

The University of Central Arkansas Board of Trustees convened in a regularly scheduled meeting at 3:00 p.m., October 18, 2018, in the Board of Trustees Conference Room in Wingo Hall with the following officers and members present:

Chair:	Mr. Joe Whisenhunt
Vice Chair:	Mr. Bunny Adcock
Secretary:	Rev. Cornell Maltbia
	Ms. Elizabeth Farris
	Ms. Kay Hinkle
	Mr. Brad Lacy
	Ms. Shelia Vaught

MINUTES

The board unanimously approved the minutes of the August 17, 2018, board meeting, as submitted upon motion and second.

REPORTS

- < First Real Estate Limited Partnership LLLP (Robert Adcock, Jr. Partner)
- < Eli Lilly and Company

The board unanimously adopted the following resolution regarding the First Real Estate Limited Partnership LLLP upon motion by Elizabeth Farris and second by Cornell Maltbia: Bunny Adcock recused from the vote.

BE IT RESOLVED: That the Board of Trustees authorizes the administration to enter into a contract with First Real Estate Limited Partnership LLLP, listed above and on the following page

The board unanimously adopted the following resolution regarding the Eli Lilly and Company contract upon motion by Elizabeth Farris and second by Kay Hinkjle:

BE IT RESOLVED: That the Board of Trustees authorizes the administration to enter into a contract with Eli Lilly and Company listed above and on the following page

UNIVERSITY OF CENTRAL ARKANSAS
REASON FOR REQUIRING BOARD REVIEW AND ACTION
(Board Policy No. 416)

Contract exceeds \$250,000 or with a term of more than one year

neglected and tropical diseases. The agreement requires board approval because Eli Lilly uses a template agreement for all institutions and did not agree to the requirement in Board Policy No. 416 to incorporate the terms of the UCA contract rider.

Term: Upon signing until termination by either party.

Property Acquisition 233 Mitchell Street, Conway, Arkansas

Robert Clark owns the house located at 233 Mitchell Street. The house was built in the 1940s and is approximately 1,452 square feet. The total area of the property is approximately 12,000 square feet. The university plans to utilize the existing structure.

The house is located near the intersection of Bruce Street and Mitchell Street. This is an area that the university needs to acquire for future development. The university owns the adjacent house located on Bruce Street. In addition, the back of the property is adjacent to the university-owned gravel parking lot on Baridon Street.

The university has signed an offer and acceptance with the owner for \$159,000. A copy of the signed agreement is attached. The agreement requires that the closing occur by November 16, 2018. The closing of the proposed acquisition is conditioned upon the approval of the Board of Trustees.

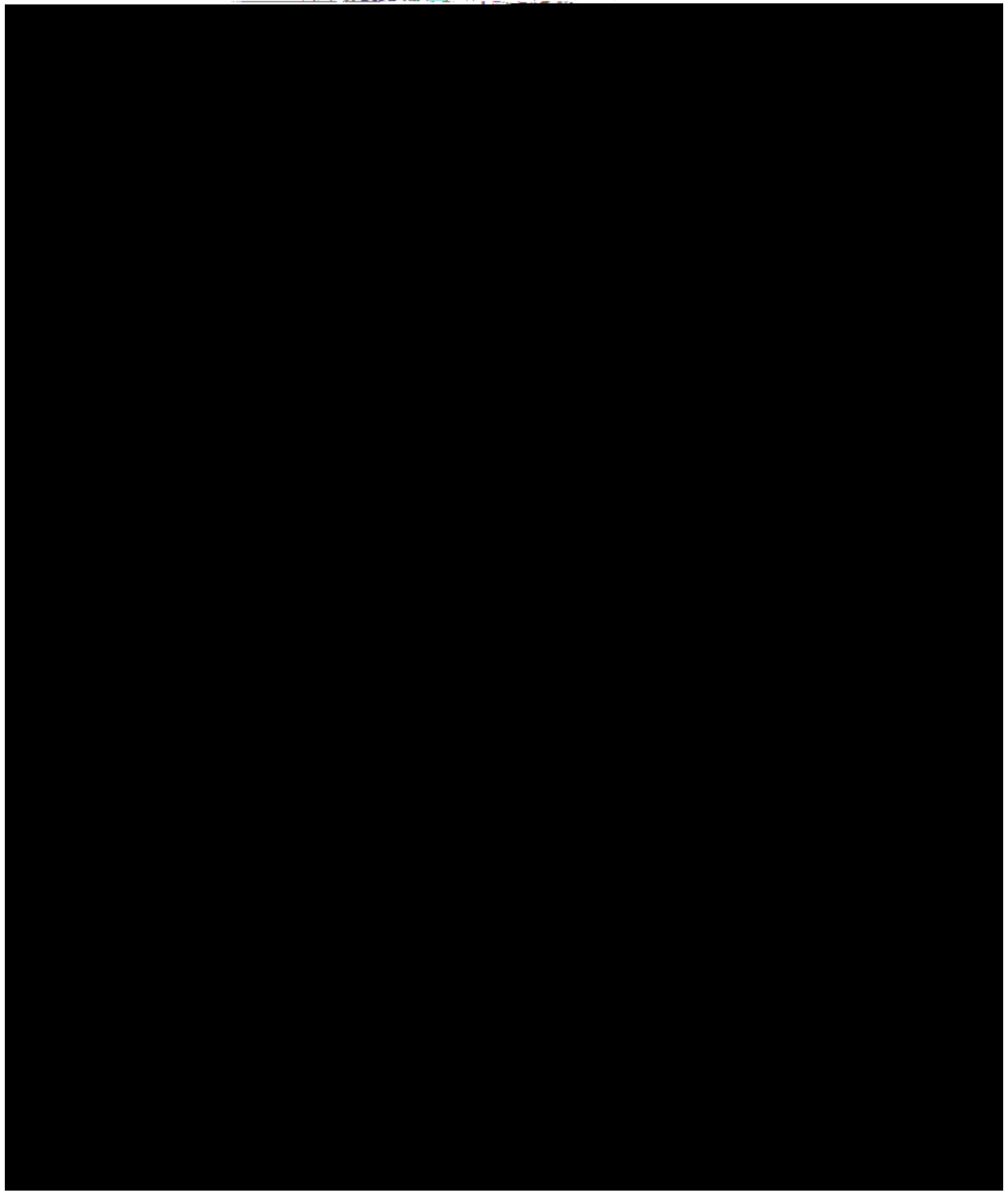
The board unanimously adopted the following resolution upon motion by Shelia Vaught and second by



UNIVERSITY OF
CENTRAL

OFFICE OF THE

PRESIDENT
CENTRAL ARKANSAS



Robert Clark

September 19, 2013

claims or encumbrances of any kind with the grantee being "The Board of Trustees of the

and all taxes or assessments on the Property for the current year will be apportioned at

6. Buyer and Seller will share the cost of closing fees and document preparation. No

to a state agency (Buyer)

the same shall be 7. If any personal property shall be stored or situated on the Property

the encumbrance of the Property and 9. Seller represents and warrants to Buyer that Seller

at all liens against the Property and all money 9. Seller represents and warrants to Buyer that

10. Seller represents and warrants to Buyer that there are no liens or other matters affecting the Property

represents and warrants to Buyer that there is no loss arising from oil, gas, or other 11. Seller

13. Seller represents and warrants to Buyer that there are no proceedings, either

13. Seller represents and warrants to Buyer that there are no unrecorded contracts of sale

the Property and improvements thereon 14. Seller shall be responsible for all risk of loss to

16 Seller represents and warrants that to the best of Seller's knowledge, as hereinafter stated, 16

17

18

19

20 Buyer

21 18. Buyer's obligations under this agreement are expressly conditioned upon the prior

22

23

24 and to be completed and to have the original to Wynn Records, Inc.

25

26

27

28

29

30 Houston D. Davis, Ph.D.
President

31

Robert Clark

September 19, 2019



Employee Benefits Program Board Policy No. 526

Board Policy No. 526, Employee Benefits Program, has been revised to eliminate the references to specific vendors with regard to investment fund options.

TIAA will continue to be the record-keeper for the Alternate Retirement Plan; however, the university is reviewing the investment options offered as part of the Alternate Retirement Plan

the Internal Revenue Service maximum employee contribution limits. There is no

(employee/spouse, employee/child(ren), and employee/family) ranged from 1.9% to 8.5%. The amount of increase depends on which plan and tier the employee selects and whether the employee participated in the BeWell wellness program. UCA pays approximately 72% of the health plan premium, which means the UCA annual cost of the increase will be approximately \$440,000.

The following chart reflects the proposed rates:



Dental Plan

There will be no rate increase or plan design change for the self-funded dental plan for calendar year 2019.

Life, Long-term Disability, and Vision Insurance

There are no rate increases or plan design changes for life, long-term disability, and vision insurance.

The board unanimously adopted the following resolution upon motion by Bunny Adcock and second by Brad Lacy:

network solution which provides critical connectivity to all university systems. A follow-up network assessment was conducted by a third party to evaluate the current state and to design a

not to exceed 5.00% and with a projected maximum annual E&G debt service of \$2,760,000 and Housing debt service of \$765,000; and

WHEREAS, The proceeds from the bonds will be for the design and construction of the Integrated Health Sciences Building, the Information Technology Refresh, the renovation of State and Carmichael residence halls, repairs to Bernard Hall, and necessary property purchases; and

WHEREAS, If approved and issued, the bonds will be serviced in part from student tuition and fees, the same being facility fee revenue from students, and in part from housing system revenues of the University, the same being housing revenue from residents; and

WHEREAS, The Board of Trustees authorizes and recommends the commencement of preparations for securing a bond issue in an aggregate principal amount not to exceed \$57,315,000 for the purposes described above.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES THAT:

Section 1. The Board of Trustees of the University of Central Arkansas hereby authorizes the administration to commence all necessary preparations to issue bonds in an amount not to exceed \$57,315,000 with a term not exceeding 30 years and at an interest rate not to exceed 5.00%, with terms and conditions satisfactory to the administration, subject to final review and approval by resolution of this Board.

Section 2. The Board further authorizes the administration to seek approval from the Arkansas Higher Education Coordinating Board for issuing the bonds.

Section 3. The bonds will be secured for the purpose of design and construction of the Integrated Health Sciences Building, the Information Technology Refresh, Housing Renovations Phase II, and Bernard Hall repairs.

ADOPTED AND APPROVED October 18, 2018

**BOARD OF TRUSTEES OF THE UNIVERSITY OF
CENTRAL ARKANSAS**

By: _____
Joe Whisenhunt, Chairman

ATTEST:

By: _____
Cornell Maltbia, Secretary

RESOLUTION OF THE BOARD OF TRUSTEES OF
THE UNIVERSITY OF CENTRAL ARKANSAS

EXPRESSING THE INTENT OF THE BOARD OF TRUSTEES OF THE UNIVERSITY OF CENTRAL ARKANSAS TO ISSUE BONDS AND TO REIMBURSE FROM THE PROCEEDS OF SUCH BONDS CERTAIN COSTS INCURRED FOR THE UNIVERSITY CONSISTING OF (A) THE RENOVATION, CONSTRUCTION, IMPROVEMENT, EQUIPPING AND FURNISHING OF CARMICHAEL HALL, STATE HALL AND BERNARD HALL, (B) THE ACQUISITION, CONSTRUCTION, EQUIPPING AND FURNISHING OF THE INTEGRATED HEALTH SCIENCES BUILDING, (C) THE ACQUISITION, EQUIPPING AND INSTALLATION OF INFORMATION TECHNOLOGY FACILITIES AND EQUIPMENT, (D) THE ACQUISITION OF CERTAIN PROPERTIES IN CONNECTION WITH THE ACQUISITION AND CONSTRUCTION OF THE INTEGRATED HEALTH SCIENCES BUILDING, AND (E) THE ACQUISITION, CONSTRUCTION, IMPROVEMENT, RENOVATION, EQUIPPING AND/OR FURNISHING OF OTHER CAPITAL IMPROVEMENTS AND INFRASTRUCTURE AND THE ACQUISITION OF VARIOUS EQUIPMENT AND/OR REAL PROPERTY FOR THE UNIVERSITY; DESIGNATING AN UNDERWRITER AND BOND COUNSEL TO ASSIST THE BOARD IN THE ISSUANCE OF THE BONDS; AND SETTING FORTH OTHER MATTERS PERTAINING THERETO.

WHEREAS, the Board of Trustees (the "Board") of the University of Central Arkansas (the "University") is authorized under the Constitution and laws of the State of Arkansas, including particularly Act No. 62 of 1947 (codified at Sections 6-62-301 et seq. of the Arkansas Code Annotated) (the "Act") to borrow money for the acquisition, construction, renovation, improvement, equipping, and furnishing of buildings, structures, and other capital improvements which the Board deems proper or suitable for the purposes of the University; and

WHEREAS, the Board has determined and hereby finds and declares that there is a need for certain capital improvements on or for the campus of the University, including the following: (i) the renovation, construction, improvement, equipping, and furnishing of Carmichael Hall, (ii) the renovation, construction, improvement, equipping, and furnishing of State Hall, (iii) the renovation, construction, improvement, equipping, and furnishing of Bernard Hall, and (iv) the acquisition, construction, improvement, renovation, equipping, and/or furnishing of other capital improvements and infrastructure and the acquisition of various equipment and/or real property for the University's Housing System (collectively, the "Housing Project"); and

Section 7. All resolutions and parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

ADOPTED: October 18, 2018.

ATTEST:

By _____
Joe Whisenhunt, Chair

Everette Cornell Maltbia, Secretary

(SEAL)

Acceptance of Legislative Audit Report for Fiscal Year 2017

In accordance with Act 4 of 1991, the Board of Trustees is required to review audit reports and the accompanying comments related to publicly-funded institutions. The act requires that the board take appropriate action related to each finding and recommendation contained in the report.

There were no audit report findings for fiscal year 2017. The audit was provided to management eting.

The board unanimously adopted the following resolution upon motion by Cornell Maltbia and second by Brad Lacy:

2017 as prepared by the Arkansas Division of Legi

October Revised Operating Budget

This agenda item revises the FY 2018-19 original operating budget approved at the May 2018 meeting of the Board of Trustees. The October revised operating budget includes all permanent adjustments made through September 21, 2018. The total budget increased \$272,019.

Revenue budget increased by \$272,019

The major increase is the \$197,385 additional state disbursement from the Educational Education Trust Fund (EETF). In addition, lab fee revenue was increased to align with actual collections and Arkansas Coding Academy revenue was increased due to an increase in the sessions offered.

Expense budget increased by \$272,019

The increase reflects the placement of the EETF funds into a contingency account and revisions to expenses related to the additional revenue noted above. In addition, some departmental reorganizations resulted in a realignment of duties between E&G and auxiliary units. Most of the revisions affected auxiliary units and are reflected by the change between the lines for transfers and salaries.

The board unanimously adopted the following resolution upon motion by Brad Lacy and second by Cornell Maltbia:

the 2018-19 October revised

**University of Central Arkansas
October Revised Base FY19
Compared to FY19 Original Base**

	FY19 Original Base	FY19 October Revised Base	Change over July Original	% Change	% of Budget
1 Tuition & Fees	87,066,711	87,141,345	74,634	0.09%	45.19%
2 Appropriations	58,746,431	58,943,816	197,385	0.33%	30.57%
3 Sales & Services	281,500	281,500	-	0.00%	0.15%
4 Organized Activities	250,000	250,000	-	0.00%	0.13%
5 Grants & Contracts	145,000	145,000	-	0.00%	0.08%
6 Other Sources	1,676,784	1,676,784	-	0.00%	0.87%
7 Total E&G Revenue	148,166,426	148,438,445	272,019	0.18%	76.98%
8 Auxiliary Income	44,382,542	44,382,542	0	0.00%	23.02%
9 Total Income	192,548,968	192,820,987	272,019	0.14%	100.00%
10 Salaries & Wages	85,719,985	86,042,372	322,387	0.37%	44.62%
11 Benefits	25,224,244	25,338,320	114,076	0.45%	13.14%
12 M&O	34,002,880	34,100,484	97,604	0.29%	17.69%
13 Scholarships & Waivers	28,707,076	28,707,076	-	0.00%	14.89%
14 Purchased Utilities	5,877,035	5,877,035	-	0.00%	3.05%
15 Debt Service	12,126,697	12,126,697	-	0.00%	6.29%
16 Transfers	891,051	629,003	(262,048)	-41.66%	0.33%
17 Total Expenditures	192,548,968	192,820,987	272,019	0.14%	100.00%

Undergraduate Admission: English Proficiency Documentation

The Division of International Engagement has in the past relied primarily upon TOEFL or IELTS scores as documentation of English proficiency for applicants whose first language is not English. Based on trends in this sector of higher education, the availability of additional means to document English proficiency, and emerging best practices, the Division of International Engagement proposes to provide a significantly wider range of acceptable documentation methods. The changes are detailed below for the bo
required by Board Policy No. 310, Undergraduate Admission.

EXECUTIVE SESSION

The board unanimously declared an executive session to consider employment, appointments, promotions, demotions, disciplining and resignations of employees, upon motion by Elizabeth Farris with a second by Bunny Adcock.