

**New Jersey City University
Board of Trustees
Via Zoom Webinar
April 27, 2020**

ATTENDING: Mr. Rafael Perez
Dr. Steven Chang
Mr. Edward Fowlkes
Ms. Nermeen Girgis, *student trustee*
Mr. Thyquel Halley, *student trustee*
Mr. Owen Ryan
Mr. Joseph Scott
Ms. Irene Trowell-Harris
Mr. Luke Visconti
Dr. Edward Whittaker
Dr. Sue Henderson, *ex officio*

ABSENT: Mr. James Jacobson
Mr. Vij Pawar

The meeting began at 6:22 p.m. via zoom webinar by Mr. Owen Ryan, Vice Chair on behalf of Mr. Rafael Perez, Chairman of the board as he was experiencing technical difficulties.

NOTICE OF MEETING

The time, date, location and agenda for this meeting were emailed to the Jersey Journal, the Star-Ledger, Office of the Secretary of State, Senate Majority Office, Council of New Jersey State College Locals and the New Jersey Association of State Colleges and Universities on April 23, 2020. Notice of this meeting was also posted on the University's e-mail system and website.

MINUTES

Mr. Ryan made a motion to approve the Minutes from the February 24, 2020 Board Meeting. The motion was seconded by Dr. Whittaker. (Yes-Mr. Perez, Dr. Chang, Mr. Fowlkes, Ms. Girgis, Mr. Scott, Ms. Trowell-Harris, Mr. Visconti; No-None; Abstention-Thyquel Halley). The motion passed.

CHAIR'S REPORT

On behalf of the Board Chair, the Board Secretary, Dr. Virginia Meléndez, introduced the two new trustee members Ms. Irene Trowell-Harris and Mr. Luke Visconti. She noted that their full bios were included in the board book for informational purposes only and the university website also has their information. No action was required by the board.

PRESIDENT'S REPORT

President Henderson gave a PowerPoint Presentation providing a COVID-19 Update and the impact to the university. The President's Off Campus Activities were included in the Board book from September 2019 through March 2020 for informational purposes only. No action was required by the board.

EXECUTIVE COMMITTEE

Mr. Ryan made a motion on behalf of the Executive Committee to approve the action items which included Faculty and Staff Personnel Actions: Faculty Promotions, Librarian Promotions, Professional Staff Promotions, Professor Emeritus | Emerita Recommendations, Sabbatical Leaves, Reappointment, and New Hires: Faculty, Managerial and Professional Staff. The motion was seconded by Mr. Scott. (Yes-Mr. Perez, Dr. Chang, Mr. Fowlkes, Ms. Girgis, Ms. Trowell-Harris, Mr. Visconti, Dr. Whittaker; No-None; Abstention-Thyquel Halley). The motion passed.

Faculty Promotions
Promotion to Rank Effective: September 1, 2020

To Professor

1. Dr. Mary McGriff, Associate Professor, Literacy Education
2. Dr. Jeanne Ruggiero, Associate Professor, Nursing

To Associate Professor

1. Dr. Vaibhavee Agaskar, Assistant Professor, Counselor Education
2. Dr. Debananda Chakraborty, Assistant Professor, Mathematics
3. Dr. Lorraine Chewey, Assistant Professor, Nursing
4. Dr. Desamparados Fabra Crespo, Assistant Professor, Music, Dance and Theatre
5. Dr. Wayne Eby, Assistant Professor, Mathematics
6. Dr. Jean Georgiou, Assistant Professor, Counselor Education
7. Dr. Ning Liao, Assistant Professor, Political Science
8. Dr. Frank Nascimento, Assistant Professor, Psychology
9. Dr. Scott O'Connor, Assistant Professor, Philosophy & Religion
10. Dr. Grace Wambu, Assistant Professor, Counselor Education
11. Dr. Caroline Wilkinson, Assistant Professor, English

Librarian Promotions
Promotion Effective: July 1, 2020

1. Ms. Jocelyn Castillo, From: Librarian 3, To: Librarian 2

Professional Staff Promotions
Promotion Effective: July 1, 2020

1. Ms. Alison Maysilles, Assistant Director 1, Transfer Resource Center
2. Mr. Daniel Ward, Assistant Director 1, Online Learning
3. Mr. Malvanie Williams, Professional Services Specialist 2, Campus Life

Professor Emeritus

1. Professor Jane Steuerwald
Media Arts
Retired: January 1, 2019
2. Dr. Lois Weiner
Elementary/Secondary Education
Retired: July 1, 2018

Sabbatical Leaves

Sabbatical Leave (Fall 2020)

1. Dr. Antoinette Ellis-Williams, Women's and Gender Studies
2. Dr. Tan Lin, English
3. Dr. Scott O'Connor, Philosophy & Religion

Sabbatical Leave (Spring 2021)

4. Dr. Midori Yoshimoto, Art

Reappointment

Correction: Group 1 (Not Recommended - Faculty to the 5th Year – Effective: September 1, 2020)

1. Dr. Antony Leberatto, Assistant Professor, Criminal Justice

Notes:

1. His reappointment during the February 24, 2020 board meeting was an administrative error.

Professional Staff for Reappointment Consideration (Currently on 5 Year) (Eligible for a Multiyear Reappointment up to 5 Years: July 1, 2020 - June 30, 2025)

1. Mr. Paul Gargiulo, Professional Services Specialist 1, Marketing & Communications

New Hires

Managerial | Temporary Appointments

1. Jennifer Fitzgerald, Project Coordinator
VP Academic Affairs
Effective: 2/24/2020

Faculty Regular Appointments

1. Jinrui Cao, Assistant Professor
Computer Science
Effective: 9/1/2020
2. Moitrayee Chatterjee, Assistant Professor
Computer Science
Effective: 9/1/2020
3. Konstantinos Papazoglou, Assistant Professor
Criminal Justice
Effective: 9/1/2020
4. Ahmad Rabaai, Associate Professor
Finance
Effective: 9/1/2020
5. Mohammad Rahman, Assistant Professor
Earth & Environmental Science
Effective: 9/1/2020

Professional Staff Regular Appointments

1. Davauni Brown, Director, Community Recreation (PSSIV)
Athletics
Effective: 3/30/2020
2. Sandy Checo, Crew Leader/ Vocational & GED Instructor (PSSIV)
Youth Corps
Effective: 2/3/2020
3. Nelson Rodriguez, Director, Pre-College Programs (Assistant Director 1)
Pre-College Programs
Effective: 3/16/2020

FINANCE AND AUDIT COMMITTEE

President Henderson gave the report for the Finance and Audit Committee, which include a PowerPoint Presentation on Financial Updates from COVID-19. No action was required by the board.

UNIVERSITY BUSINESS, PLANNING, & INFRASTRUCTURE COMMITTEE

Mr. Ryan made a motion on behalf of the University Business, Planning, and Infrastructure Committee to approve the action items which included the following:

1. Waiver Resolution for Engagement of Special Bond Counsel
2. Resolution to Approve and Authorize Amendment of Development and Lease Agreement Related to Squire Hall project at Ft. Monmouth

3. Resolution to Approve and Authorize Amendment of the Lease Agreement Related to the PAC and CMDT Project.

The motion was seconded by Mr. Scott. (Yes-Mr. Perez, Dr. Chang, Mr. Fowlkes, Ms. Girgis, Ms. Trowell-Harris, Mr. Visconti, Dr. Whittaker; No-None; Abstention-Thyquell Halley). The motion passed.

**RESOLUTION OF THE BOARD OF TRUSTEES OF NEW JERSEY CITY
UNIVERSITY FOR WAIVER OF PUBLIC ADVERTISING FOR ENGAGEMENT OF
SPECIAL BOND COUNSEL SERVICES**

- WHEREAS:** Contracts in excess of the bid threshold established pursuant to the State College Contracts Law, N.J.S.A. 18A:64-55, is permitted without advertisement for bids for engagement of professional services by resolution of the Board of Trustees, N.J.S.A. 18A:64-56; and
- WHEREAS:** In the context of work related to the University’s Ft. Monmouth and PAC/CMDT projects an emergent need arose for specialized legal services requiring bond finance expertise and experience; and
- WHEREAS:** The firm of Hawkins Delafield and Wood, LLP has the requisite expertise and experience and was engaged on an emergent basis effective March 16, 2020; now be it
- RESOLVED:** On this 27th day of April 2020, the Board of Trustees of New Jersey City University ratifies the engagement of Hawkins Delafield and Wood, LLP to provide bond counsel services related to the Ft. Monmouth and PAC/CMDT projects subject to the attached fee schedule.

**RESOLUTION OF THE BOARD OF TRUSTEES OF NEW JERSEY CITY
UNIVERSITY APPROVING AND AUTHORIZING AMENDMENT OF THE FORT
MONMOUTH PROJECT DEVELOPMENT AND LEASE AGREEMENT**

- WHEREAS:** KKF UNIVERSITY ENTERPRISES, LLC, a New Jersey limited liability company, having a mailing address of 40 Monmouth Park Highway, P.O. Box 70, West Long Branch, New Jersey 07764 (“Landlord” or “KKF”) and NEW JERSEY CITY UNIVERSITY, a public institution of higher education of the State of New Jersey, having an office at 2039 John F. Kennedy Boulevard, Jersey City, New Jersey 07305, (“Tenant” or “NJCU”), entered into a DEVELOPMENT AND LEASE AGREEMENT (the “Lease”), dated as of the 2nd day of March, 2018, with respect to certain property consisting of approximately 11.75 acres located on and/or off Sherrill Avenue in the Oceanport Reuse Area of the Main Post of Fort Monmouth in the Borough of Oceanport and newly designated as Block

110.09, Lot 1 (5.73± acres) and Block 110.09, Lot 2 (6.02± acres) on the Official Tax Map of the Borough of Oceanport (collectively, the “Property”); and

WHEREAS: KKF and NJCU entered into a first amendment to the Lease, dated as January 3, 2019 (“First Lease Amendment”) which extended the Permit Date and addressed certain issues pertaining to the securing of Governmental Approvals and Financing for the Squier Hall Phase I Project (“Project”); and

WHEREAS: KKF and NJCU entered into a Second Amendment to the Lease (“Second Amendment”) as of December 5, 2019, which among other things designated the Wisconsin-based Public Finance Authority (“PFA”) as a qualified institution to provide financing for the Project through the issuance of bonds; and

WHEREAS: KKF has indicated to NJCU that the financing of the Project by means of the issuance of bonds on an insured basis is warranted and advantageous to the Parties; and

WHEREAS: In order to secure bond insurance at an acceptable premium, which cost is a factor in the calculation of the NJCU’s rent obligations, it is necessary for the Lease to be further amended to provide a definitive outside rent commencement date, to provide for rent payments to be made to the bond trustee, and further amend the Lease, as amended in the Second Amendment, in a Third Amendment to the Development and Lease Agreement (“Third Amendment”) which Third Amendment is subject to continuing negotiation between the Parties; and

WHEREAS: This bond financing requires a specific resolution of the Board of Trustees authorizing the execution and delivery of transaction documents (presently identified as a memorandum of lease, continuing disclosure agreement, assignment of lease, and subordination, non-disturbance and attornment agreement) and the implementation of transactions contemplated by the transaction documents and the issuance of opinions from the University’s special counsel and the University Counsel concerning the validity and binding nature of the obligations referenced in the transaction documents;

NOW, THEREFORE, ON THIS 27TH DAY OF APRIL 2020, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF NEW JERSEY CITY UNIVERSITY AS FOLLOWS:

SECTION 1. The Board approves and authorizes the President or her designee, the Vice President and Chief Operating Officer, to agree to change the rent commencement date in Lease as amended to a date certain and make any necessary related changes provided that provision is made by agreement for

the unconditional guarantee by PRC Group to reimburse NJCU for any rent payments necessary in the event Squier Hall is not ready for occupancy by the date certain and the provision of such other measures agreed upon by the parties to facilitate timely completion of the Project for occupancy and hold NJCU harmless from the rent payments prior to occupancy.

SECTION 2. The Board approves and authorizes the Chair of the Board of Trustees, the President of the University, the Vice President and Chief Operating Officer and the Vice President and Chief Financial Officer/Treasurer to take such action as may be required to complete negotiations, execute, and implement the further amendment of the development and lease agreement (“Third Amendment”) between KKF and NJCU together with such other action as may be necessary, advantageous, and appropriate in the interests of NJCU in the judgment of the Chair of the Board of Trustees, the President of the University, the Vice President and Chief Operating Officer and/or the Vice President and Chief Financial Officer/Treasurer in consultation with the University Financial Advisor and University Counsel or Special Counsel to the University or Bond Counsel for the University to assist and cooperate with KKF so that the PFA financing for the Squier Hall project is completed and the transaction documents may be completed, executed and delivered.

SECTION 3. The Board authorizes University Counsel, Special Counsel and Bond Counsel to provide such opinions related to the transaction documents and the Board’s resolution as are determined by them to be necessary and appropriate in their respective experience and professional judgment.

**RESOLUTION OF THE BOARD OF TRUSTEES OF NEW JERSEY CITY
UNIVERSITY APPROVING AND AUTHORIZING AMENDMENT OF THE WCPAC
LLC NEW JERSEY CITY UNIVERSITY FACILITY LEASE**

WHEREAS: WCPAC LLC, a New Jersey limited liability company, whose sole member is the New Jersey City University Foundation, Inc., entered into a facility lease in August 2019 (“Lease”) related to the performing arts center project on Block 4 of University Place., and **NEW JERSEY CITY UNIVERSITY**, a public institution of higher education of the State of New Jersey, hereinafter referred to as “**University**” (Collectively the “**Parties**”); and

WHEREAS: WCPAC LLC has requested amendment of the Lease in order to facilitate financing of the project; now be it

RESOLVED: On this 27th day of April 2020, that the Board of Trustees of New Jersey City University authorizes the President, the Vice President and Chief Operating Officer, and other administration personnel and University Counsel and special counsel to take necessary and appropriate actions in the interest of the University to finalize the negotiation of the amendment and execute the

amendment provided it is substantially in the form presented to the Business, Planning and Infrastructure Committee of the Board at its meeting on April 27, 2020.

UNIVERSITY MISSION COMMITTEE

Mr. Ryan made a motion on behalf of the Mission Committee to approve the items as noted in the board book, which included the following:

1. Revision in Minor Program: Revision of Minor in Latin American, Caribbean and Latino Studies
2. Minor Program: Minor in Marketing Analytics
3. New Option: Non-Accelerated Bachelor of Science in Nursing

The motion was seconded by Dr. Whittaker. (Yes-Mr. Perez, Dr. Chang, Mr. Fowlkes, Ms. Girgis, Mr. Scott, Ms. Trowell-Harris, Mr. Visconti; No-None; Abstention-Thyquel Halley). The motion passed.

William J Maxwell College of Arts and Sciences
Revisions to Latin American, Caribbean, and Latino Studies Minor

WHEREAS: The Latin American, Caribbean, and Latino Studies (LATI) program proposed a few revisions to the Minor Program. The proposed changes include curriculum redesign by adding new courses, which allow offering a thematic, international approach in course requirements. This change reflects developments within the broader field of Latin American Studies, and in academia in general.

WHEREAS: The LATI program also proposed to reduce in total required credits from 21 to 18. The rationale for this is to allow a larger number of NJCU students to be able to complete the minor, particularly since the total number of credits for graduation has been reduced from 128 to 120.

WHEREAS: The proposal requesting minor curriculum revisions has met all the reviews: the College of Arts and Sciences Curriculum Committee; the Senate Curriculum and Instruction Committee; the Senate Planning, Development and Budget Committee; and academic officers of the University and all notice requirements; and

WHEREAS: The University Mission Committee of the Board of Trustees has reviewed the program proposal and adds its endorsement; be it therefore

RESOLVED: That the Board of Trustees of New Jersey City University on this 27th day of April 2020 hereby approves the proposal requesting revisions to Latin American, Caribbean, and Latino Studies Minor.

Minor in Marketing Analytics

- WHEREAS:** The Department of Marketing in the School of Business at New Jersey City University proposed a new minor program in Marketing Analytics; and
- WHEREAS:** The proposed minor requires a total of 18 credits and is designed to provide students with the practical skills and theoretical knowledge to make and support businesses in crucial data-driven decisions; and
- WHEREAS:** The proposal was reviewed and approved by: the Department of Marketing; the School of Business Curriculum Committee; the Senate Curriculum and Instruction Committee; the Senate Planning, Development and Budget Committee; and academic officers of the University and all notice requirements; and
- WHEREAS:** The University Mission Committee of the Board of Trustees reviewed the program proposal and adds its endorsement; be it therefore
- RESOLVED:** That the Board of Trustees of New Jersey City University on this 27th day of April 2020 hereby approves the proposal to offer the Minor in Marketing Analytics.

College of Professional Studies

**New Second-Degree Program Option:
Non-Accelerated Bachelor of Science in Nursing**

- WHEREAS:** The Department of Nursing in the College of Professional Studies at New Jersey City University proposed a new second-degree program option leading to the Bachelor of Science Degree in Nursing (BSN). This non-accelerated program is intended to be completed in 27-months, over five semesters;
- WHEREAS:** The proposed program option will provide an alternative pathway to the existing Accelerated, Second-Degree BSN program at the University. This new option will offer a full-time study at a reasonable pace to facilitate balancing academic and life responsibilities. By maintaining a full-time plan of study, qualified students will be able to optimize federal and other sources of financial aid;
- WHEREAS:** The proposal was reviewed and approved by the Department of Professional Security Studies; the College of Professional Studies Curriculum Committee; the Senate Curriculum and Instruction Committee; the Senate Planning, Development and Budget Committee; and academic officers of the University and all notice requirements; and

WHEREAS: The University Mission Committee of the Board of Trustees has reviewed the program proposal and adds its endorsement; be it therefore

RESOLVED: That the Board of Trustees of New Jersey City University on this 27th day of April 2020 hereby approves the proposal to offer a new Second-Degree, Non-Accelerated Bachelor of Science in Nursing Program Option.

In addition, the Vice President for Student Affairs, Dr. Scott James gave a PowerPoint Presentation, which included an Enrollment Update. No action was required by the board.

NEXT MEETING

The next Board meeting will be held on June 29, 2020. President Henderson noted on behalf of the Board Chair for the board to move into executive session prior to the public session in order to discuss confidential personnel matters and contractual matters. The minutes of the executive session will become available to the public when there is no longer a need for confidentiality regarding these matters. The motion was moved by Mr. Ryan and seconded by Mr. Scott. (Yes- Mr. Perez, Dr. Chang, Mr. Fowlkes, Ms. Girgis, Ms. Trowell-Harris, Mr. Visconti, Dr. Whittaker; No-None; Abstention-Thyquell Halley). The motion passed.

ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 7:18 p.m.

Respectfully submitted,

Virginia Meléndez
Secretary to the Board of Trustees