)

Vice Chair Sabitoni acknowledged that the University of Rhode Island occupies the traditional homeland of the Narragansett Nation and the Niantic People.

1. APPROVAL OF THE MINUTES

a. Minutes of the February 9, 2023 Meeting of the Finance and Facilities Committee [Enclosure 1.a.](#)

Committee Chair Ownjazayeri asked for a motion that the Finance and Facilities Committee approve the minutes of its February 9, 2023, meeting of the Finance and Facilities Committee.

On a motion duly made by Armand Sabitoni and seconded by Cortney Nicolato, and with no further discussion on the motion, it was:

VOTED:	THAT	The Finance and Facilities Committee approve the minutes of its February 9, 2023, meeting of the Finance and Facilities Committee.
	VOTE:	5 members voted in the affirmative and 0 members voted in the negative.
	YEAS:	Michael Fascitelli, Cortney Nicolato, Susan Petrovas, Vahid Ownjazayeri, Armand Sabitoni.
	NAYS:	0
	ABSTAINS:	0

2. DISCUSSION ITEMS

a. Introduce John Poehlmann, Assistant Vice President of Financial Strategy and Planning

Vice President Rider introduced John Poehlmann, the newly appointed Assistant Vice President for Financial Strategy and Planning. John acknowledged the community's warm reception and their assistance with his transition to date at URI. He extended his appreciation for the opportunity to speak to the Committee and acknowledged Cheryl Hinkson and Kelly Slocum who have served as interim co-directors for the last 18 months. They continue to be invaluable resources and thought partners as the University navigates budgetary challenges.

b. Projected FY2023 Performance vs. Budget [Enclosure 2.b.](#)

Vice President Rider and AVP Poehlmann discussed the current University budget and performance to date. Vice President Rider stated that the slide was revised to start with the \$11.3MM shortfall identified in the original budget.

c. Capital Improvement Plan FY2025-2029 [Enclosure 2.c.](#)

Vice President Rider introduced the University's Capital Improvement Plan (CIP) for FY25-29. Ryan Carrillo, director of planning and real estate development, presented the highlights of the CIP FY2025-2029. Mr. Carrillo noted that only three of the current projects have had financial changes.

The dining improvements budget was reduced by \$1.4 million to \$3.6 million to focus only on one dining hall (Hope Commons) and to reflect the current funding that has been identified by the auxiliary.

Mr. Carrillo also noted that the Fine Arts building project was reduced in Phase 2 by \$5 million previously thought to be privately funded.

Additionally, Mr. Carrillo noted that the scope for the Narragansett Bay Campus (NBC) Phase 2 renewal project has been reduced by \$28.5 million.

Michael Fascitelli asked about the scope change at NBC, to which Mr. Carrillo responded that priorities have shifted to ensure the greatest impact for students and researchers: namely renovating Horn Laboratories with the Ocean Frontiers building that supports ongoing and expanding GSO research, as well as improvements necessary for ocean engineering. Board Chair Cook asked about projects relative to Dining Services. Mr. Carrillo noted that the University is focusing on the student experience now and that renovations of the Dining Distribution Center (warehouse), not seen by the students, are on hold, and renovations will focus completely on upgrades to Hope Commons Mainfare Dining Hall.

Chair Ownjazyeri asked about the water treatment plan. Vice President Rider indicated that the Facilities Group has a strategy, identifying Karl Calvo as the lead. The final remedy may take 2-4 years to complete.

Mr. Carrillo continued his presentation, noting two changes for upcoming projects. There is a substantial Athletic Complex renewal before the legislature right now, but the Governor's recommended budget did not support the full project. He also noted that several projects may need to be pushed forward by one year, which will cost the University an estimated \$2.1M (assuming 5% annual escalation). The second project is the life science building, which will be considered by the legislature when setting the bond referendum for general obligation bonds in 2024. This project has been reevaluated through the lens of COVID impact on construction. Although the impact on construction remains the same at 50,000 sq. ft. labs only to be built on the north side of the Dooley Science Quad, we do anticipate a \$10.8M increase to offset the current economic environment.

Cortney Nicolato asked about conversations with the legislature regarding what is being posted in the Governor's budget for the upcoming fiscal year. President Marc Parlange noted that the University has testified before the House Finance Committee and will meet with the Senate Finance Committee next week. Provost Barbara Wolfe and President Parlange met with the Speaker of the House and are having ongoing conversations. There are hopeful signs that the legislature will make some improvements on some of the critical asks.

Mr. Carrillo shared the University's current general obligation bond strategies. The life sciences building scope is being increased by \$10.8M; the ask for that bond will be \$87.4M. For the next bond in FY2026, the focus will be to restore the University's historic buildings phase 1 (Edwards, East, Washburn, and Morrill) with an ask of \$96.3M. The proposed FY28 bond, although not reflected in this year's plan, would be for the historic buildings phase 2 (Roosevelt, Quinn, and Davis) at \$122M – that is a change from last year's projections, set at 4% to 5% to reflect current market conditions in the coming years.

d. Board Procurement Regulations – Report on Experience to Date [Enclosure 2.d.](#)

Vice President Abigail Rider introduced Tracey Angell, Assistant Vice President, Procurement, who talked about the implementation of the new Board purchasing regulations and their positive impact on the community. She explained that the new Procure to Pay program, Jaggaer, is expected to be live in July 2024, emphasizing that it will contribute more to the evaluations.

E-Procurement is strategically critical for the University because it can embody workflows. The system will guide users through the purchasing experience.

e. Annual Review of the Finance and Facilities Committee Charter [Enclosure 2.e.](#)

Chair Ownjazayeri introduced the need for an update to the committee charter and asked for any discussion. He recommended that the committee review it further and offer any additional comments to Michelle Curreri, Board Secretary, in advance of the June 2023 Board meeting.

f. Annual Review of the Finance and Facilities Committee Calendar [Enclosure 2.f.](#)

Chair Ownjazayeri introduced the need for an update to the committee calendar and asked for any discussion. He recommended that the committee review it further and offer any additional comments to Michelle Curreri, Board Secretary, in advance of the June 2023 Board meeting.

3. EXECUTIVE SESSION

At 4:05 p.m. the Finance and Facilities Committee convened into Executive Session. Virtual public access was paused.

On a motion duly made by Armand Sabatoni and seconded by Michael Fascitelli, and with no discussion, it was:

VOTED:	THAT	The URI Board of Trustees Finance and Facilities Committee enter Executive Session for approximately 20 minutes
	VOTE:	5 members voted in the affirmative and 0 members voted in the negative.
	YEAS:	Michael Fascitelli, Cortney Nicolato, Susan Petrovas, Vahid Ownjazayeri, Armand Sabitoni.
	NAYS:	0
	ABSTAINS:	0

At 4:46 p.m. the Finance and Facilities Committee returned to Open Session. Virtual public access resumed.

Chair Ownjazayeri called for a motion that the Finance and Facilities Committee of the University of Rhode Island Board of Trustees seal the minutes of the Executive Session that took place on April 17, 2023.

On motion duly made by Armand Sabatoni and seconded by Cortney Nicolato, and with no further discussion, it was:

VOTED:	THAT	The URI Board of Trustees Finance and Facilities Committee seal the minutes of the Executive Session that took place on April 17, 2023.
	VOTE:	5 members voted in the affirmative and 0 members voted in the negative.
	YEAS:	Michael Fascitelli, Cortney Nicolato, Susan Petrovas, Vahid Ownjazayeri, Armand Sabitoni.
	NAYS:	0

ABSTAINS: 0

4. ACTION ITEMS

- a. **Review of a Steam Plant Services Agreement/Contract between NORESKO, LLC and the University of Rhode Island, effective April 1, 2023, and recommendation for approval to the URI Board of Trustees.** [Enclosure 4.a.](#)

Vice President Abigail Rider discussed the contract between NORESKO, LLC and URI effective April 1, 2023. She noted that NORESKO, LLC has been servicing the steam plant at URI for decades, as the premier provider in providing maintenance for a sophisticated and dated system.

Committee Chair Ownjazayeri called for a motion that the Finance and Facilities Committee recommend that the Board of Trustees approve the contract between NORESKO, LLC and the University of Rhode Island, effective April 1, 2023, and authorize President Marc B. Parlange to execute the Agreement as a duly authorized agent, pursuant to the Approved Signature Authority of the University of Rhode Island, as recommended and presented in [Enclosure 4.a.](#)

On a motion duly made by Vahid Ownjazayeri, moved by Armand Sabitoni, and seconded by Susan Petrovas, it was

VOTED: THAT The University of Rhode Island Board of Trustees approve the University entering into that certain Steam Plant Services Agreement between The University of Rhode Island and NORESKO, LLC, dated effective April 1, 2023 as presented (the "Contract") and that the President and the Vice President for Administration and Finance each be authorized to execute and deliver the Contract on behalf of the University of Rhode Island, as recognized in [Enclosure 4.a.](#)

VOTE: 5 members voted in the affirmative and 0 members voted in the negative.

YEAS: Michael Fascitelli, Cortney Nicolato, Susan Petrovas, Vahid Ownjazayeri, Armand Sabitoni.

NAYS: 0

ABSTAINS: 0

- b. **Review of a request to demolish the building behind 3045 Kingstown Road (identified by the Town of South Kingstown Assessor's Office as Building 25, Plat 23-1, Lot 1, URI Kingston Campus), and recommendation for approval to the URI Board of Trustees.** [Enclosure 4.b.](#)

Vice President Abigail Rider reviewed the history of the building behind 3045 Kingstown Road. She further explained that the building shell cannot be used for any other strategic initiatives and that we will be embarking on a study for other uses of the land as part of campus master planning.

Committee Chair Ownjazayeri called for a motion that the Finance and Facilities Committee recommend that the Board of Trustees approve the demolition of the building behind 3045 Kingstown Road identified by the Town of South Kingstown Assessors Office as Building 25, Plat 23-1, Lot 1 at the University of Rhode Island Kingston Campus.

On a motion duly made by Cortney Nicolato and seconded by Susan Petrovas, it was

VOTED:	THAT	The University of Rhode Island Board of Trustees approve the request to demolish the building behind 3045 Kingstown Road identified by the Town of South Kingstown Assessors Office as Building 25, Plat 23-1, Lot 1 at the University of Rhode Island Kingston Campus.
	VOTE:	5 members voted in the affirmative and 0 members voted in the negative.
	YEAS:	Michael Fascitelli, Cortney Nicolato, Susan Petrovas, Vahid Ownjazayeri, Armand Sabitoni.
	NAYS:	0
	ABSTAINS:	0

5. ADJOURN

Committee Chair Ownjazayeri thanked members of the Finance and Facilities Committee and called for a motion that the Finance and Facilities Committee adjourn the meeting of April 17, 2023.

On a motion duly made by Michael Fascitelli and seconded by Armand Sabatoni, it was

VOTED:	THAT	The Finance and Facilities Committee adjourn the meeting of April 17, 2023.
	VOTE:	5 members voted in the affirmative and 0 members voted in the negative.
	YEAS:	Michael Fascitelli, Cortney Nicolato, Susan Petrovas, Vahid Ownjazayeri, Armand Sabitoni.
	NAYS:	0
	ABSTAINS:	0

URI Board of Trustees
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April 17, 2023

The meeting adjourned at 4:55 p.m.

UPCOMING MEETING

The next meeting of The University of Rhode Island Board of Trustees Finance and Facilities Committee is tentatively scheduled for June 2023.

OFFICIAL