

AGENDA

BOARD OF REGENTS OF THE UNIVERSITY SYSTEM OF GEORGIA

December 7, 2021

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CALL TO ORDER

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ADJOURN

1. **Authorization of Project No. BR-80-2201, South Parking Lot Improvements, Abraham Baldwin Agricultural College**

Recommended: That the Board authorize Project No. BR-80-2201, South Parking Lot Improvements, Abraham Baldwin Agricultural College (“ABAC”), with a total project budget of \$1,750,000 to be funded from institutional funds.

Understandings: Constructed in the early 1970’s, the South Parking Lot on ABAC’s Tifton campus requires significant renovation and repair to continue to provide safe, well-maintained, and functional surface parking for students. The project scope includes replacement of a deteriorated storm sewer line, installation of more efficient and brighter lighting, repaving and striping, and of construction of new concrete islands. An existing basketball court adjacent to the lot would be demolished and removed to maximize the number of available parking spaces, and a new basketball court has been provided for students in a more convenient location on campus. The improved lot would contain 541 spaces, with new sidewalks for enhanced pedestrian safety. Additionally, due to changes in traffic patterns along Davis Road, the lot’s ingress and egress points would be relocated to improve vehicular and pedestrian circulation.

The estimated construction cost for this project is \$1,705,000. The Project is consistent with ABAC’s master plan.

If authorized by the Board, the University System Office staff and ABAC will proceed with design and construction of the Project in accordance with Board of Regents procedures.

2. **Authorization of Project No. BR-87-2201, Campus-Wide HVAC Upgrades, Floyd & Heritage Campuses, Georgia Highlands College**

Recommended: That the Board authorize Project No. BR-87-2201, Campus-Wide HVAC Upgrades, Floyd & Heritage Campuses, Georgia Highlands College (“GHC”), with a total project budget of \$5,000,000 to be funded from institutional funds.

Understandings: To improve indoor air quality on its campus, GHC proposes to perform remodeling to achieve Centers for Disease Control recommendations for improving building ventilation and indoor air quality through strategies such as increasing the introduction of outside air, improving air filtration, generating clean-to-less-clean air flows within buildings, and installing new technologies such as continuous ultraviolet lighting (UV-C) to treat building air streams. Upgrades would include renovation of existing air handling units with installation of some new air handlers and components such as enthalpy wheels, UV-C lights, increased filtration, bipolar ionization units, and reconfiguring supply and return ducts to create clean-to-less-clean air flow within buildings. The use of enthalpy wheels allows, in a more energy-efficient manner, 100% outside air to be introduced to buildings, when desirable, without returning used building air to occupied spaces. The use of technologies such as UV-C and bipolar ionization will help to treat and sterilize air before it reaches building occupants, further reducing the chances of spreading infection inside buildings.

The estimated construction cost for this project is \$4,350,000. The Project is consistent with GHC’s master plan.

If authorized by the Board, the University System Office staff and GHC will proceed with design and construction of the Project in accordance with Board of Regents procedures.

3. **Authorization of Project No. BR-90-2201, Chastain Pointe Suite 109 Renovation, Kennesaw State University**

Recommended: That the Board authorize Project No. PPV-90-2201, Chastain Pointe Suite 109 Renovation, Kennesaw State University (“KSU”) with a total project budget of \$4,500,000 from institutional reserves.

Understandings: Acquired in 2004, Chastain Pointe is a 200,305 square-foot office flex facility and part of the USG’s Public Private Venture (PPV) portfolio. The project scope would include renovation of a 20,800 square foot suite to provide academic space designed for the Sculpture, Ceramics, and Small Metals programs. The KSU 2016 Master Plan and the recent 2020 update envision transitioning Chastain Pointe to an “Arts District” through a series of small capital projects. COTA’s Dance program has already benefited from renovations in the Chastain Pointe 300 building, which created several dance studios for their growing program. The Chastain Pointe 200 building houses support spaces for the Theater and Performance Studies programs. The proposed renovation in Suite 109 is adjacent to Suite 115, which was renovated a couple of years ago for COTA’s Visual Arts programs, and would continue the implementation of KSU’s vision for an Arts District.

The estimated construction cost of the project is \$3,120,000. The project is consistent with KSU’s master plan.

4. Disposition of Real Property, Red Bud Farm, Gordon County, University of Georgia

Recommended: That the Board declare approximately 653 acres of real property (the “Property”) located on the south side of Nesbitt Loop in Resaca, Gordon County, to be no longer advantageously useful to the University of Georgia (“UGA”) or other units of the University System of Georgia, but only to the extent and for the purpose of allowing the sale of this real property to Stacy Paul Hunt or an affiliated special purpose entity created for the purpose of this acquisition (the “Purchaser”).

Recommended further: That the Board authorize the sale of the Property to the Purchaser for \$2,200,000.

Understandings: In October 2019, the Board was informed of UGA’s intent to sell the Property through a targeted bid process that included public advertisement of the sale. In January 2021, the Board authorized a sale to the high bidder, but the sale was not consummated. In response, an option to purchase the Property was executed by the Purchaser, who was the second highest bidder.

Purchased by the Board of Regents in 1996, the Property served as a research farm until 2008 when the economic downturn led to a reduction in available operating funds. At that time, UGA’s College of Agricultural and Environmental Sciences (“CAES”) elected to reduce personnel and consolidate cattle operations at another farm in northwest Georgia. From 2012 through June 2019, the Property was rented to a third party for livestock and row crop farming.

UGA has consulted with the State Historic Preservation Office and the Georgia Department of Natural Resources and has agreed to mitigate any potential impact to the Property’s archaeological resources by requiring the Purchaser to encumber the land with a conservation easement that would specifically protect such resources. The Department of Law is participating in the review of the Purchaser’s proposed conservation easement to ensure that it includes the required archaeological protections as well as appropriate monitoring and enforcement mechanisms.

Three independent appraisals of the real property are as follows:

	Without Conservation	With Conservation
Appraiser	Easement	Easement
Curtis B. Bearden, MAI, Chattanooga, TN	\$2,730,000	\$935,000
David C. Ball, MAI, Cumming	\$2,860,000	\$1,100,000
J. William Parker, MAI, Athens	N/A	\$1,415,000
Average	\$2,795,000	\$1,150,000

The proposed disposition of the Property is part of CAES’s comprehensive plan for consolidation to achieve greater efficiency and target reinvestment in more advantageous properties. Proceeds from the sale would be used to fund strategic initiatives, including support for new faculty, initiation of additional crop and animal research, and the continued reduction of deferred maintenance at other CAES farms.

5. Naming of Jack and Ruth Ann Lane, Georgia Southern University

Recommended: That the Board approve the naming of a roadway currently under construction at Georgia Southern University (“GSOU”) as “Jack and Ruth Ann Lane” in recognition of the generational impact of the Honorable Jack and Mrs. Ruth Ann Hill.

Understandings: President Kyle Marrero confirms that this naming conforms to the GSOU naming guidelines and with the Board of Regents naming policy.

Currently in design, the new Jack and Ruth Hill Convocation Center (the “Center”) was named in honor of the late state senator and his wife following approval by the Board in February 2021. In addition to hosting speakers, concerts and other university and community assemblies, the Center will be available for use as a regional evacuation or staging site during hurricanes or other emergencies. Ingress and egress to the Center will be supported by a new roadway on the east side of the facility that runs north to south and a second roadway to the south that runs east to west and connects to Lanier Drive.

The roadway running north to south would be named Jack and Ruth Ann Lane as an additional tribute to the profound and longstanding relationship between the institution and the late Senator Hill and his wife.

6. Naming of Daniel Family Tennis Court and Faye R. Kirschner, '67 Tennis Court, Georgia Southern University

Recommended: That the Board approve the naming of an outdoor tennis court in the Wallis Tennis Center at Georgia Southern University (“GSOU”) as “Daniel Family Tennis Court”, in recognition of the philanthropy of John, Debbie and Hannah Daniel.

Recommended further: That the Board approve the naming of an outdoor tennis court in the Wallis Tennis Center at Georgia Southern University (“GSOU”) as “Faye R. Kirschner, '67” Tennis Court, in recognition of the philanthropy of Faye R. Kirschner.

Understandings: President Kyle Marrero confirms that this naming conforms to the GSOU naming guidelines and with the Board of Regents naming policy.

Part of the Hanner Athletics Complex, the Wallis Tennis Center (the “Center”) was rebranded in 2014 from the Hanner Tennis Complex, which existed as the home of Eagle tennis since the 1970s. Currently home of the GSOU Men's and Women's Tennis programs, the Center is also used for recreational purposes by GSOU students, faculty, staff and retirees. The access-controlled facility has 10 outdoor courts, including 6 front courts and 4 back courts.

In support of athletics, John and Debbie Daniel agreed to a major gift of \$50,000, with \$30,000 designated for the women’s tennis program and \$20,000 for the Indoor Practice Facility. Their daughter Hannah, a Senior majoring in sports management, is a member of the women’s tennis team.

Faye R. Kirschner, an avid athlete, retired educator, and alumna of Armstrong State University and Georgia Southern University, has provided a gift of \$25,000 to support the women’s tennis program. Ms. Kirschner taught at the Armstrong campus for more than two decades and has served as an Armstrong Alumni Board member. Prior to her most recent gift, Ms. Kirschner established a scholarship in her name to continue to support future generations of students at Georgia Southern University.

7. **Naming of Shirley Mathis McBay Science Library, University of Georgia**

Recommended: That the Board approve the naming of the Science Library at the University of Georgia (“UGA”) as “Shirley Mathis McBay Science Library” in recognition of Shirley Mathis McBay, the first African American to earn a doctorate from UGA.

Understandings: President Jere W. Morehead confirms that this naming conforms to the UGA naming guidelines and with the Board of Regents naming policy.

In 1966, Shirley Mathis McBay made history by becoming the first African American to receive a Ph.D. in any field from the university.

A nationally recognized educator and a lifelong proponent of greater diversity in the fields of science, technology, engineering, and math, Dr. McBay began her career as a math professor and administrator at Spelman College. Following her tenure at Spelman, she became Dean of Student Affairs at the Massachusetts Institute of Technology (“MIT”) and chair of the National Science Foundation’s committee on equal opportunity in science and engineering.

After leaving MIT, Dr. McBay launched the Quality Education for Minorities Network, a nonprofit that she led for more than 20 years. She died on November 27, 2021, at the age of 86.

8. Naming of Black-Diallo-Miller Hall, University of Georgia

Recommended: That the Board approve the naming of the new first-year student residence hall at the University of Georgia (“UGA”) as “Black-Diallo-Miller Hall” in recognition of the first three African American students to enroll at UGA and complete their undergraduate degrees.

Understandings: President Jere Morehead confirms that this naming conforms to the UGA naming guidelines and with the Board of Regents naming policy.

The new residence hall, which is currently under construction, is located at the corner of Baxter Street and Cloverhurst Avenue in Athens. The five-story hall will house 525 first-year students in double occupancy rooms beginning in Fall 2022, which also marks the sixtieth anniversary of the year that Harold Alonza Black, Mary Blackwell Diallo, and Kerry Rushin Miller enrolled as freshmen at UGA. All three of these individuals made a lasting impact on UGA’s history, paving the way for other African American students and making significant contributions in their respective careers.

Harold A. Black is UGA’s first African American male freshman and the first African American graduate of the Terry College of Business. He retired as professor emeritus of the University of Tennessee – Knoxville after 24 years of service as the James F. Smith, Jr. Professor of Finance. Black, a native of Atlanta, earned his master’s and doctoral degrees from The Ohio State University. Over the course of his distinguished career in higher education, he has received numerous awards and honors for his teaching and research. The Terry College has established the Dr. Harold A. Black Professorship at the Terry College of Business in his honor.

Mary Blackwell Diallo was the first African American student from Athens to enroll at UGA. She earned both her bachelor’s and master’s degrees in French literature from UGA and her doctorate from Emory University. She taught at Morehouse College and at Florida A&M University, from which she retired earlier this year after a long and productive career. She was a contract interpreter for the U.S. Department of State and participated in Fulbright Exchange Teacher Fellowships in Benin and France.

Kerry Rushin Miller was the first African American to earn a bachelor’s degree in mathematics from UGA and shortly thereafter began an extensive professional career in the telecommunications industry. She retired from BellSouth after 29 years of distinguished service, primarily based in Charlotte, North Carolina. Following her retirement, she served with the Charlotte Club of the National Association of Negro Business and Professional Women’s Clubs, where she developed an award-winning education program designed to help at-risk elementary and middle school students raise their self-esteem, strive for excellence, and achieve their personal best.