



SUBJECT: Executive Session Notes for February 12, 2014

The Board of Trustees of Salem State University voted unanimously to go into Executive Session on Wednesday, February 12, 2014, in Room 210 of Marsh Hall, located on Central Campus of Salem State University.

Board Secretary Fleischman took the roll at 6:30 pm; voting in the affirmative to enter executive session were Trustees Booker, Burns, Davis, Lancome, Quiroga, Scott, Segal and Stringer.

The purpose of the session was to discuss a potential real estate acquisition and development opportunity. Trustee Quiroga, chair of the Finance & Facilities Committee, invited President Meservey to describe the real estate opportunity presenting itself to the university, and which was currently before the board for consideration.

The president explained that a three-story building on the bend on Loring Avenue, next to the current Public Safety building was a key location and potentially for sale. This site would allow the university to expand the current driveway and move it in the future. The property was assessed at \$228.8K; appraised at \$300K. At 15% above the appraised value, that would put a purchase price in the \$330-345K range, which would utilize a third of the \$1M set aside for real estate purchases.

Trustee Quiroga read the motion:

MOTION: The Board of Trustees (the "Trustees") of Salem State University (the University"), authorizes the president and/or her designee to negotiate the purchase of 75 Loring Avenue.

There was further discussion. Trustee Segal expressed support for the property purchases near the new residence hall but stated his priority was utilizing funds for the hiring of faculty related to the AACSB accreditation. Trustee Quiroga commented that there should be a focus on the quality of the education and a balance with the quality of the facilities, citing Commissioner Freeland's comments about the state's investment in science labs as an indication of its commitment to public higher education. President Meservey clarified for the trustees that the issue with sufficient faculty for the AACSB accreditation was not that the university did not have the funds to hire the faculty, it was that the union contract would not allow us to offer the salaries necessary to compete for the faculty to fill the open positions. She discussed plans for addressing constraints with the contract.

There was discussion of the appraisal details. The question was called.

Upon a committee motion duly made by Trustee Quiroga, it was

VOTED: The Board of Trustees (the "Trustees") of Salem State University (the "University"), authorizes the president and/or her designee to negotiate the purchase of 75 Loring Avenue. (FF-14-05EX)

Board Secretary Fleischman polled the members:

In favor: Booker, Burns, Davis, Lancome, Quiroga, Scott, Stringer
Against: None
Present: Segal

With no further business to be discussed in Executive Session, Chair Scott called for a motion to come out of Executive Session.

Upon a motion duly made by Trustee Lancome and seconded by Trustee Segal, it was unanimously

VOTED: To adjourn from Executive Session

Board Secretary Fleischman took the roll at 6:55 pm; voting in the affirmative to exit executive session were Trustees Booker, Burns, Davis, Lancome, Quiroga, Scott, Segal and Stringer.

The Board came out of Executive Session and the meeting was adjourned.

Prepared by: J. Fleischman, Secretary to the Board of Trustees