



MEETING: Board of Trustees, Georgia Military College, Usery Community Conference Room, Monday, January 22, 2019, 5:30 p.m.

PRESENT: Randall A. New, Chairman of the Board; Members: Mr. George Hogan Sr., Mr. Mike Cobb, Rev. Tony Fraley, Mr. Ken Vance, Ms. Doris Renfroe, LTG William B. Caldwell, IV, President of Georgia Military College; and other interested parties.

ABSENT: The Honorable Mary Parham-Copelan

BUSINESS:

1. Chairman of the Board, Randall A. New, having already declared a quorum to be present, called the meeting to order.
2. Chairman New asked for a motion for the minutes of the meeting on September 28, 2018 to be approved. Mr. Cobb made the motion, with Mr. Hogan seconding the motion. The minutes were approved by unanimous vote.

3. CHAIRMAN'S REPORT

Coach Lunsford is close to winning 800 basketball games. This accomplishment could happen as soon as the basketball game on January 29, 2019 at 5:30pm at Home.

All Board members are invited to attend this special event. It's a wonderful way to celebrate Coach Lunsford and his career. Please let Jeannie and Joelle know if you plan to attend.

4. Mr. Hogan informed the Board that the Finance Committee did meet on January 11th and reviewed the finances. He then yielded to Mr. Jim Watkins, Chief Financial Officer, to provide the finance committee update.
5. Mr. Watkins presented a finance committee update. The update included the following topics:
 - FY18 Financial Statement Audit
 - FY19 Operations Summary (First six months)
 - FY20 State Budget (including AFY19 Budget)

A copy of this report is attached and made a part of these minutes.

6. Mr. Jeff Gray, Vice President of Engineering, gave the Board a Jenkins Hall Renovation/Restoration and Prep Annex Update that included the following information:
 - Great progress is being made on the Prep Annex, target date for completion is June 24, 2019
 - GSFIC and Garbutt are working together moving forward with Jenkins Hall before a contract is issued (contract should be issued within the week)
 - Projected date for Jenkins Hall to be completed is in October 2019
 - In Jenkins Hall, there is more damage than anticipated, but carpenters are doing a great job fixing the issues (total cost exceeded state funds requested/provided)
 - Next school year, 4th and 5th grade will remain in their location on the first floor of the Old Capitol Building and 3rd grade will be in the new Prep School Annex until Jenkins Hall is fully restored/renovated
 - Driveway drop off will be completed and available for use for the next academic year in August
 - Georgia Power set poles this week
 - The basement of Jenkins Hall will be for the College Online Campus offices
 - Prep School Faculty recently toured the Prep School Annex and Jenkins Hall; everyone loved what has been done and cannot wait for buildings to be finished

- The criteria for any Fayetteville Campus expansion to occur was: the campus had to exceed 600 students and 33,000 credit hours, which they surpassed. GMC reviewed and approved the expansion and proposed floor plan in July 2018
- The Fayetteville Campus ground breaking was Aug 18, and the construction of the addition is underway
- Construction began early January 2019 and will be ready for classes on August 5, 2019

An Engineering report was also provided. A copy of this report is attached and made a part of these minutes.

7. COL Steve Pitt, Commandant of Cadets, gave the Board a JC Corps of Cadets update that included the following information:
 - Introduced the new Deputy Commandant, LTC Robel Ramirez
 - The Corps of Cadets for Winter Quarter is made up of 192 students, Type of Cadets is 20% State Service, 20% Athletic Program, 12% Academy Scholars, 23% Civic Leader, and 25% Early Commissioning Program
 - Expect to hear in February about the Prep School becoming a US Air Force Academy Preparatory School
 - Cadet Advisory Council are updating their policies and developing programs to standardize how the Corps operates – cadets have being firmly in control, with cadre oversight
 - COL Pitt would like to create an Alumni Advisory Board to keep all alumni engaged with the Corps
 - 5 Corps of Cadets received a total of \$540K in scholarships to attend Norwich University this fall
 - COL Pitt formally invited all the Board member to the Junior College Dining In on February 1, 2019 in the Kidd Center.

8. COL Tom Torrance, GMC Alumni Association President, gave an Alumni Report that included information on Investing with GMC, Alumni Participation, Alumni Weekend, and Spring 2019 Alumni Association Engagements.

Alumni Weekend is October 18-19, 2019.

9. Dr. Derek Stone, Associate Academic Officer, gave the Board a Title III Grant update that included the following information:
 - Title III is a grant GMC applied for in 2017 to the Department of Education. GMC received a perfect score, but was not funded that year. The grant was reconsidered in 2018 and GMC received funding that will be provided over the next five years = until September 2023
 - The grant focus is, “how to contribute to student success”. This includes eventually having success coaches for all campuses (all positions will be phased in over the next five years)
 - Online Campus has two new Success Coaches for their students
 - There are three new Institutional positions: Director of Teaching and Learning, Academic Support Data Analyst, and Academic Success Center Assistant Director
 - Director of Teaching and Learning Center and Academic Success Center Assistant Director positions started January 2, 2019
 - Academic Support Data Analyst position is pending, interviews are being conducted
 - Total Endowment Amount \$386,408 – GMC will receive this over a five year period
 - Huge thank you to Jeff Gray, Jody Yearwood and their teams for getting the GMC Teaching and Learning building/facility completed by January 1, 2019

10. PRESIDENT’S REPORT

Dr. Derek Stone has worked hard to negotiate an agreement on 48 articulation agreements with GMC, the final two are being finalized at this time which will give GMC 50 articulation agreements.

Three points from last meeting to discuss:

- Our Cadets, Junior College students, and Prep School cadets continue to make a difference in our community, especially volunteering their time to support others
- Funding Formula for the Junior College
 - Since the proposed Governor’s Budget does not have the Junior College Funding Formula in it, I am asking if anyone has a contact in the Governor’s Office to pursue this for next year
- Focus on young men and women in the surrounding counties to register to attend the Junior College
 - A lot more potential in the area

- There's are a large amount of young men and women that could potentially attend the Junior College
- 2019 Focus – The recruitment of students who are veterans, active military, and their family members; and growth of our Online Campus, especially out of state students

11. Dr. Jeannie Zipperer, Director of Staff, reviewed the Conflict of Interest and Undue Influence with the Board.

- All the Board members signed their Conflict of Interest statement at the end of the meeting

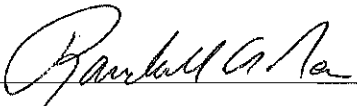
12. Chairman New asked the Board for concurrence to move into Executive Session. The vote was unanimous.

- The Board entered into Executive Session at the request of the Chairman of the GMC Foundation

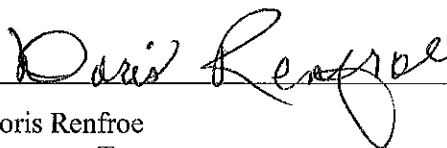
Chairman New asked for a motion to end the Executive Session. Mr. Hogan made the motion, with Mr. Cobb seconding the motion.

13. The next meeting of the Board was scheduled for April 22, 2019.

14. There being no further business, the meeting was adjourned.

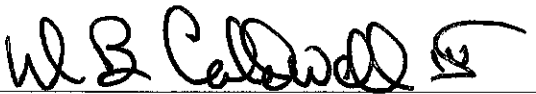


Randall A. New
Chairman



Doris Renfroe
Secretary-Treasurer

Reviewed by:



LtGen. William B. Caldwell, IV
President, Georgia Military College

CLOSED MEETING AFFIDAVIT

[A copy of the affidavit must be filed with the minutes of the meeting]

STATE OF GEORGIA
COUNTY OF BALDWIN
AFFIDAVIT OF PRESIDING OFFICER

Mr. Randy New, Presiding Officer of the Georgia Military College Board of Trustees, states under oath that the following is true and accurate to the best of his/her knowledge and belief:

1.

The Georgia Military College Board of Trustees met in a duly advertised meeting on January 22, 2019.

2.

During such meeting, the Board voted to go into closed session.

The executive session was called to order at 6:50³ a.m. (P.M.).

4.

The subject matter of the closed portion of the meeting was devoted to the following matter(s) within the exceptions provided in the open meetings law:

Consultation with the board attorney or other legal counsel to discuss pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the county or any officer or employee or in which the county or any officer or employee may be directly involved as provided in O.C.G.A. § 50-14-2(1);

Discussion of tax matters made confidential by state law as provided by O.C.G.A. § 50-14-2(2) and (insert the citation to the legal authority making the tax matter confidential) _____;

Discussion of the future acquisition of real estate as provided by O.C.G.A. § 50-14-3(b)(1);

Discussion or deliberation on the appointment, employment, compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee as provided in O.C.G.A. § 50-14-3(b)(2);

Other (describe the exemption to the open meetings law): _____ as provided in (insert the citation to the legal authority exempting the topic) _____.

This 22nd day of January, 2019.

Mr. Randy New, Presiding Officer, Georgia Military College Board of Trustees

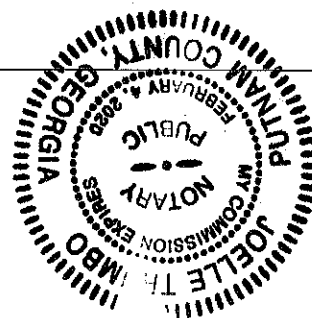
Sworn to and subscribed Before me this 22nd day of January, 2019.

Notary Public

[Handwritten signature of Notary Public]

[Handwritten signature of Notary Public]

My commission expires: February 4, 2020



Board of Trustees

Finance Committee Update

Prepared by J. Watkins

January 22, 2019

Agenda

- **FY18 Financial Statement Audit**
- **FY19 Operations Summary (First 6 months)**
- **FY20 State Budget (including AFY19 Budget)**

FY18 Financial Statement Audit

- **The Georgia Department of Audits commenced its Fiscal Year 2018 financial statement audit in October and is conducting the audit as part of the State's Single Audit Report.**
- **To date we have not been advised of any audit findings.**
- **The exit briefing is expected in late January, 2019 due to changing the lead auditor on their audit team.**

FY19 Operations Summary

(for first six months to 12/31/18)

For the first six months of FY19 comparing actual revenue and expenses to the planned budget:

- **Revenues and expenses are progressing as planned** this fiscal year; there are no material departures to report
- Major capital outlays include
 - ❖ Jenkins Hall and the Prep School Annex outlay in FY19 is \$700,000. (Cumulatively \$2.4M from GMC).
 - ❖ In line with our property acquisition strategy, real estate purchases include 411 and 425 E. Franklin Street (total of \$85,063 for both) and the three CSH houses (\$97,809 for all three)
 - ❖ In line with our bus sustainment strategy, two new “used” buses were purchased at a significant discount-both buses are newer and better than our existing inventory. The cost for both was less than the regular cost of one (\$77,000).

FY19 Operations Summary

(for first six months to 12/31/18)

	FY19 Annual Budget	FY19 Actual 7/1 - 12/31
Revenue:	\$ 77,006,813	\$ 50,924,792
Expenditures		
Salary & Benefits	45,694,176	22,118,827
Travel	792,932	293,171
Operating Expenses	25,693,751	12,340,038
Equipment	3,600,000	2,489,189
Total Expenditures:	\$ 75,780,859	\$ 37,241,225

FY20 Budget

- **FY19 Amended Budget was issued with the FY20 budget and added \$602,029 to GMC's annual funding. The additional funding recognized enrollment growth in the prep school and underfunding of GMC prep school in FY19.**
- **FY20 State budget did not include our requested funding formula for the Junior College.**
- **However, GMC funding increased by \$565,630. This provides funding for a \$3,000 pay increase for our certified prep school teachers.**



Engineering Department
201 East Greene Street / Milledgeville, GA 31061
Front Desk Phone: (478) 387-4919 / Fax: (478) 445-7316
Website: www.gmc.edu

January 14, 2019

GMC ENGINEERING UPDATE

Property:

- GMC closed on our purchase of the three white houses on Broad Street at Central State Hospital October 31st. Two of the houses were renovated in 2017 for student housing under a temporary lease agreement. We expect to begin renovation of the last house in January to house staff or faculty.
- We received notification of a Federal Title III grant in early October. Dr. Holmes is in the process of hiring three new employees to work for the Academic Dean's Office. Engineering is nearing completion of the renovation of 521 S. Jefferson. It will house the three new employees and serve as The Center for Teaching and Learning.
- The grounds department is relocating from the engineering facility adjacent to the GMC Soccer Field to 622 and 628 S. Warren Street. We were able to renovate the house to serve as an office and secure storage area and clean the property so that their equipment can be protected and safely parked. We also moved the Warren Street gate north to enclose this house and the right-of-way purchased from the City.
- GMC recently closed on 411 E. Franklin, 425 E. Franklin and 220 E. Baldwin Street. We are in the process of removing the asbestos and demolishing these dilapidated structures.

Current projects:

- Garbutt Construction is making good progress with construction of the Prep School Annex. Numerous trades are working installing plumbing, wiring, metal studs, roofing and fire protection. Garbutt expects to "dry in" the building by January 11, 2019. As soon as the building is dry, additional trades can begin work installing sheetrock and other materials. The Prep School Annex will be ready for classes when school begins in August 2019.
- Garbutt began the interior demolition required in Jenkins Hall in October. They have removed all the layers covering the original structure from previous well-meaning renovations. Everyone involved in the project was surprised at the extent of damage revealed as these layers were peeled away. Significant water damage was apparent in the north end of the building. Numerous floor joists had to be removed and Garbutt is in the process of replacing them. There are also a few issues with rafters and the roof decking but far less than the problems with floor joists. Garbutt and GSFIC are working diligently together to expedite this project as much as possible while Garbutt completes their Guaranteed Maximum Price (GMP) for this portion of the project. I currently do not expect Jenkins Hall to be ready for an August opening.
- The building addition to our Fayetteville Campus is underway with earthwork beginning in December. They expect to be open for classes in July 2019.

Other projects:

- Discussions on a future ropes course are continuing. We are also working with Georgia College on a Memorandum of Agreement on sharing the costs, staffing, use and proceeds from their course, so we can assess if this is the alternate direction we should pursue. Georgia College seems to be open to an agreement as they have

discontinued their Outdoor Education major that provided the majority of their staffing for the course.

- Preparation of 521 South Jefferson to serve as the Center for Teaching and Learning was a major project this quarter. All of the work with the exception of rewiring the entire house and installing vinyl tile in the kitchen were accomplished using in-house employees.
- The Boylan Hall 203 Ton chiller continues to have significant problems. This unit provides all of the cooling for Boylan classrooms, the atrium, the cafeteria, the kitchen, Goldstein and some of the offices in Miller Hall. It has had significant problems since installation and a key component failed in the fall of 2017. It is currently operating at approximately 60% of its' original/required capacity. The chiller is considered obsolete and is no longer supported by the manufacturer. This obsolete status makes repairs and sourcing of repair parts much more difficult. We requested state funding to replace it in FY18 and FY19 without success. A significant repair or complete replacement will be necessary before we warm in the spring of 2019.
- Engineering also executed numerous other projects this fall. They included additional/phased painting in our Columbus and Fairburn campuses, one-year warranty inspection of the new MSD building required repairs, and roof leak repairs around campus. In addition, our staff made numerous trips to pick up state and federal surplus equipment and furniture and to provide significant maintenance and building furnishings support to many of the other campuses.