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Student Representative

The University of Rhode Island Board of Trustees Finance and Facilities Committee Meeting Monday, June 10, 2024, 3:00 p.m. EDT

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

OFFICIAL MINUTES

Committee Chair Vahid Ownjazayeri welcomed everyone to the June 10, 2024, 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 Committee members participating remotely. Virtual access to the meeting was available via the YouTube video platform. A recording is available for viewing at <https://web.uri.edu/trustees/meetings/>.

Committee Chair Ownjazayeri asked for a roll call. Noting that a quorum of members of the Finance and Facilities Committee was present, he called the meeting to order at 3:01 p.m.

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

- Mr. Vahid Ownjazayeri, Committee Chair (remote)
- Mr. Armand Sabitoni, Committee Vice Chair (remote)
- Ms. Maria Ducharme (remote)
- Mr. Michael Fascitelli (remote; arrived at 3:13 p.m.)
- Mr. Joseph Formicola (remote)
- Ms. Cortney Nicolato (remote)
- Dr. Marc Parlange, President (ex officio, non-voting) (remote)

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

- Dr. Melissa Sutherland (ex officio, non-voting)

The URI Board of Trustees member in attendance:

- Ms. Margo Cook, Chair, URI Board of Trustees (remote)

URI President's Stewardship Council members in attendance:

- Ms. Abby Benson, Vice President, Administration and Finance (remote)
- Ms. Chelsea Berry, Senior Advisor to the President and Chief of Staff (remote)
- Ms. Alyssa Boss, General Counsel (remote)
- Mr. Karl Calvo, Director, Facilities (remote)
- Mr. John Poehlmann, Assistant Vice President for Financial Strategy and Planning (remote)
- Dr. Barbara E. Wolfe, Provost and Executive Vice President for Academic Affairs (remote)

URI staff members in attendance:

- Ms. Tracey Angell, Assistant Vice President for Strategic Procurement (remote)
- Mr. Ryan Carrillo, Director, Planning and Real Estate Development (remote)
- Ms. Michelle Curreri, Secretary, Board of Trustees (in person)
- Ms. Mackenzie Flynn, Associate General Counsel (remote)
- Mr. Michael Jagoda, Director of Public Safety and Chief of Police (remote)
- Ms. Kara Larsen, Assistant Vice President for Enterprise Risk Management (remote)
- Dr. Daniel Moos, Assistant to the Vice President for Administration and Finance (remote)
- Ms. Lynn Owens, Associate Secretary, Board of Trustees (in person)
- Mr. Joseph Paradise, Manager, Parking Services (remote)

Committee Chair Ownjazayeri acknowledged that the University of Rhode Island occupies the traditional stomping ground of the Narragansett Nation and the Niantic People.

Committee Chair Ownjazayeri asked the Committee if there were any proposed amendments to the published agenda. There were none.

1. APPROVAL OF THE MINUTES

a. Minutes of April 4, 2024, Finance and Facilities Committee [Enclosure 1.a.](#)

Committee Chair Ownjazayeri called for a motion and, on a motion duly made by Joseph Formicola and seconded by Armand Sabitoni, and hearing no discussion, it was

VOTED THAT The Finance and Facilities Committee approve the minutes for the meeting held on April 4, 2024.

VOTES: 4 members voted in the affirmative and 0 members voted in the negative.

YEAS: Maria Ducharme, Joseph Formicola, Vahid Ownjazayeri, Armand Sabitoni

NAYS: 0

ABSTAINS: Courtney Nicolato abstained because she was not at the last meeting.

2. DISCUSSION ITEMS

a. Review of the Enacted Budget

Vice President Abby Benson noted that the official State budget has not been approved yet. She provided a brief overview of the University's FY25 Budget request, specifically the requests for an operating budget increase, Rhode Island Capital Plan Fund (RICAP), and a Biomedical Sciences Building General Obligation (GO) Bond. With respect to the operating budget increases, she noted that URI requested a \$32.1M increase, the legislature recommended a \$5.4M increase. With respect to RICAP asset protection funding, she noted that URI requested \$16.3M, the legislature recommended \$14.0M. With respect to the Biomedical Sciences GO Bond, she noted that URI requested \$87.45M, the legislature recommended \$87.5M. She provided additional detail regarding the operating budget increase request and the RICAP request (specifically related to PFAS remediation efforts). Responding to questions, Vice President Benson noted that budget shortfalls are traditionally managed through the use of reserves to meet contractual obligations and also that the pending new budget model will allow the University to clearly evaluate and reset the University's budget. She also noted that the appropriation from the state is roughly 20% of the University's education and general budget.

b. Report of Actions Taken in Executive Session

Briar Lane Acquisition [Enclosure](#)

Vice President Benson reported the action taken in Executive Session by the Board of Trustees Finance and Facilities Committee on April 4, 2024, and by the Board of Trustees on April 26, 2024, to approve the acquisition of property at 63 Briar Lane, Kingston, RI. She noted that, following the Board's approval in April, the University is currently completing the purchase of this property.

3. ACTION ITEMS

a. Approval of University Capital Improvement Plan (CIP) FY2026-2030, and recommendation to the URI Board of Trustees. [Enclosure](#)

Vice President Benson provided a discussion of the FY2026-2030 CIP. She noted that the full document has been provided to the Committee for its review at this meeting as well as the previous meeting on April 4th. She highlighted changes since April, including the addition of a new Public Safety Building (now that an advanced planning study is complete), the University's general obligation (GO) bond strategy (including the decision to keep the Historic Quad work in the current CIP as next GO Bond initiative, pending the completion of the Campus Master Plan), and an increase from the last CIP of roughly \$580M related to general improvements including accessibility upgrades, building envelope repairs, etc.

Committee Chair Ownjazayeri called for a motion and, on a motion duly made by Cortney Nicolato and seconded by Armand Sabitoni, and hearing no discussion, it was

VOTED THAT The Finance and Facilities Committee recommend that the URI Board of Trustees approve the University of Rhode Island Capital Improvement Plan for FY2026-2030, as recommended and presented in the enclosure.

VOTES: 6 members voted in the affirmative and 0 members voted in the negative.

YEAS: Maria Ducharme, Michael Fascitelli, Joseph Formicola, Cortney Nicolato, Vahid Ownjazayeri, Armand Sabitoni

NAYS: 0

ABSTAINS: 0

b. Approval of URI Parking Regulations, and recommendation to the URI Board of Trustees.
[Enclosure](#)

Vice President Benson discussed the proposed Parking Regulations for the Kingston campus, noting that they were last approved by the Rhode Island Board of Governors for Higher Education in 2006. She also noted that parking fees and penalties are developed and listed by the Office of Transportation and Parking, as allowed by the regulations presented in the enclosure.

Committee Chair Ownjazayeri called for a motion and, on a motion duly made by Joseph Formicola and seconded by Maria Ducharme, and hearing no discussion, it was

VOTED THAT The Finance and Facilities Committee recommend that the URI Board of Trustees approve the Parking and Traffic Rules and Regulations (Kingston Campus), effective July 1, 2024, as recommended and presented in the enclosure.

VOTES: 6 members voted in the affirmative and 0 members voted in the negative.

YEAS: Maria Ducharme, Michael Fascitelli, Joseph Formicola, Cortney Nicolato, Vahid Ownjazayeri, Armand Sabitoni

NAYS: 0

ABSTAINS: 0

c. Approval of Contracts in Excess of \$5 Million, and recommendation to the URI Board of Trustees.
[Enclosure](#)

- (i) New contract on HVAC Maintenance and Repair
- (ii) Change order to contract with First Transit
- (iii) Change order to contract with Performance Food Group

(iv) Change order to Independence Square Foundation Lease

Vice President Benson discussed the request for approval of four separate contracts that require Board approval, specifically, HVAC Maintenance and Repair (FY25-27), First Transit Inc. (FY24-25), Performance Food Group (FY24-25), and Independence Square Foundation (for the Kinesiology Department). Vice President Benson noted that with regard to Performance Food Group and First Transit, both requests are for one-year extensions where these contracts may be rebid next year.

Committee Chair Ownjazayeri called for a motion and, on a motion duly made by Joseph Formicola and seconded by Armand Sabitoni, and hearing no discussion, it was

VOTED THAT The Finance and Facilities Committee recommend that the URI Board of Trustees approve a new contract between the University of Rhode Island and HVAC Maintenance and Repair company – as selected through RI solicitation #24004253- effective July 1, 2024, as recommended and presented in the enclosure. Award will be conducted by the RI Division of Purchases (RIDOP) to the qualified low bidder once responses are received and evaluated by RIDOP. It is anticipated that this award will be made in mid-July; and, that the University of Rhode Island Board of Trustees approve a change order to the contract between the University of Rhode Island and First Transit as recommended and presented in the enclosure; and, that the University of Rhode Island Board of Trustees approve a change order to the contract between the University of Rhode Island and Performance Food Groups as recommended and presented in the enclosure; and, that the University of Rhode Island Board of Trustees approve a change order to the contract between the University of Rhode Island and the Independence Square Foundation as recommended and presented in the enclosure.

VOTES: 6 members voted in the affirmative and 0 members voted in the negative.

YEAS: Maria Ducharme, Michael Fascitelli, Joseph Formicola, Cortney Nicolato, Vahid Ownjazayeri, Armand Sabitoni

NAYS: 0

ABSTAINS: 0

- d. **Approval of Amendment to the Memorandum of Understanding (MOU) between URI and the University of Rhode Island Foundation and Alumni Engagement (URIFAE), and recommendation to the URI Board of Trustees.** [Enclosure](#)

Vice President Benson discussed the MOU between the University and URIFAE, specifically seeking a one-year extension of the MOU where the terms remain substantially the same with only minor adjustments to the financial and in-kind contributions to the URIFAE by the University.

Committee Chair Ownjazayeri called for a motion and, on a motion duly made by Armand Sabitoni and seconded by Michael Fascitelli, and hearing no discussion, it was

VOTED THAT The Finance and Facilities Committee recommend that the URI Board of Trustees approve the Amendment One to the Memorandum of Understanding with the University of Rhode Island Foundation and Alumni Engagement, as recommended and presented, and that the Board Chair, President, and Vice President of Administration and Finance are each individually authorized, for and on behalf of the University and the Board of Trustees, to execute Amendment One to the Memorandum of Understanding, as recommended and presented.

VOTES: 6 members voted in the affirmative and 0 members voted in the negative.

YEAS: Maria Ducharme, Michael Fascitelli, Joseph Formicola, Courtney Nicolato, Vahid Ownjazayeri, Armand Sabitoni

NAYS: 0

ABSTAINS: 0

e. Approval of Modifications to the President's House, and recommendation to the URI Board of Trustees. [Enclosure](#)

Vice President Benson discussed proposed modifications (deck replacement) to the President's House, noting that per the contract between the University and the President, all repairs greater than \$10,000 must be approved by the Board of Trustees.

Committee Chair Ownjazayeri called for a motion and, on a motion duly made by Joseph Formicola and seconded by Maria Ducharme, and hearing no discussion, it was

VOTED THAT The Finance and Facilities Committee recommend that the URI Board of Trustees approve the repair and/or replacement of the outside deck to the President's Residence as presented, at a cost of no more than \$50,000.

VOTES: 6 members voted in the affirmative and 0 members voted in the negative.

YEAS: Maria Ducharme, Michael Fascitelli, Joseph Formicola, Courtney Nicolato, Vahid Ownjazayeri, Armand Sabitoni

NAYS: 0

ABSTAINS: 0

f. Approval of Amendments to the Finance and Facilities Committee Charter and Calendar, and recommendation to the URI Board of Trustees. [Enclosure](#)

Vice President Benson presented the proposed amendments to the Facilities Committee Charter and Calendar. She noted that the Committee saw these proposed changes at the April 4th meeting, except that there has been added to the June calendar the approval of any charter or calendar changes presented for review at the April meeting.

Committee Chair Ownjazayeri called for a motion and, on a motion duly made by Cortney Nicolato and seconded by Armand Sabitoni, and hearing no discussion, it was

VOTED THAT The Finance and Facilities Committee recommend that the URI Board of Trustees approve amendments to the Finance and Facilities Committee Charter and Committee Calendar as recommended and presented in the enclosure.

VOTES: 6 members voted in the affirmative and 0 members voted in the negative.

YEAS: Maria Ducharme, Michael Fascitelli, Joseph Formicola, Cortney Nicolato, Vahid Ownjazayeri, Armand Sabitoni

NAYS: 0

ABSTAINS: 0

4. ADJOURN

Committee Chair Ownjazayeri thanked members of the Finance and Facilities Committee and called for a motion to adjourn.

On a motion duly made by Cortney Nicolato and seconded by Maria Ducharme, and hearing no discussion, it was

VOTED: THAT The URI Board of Trustees Finance and Facilities Committee adjourn the June 10, 2024, meeting of the Committee.

VOTES: 6 members voted in the affirmative and 0 members voted in the negative.

YEAS: Maria Ducharme, Michael Fascitelli, Joseph Formicola, Cortney Nicolato, Vahid Ownjazayeri, Armand Sabitoni

NAYS : 0

URI Board of Trustees Finance and Facilities Committee meeting
June 10, 2024

ABSTAINS: 0

The meeting adjourned at 3:31 p.m.

The next meeting of The University of Rhode Island Board of Trustees Finance and Facilities Committee is scheduled for September 11, 2024.

OFFICIAL