

**MINUTES OF THE REGULAR MEETING
DEL MAR COLLEGE DISTRICT**

September 12, 2023

The Regular Meeting of the Board of Regents of the Del Mar College District convened on Tuesday, September 12, 2023 at 1:00 p.m., at the Center for Economic Development, 3209 S. Staples, Room 106, Corpus Christi, Texas with the following present:

From the Board:

Ms. Carol Scott, Dr. Nicholas Adame, Dr. Anantha Babbili, Mr. Carl Crull, Mr. Rudy Garza, Jr., Mr. Bill Kelly, Mr. David Loeb, and Dr. Laurie Turner.

Ms. Libby Averyt joined the meeting in progress remotely.

From the College:

Dr. Mark Escamilla, President and CEO; Ms. Lenora Keas, Executive Vice President and COO; Mr. Raul Garcia, Vice President and CFO; Mr. Ali Kolahdouz, Vice President and Chief Information Officer; Dr. Jonda Halcomb, Vice President and Chief Academic Officer; Ms. Tammy McDonald, Vice President of Administration and Human Resources; Ms. Patricia Benavides-Dominguez, Vice President for Student Affairs; Ms. Cheryl Sanders, Associate Vice President for Student Affairs; Mr. Augustin Rivera, Jr., General Counsel; Mr. John Strybos, Vice President and Chief Physical Facilities Officer; Ms. Mary McQueen, Vice President of Advancement and Government Relations; Ms. Delia Perez, Director of CEO Office and Board Relations, and other staff and faculty.

CALL TO ORDER/QUORUM CALL

Chair Scott called the meeting to order with a quorum present. She requested a moment of silence followed by the Pledge of Allegiance and the Del Mar College Vision Statement.

GENERAL PUBLIC COMMENTS – The public was given the opportunity to provide public comments (both general and specific to any agenda item).

There were no public comments made for this meeting.

RECOGNITIONS:

- Jennifer Sramek, Dean of Business, Entrepreneurship and Health Sciences, successfully Completed her Ed.D. in Community College Leadership degree from Kansas State University.....Dr. Jonda Halcomb
(Goal 4: Learning Environments)

Dr. Jonda Halcomb announced that Jennifer Sramek, Dean of Business, Entrepreneurship and Health Sciences successfully completed her Ed.D. in Community College Leadership from Kansas State University. Her dissertation was entitled “Exploration of Adjunct Faculty Engagement and Student Success Initiatives Within a Community College

System.” She co-authored and published “Why Community Colleges are Smart Choices for Faculty” in *Diverse: Issues in Higher Education* and *Community College News Now* which are higher education publications. Dr. Halcomb commended Dr. Sramek for her dedication to her faculty, staff, and student success. Dr. Sramek provided words of gratitude for the opportunity and recognition.

Dr. Escamilla provided information regarding the John Roueche doctoral program that Kansas State University offers.

- Alissa Ramirez, Early College Program Coordinator, selected to participate in Leadership Corpus Christi, Class of ‘52.....Ms. Patricia Benavides-Dominguez (*Goal 5: Workforce Development, Community Partnerships, and Advocacy*)

Ms. Patricia Benavides-Dominguez announced Ms. Alissa Ramirez was selected to participate in Leadership Corpus Christi, Class of 52. Leadership Corpus Christi is devoted to leadership, education, and workforce development. She stated that Alissa is a rising star who works as a coordinator in the Early College program and does fabulous work with dual credit students. Ms. Ramirez provided words of gratitude.

STUDENT SUCCESS REPORT.....Dr. Jonda Halcomb

- Supplemental Instruction Correlated to Academic Success (*Goal 3: Academic Preparedness and Student Learning*)

Dr. Jonda Halcomb began her presentation by stating the Supplemental Instruction (“SI”) program is built around peer-led group study sessions for some of the most at-risk courses. At-risk courses are defined as courses where you find a lot of D, F, and withdrawal rates in excess of 30%.

Dr. Halcomb recognized Dr. Stephanie Ding, Coordinator for the SI program, who has done a tremendous amount of work. Since the inception of the program, there has been a tremendous increase of 0.73 of a 4.0 GPA. The program results show that for Spring of 2023, 52% of students who participate in SI earned grades of an A or B compared to 43% of non-participants. Final grades show a 2.7 GPA for SI participants versus 2.0 GPA for non-participants.

COLLEGE PRESIDENT’S REPORT.....Dr. Mark Escamilla

- August 21, 2023: Convocation (*Goal 4: Learning Environments*)

Dr. Escamilla provided information about the Fall Convocation that had a wonderful face-to-face turnout. The College community celebrated when Dr. Jim Klein proposed again to his wife of 30 years, Teresa Klein. Dr. Escamilla thanked all who attended and participated in the event.

- August 24, 2023: Congressman Michael Cloud Oso Creek Campus Tour

(Goal 5: Workforce Development, Community Partnerships, and Advocacy)

Dr. Escamilla stated he and Chair Scott provided a tour of Oso Creek Campus to Michael Cloud.

- August 28, 2023: South Campus CCRTA Bus Stop Ribbon Cutting
(Goal 2: Recruitment and Persistence)

Dr. Escamilla attended the Oso Creek Campus and Corpus Christi Regional Transit Authority’s (“CCRTA”) bus stop ribbon cutting; it was well attended. The ribbon cutting celebrated two super stops that are located at the south and east perimeters of the campus. Dr. Escamilla thanked Ms. Patricia Benavides-Dominguez for serving on the Board to help move this event forward. Dr. Escamilla also thanked the CCRTA for inviting him and allowing him to speak at the event.

Dr. Escamilla stated he was invited to be the keynote speaker for the Flour Bluff Independent School District convocation. Dr. Escamilla thanked Superintendent Velma Soliz-Garcia for the invitation to speak.

STAFF REPORTS:

- Discussion and update on the proposed Workforce Development Center in Aransas County.....Ms. Lenora Keas
(Goal 2: Recruitment and Persistence)

Ms. Lenora Keas presented a brief history of the project as it relates to the U.S. Department of Commerce’s Economic Development Administration (“EDA”) Grant in Aransas County to bring a Workforce Development Center to the region. The Aransas County Commissioner’s Court voted to ask the College to accept the transfer of the grant and the existing building and improvements located in Rockport, Texas.

Ms. Keas provided an overview of the working relationship with Aransas County regarding the EDA grant that began in January of 2021, with an award of over \$1.7 million to the county to purchase and remodel the Little Bay Primary School located on Highway 35 North, in Rockport, to become a Workforce Development Center. Ms. Keas also provided demographic and population information as to potential students in the area counties such as Refugio, Bee, San Patricio, Calhoun, Goliad, and Victoria. The programs the College is proposing will also meet the State’s new initiatives under House Bill 8, and the funding incentive plan that is being implemented over the next year.

Ms. Keas reviewed the proposed 5-year projections for Aransas County Workforce Development Center. The projections are based on a 200-student enrollment for fall and spring with 100 students in the summer. Projected revenues, including the new House Bill 8 changes for the year, are over \$600,000.00 and grow to over \$700,000.00 by year five. Tuition and fees and estimated income from corporate services is always dependent upon how many courses an individual student takes.

Ms. Keas provided a timeline of the next year to remodel the 16,000 square foot building and the expected completion date of August 2024, with the latest completion date being January 2025. Ms. Keas stated the Workforce Development Center initiative has broad support by the Aransas County Commissioner's Court, Judge Garza, the business community, and those represented by the Aransas County Partnership of Economic Development Corporation. Ms. Keas introduced Mr. Jeffrey Sjostrom, President of the Aransas County Partnership Economic Development Corporation.

Mr. Sjostrom provided his background to the Board and stated he is excited about continuing to strengthen the relationship between our county, business development efforts, and the workforce development efforts as the College has such a legacy in seeing success with the Workforce Development Center. Mr. Sjostrom introduced Chair Jatin Bhakta, incoming Chair-Elect Nancy Bolting, and John Jackson. Mr. Sjostrom stated they are committed to staying on board and being a meaningful partner through the completion of this project.

Ms. Keas indicated that the next steps will be for a legal review which Mr. Augustin Rivera, Jr., General Counsel, will lead with Aransas County and the EDA. The EDA is requesting letters of commitment and documentation which will be worked out over the next month.

Regents provided complimentary comments for the development of this project.

Dr. Escamilla provided commentary in regards to reporting future funds for the Center.

Ms. Keas responded to questions from the Board of Regents.

The order of the Agenda was changed by Chair Scott.

REGULAR AGENDA

- 4. Discussion and possible action and Order to adopt O&M and Debt Tax Rates
.....Mr. Raul Garcia
(Goal 6: Financial Effectiveness and Affordability)

Mr. Raul Garcia began by stating the College has complied with the truth and taxation requirements for the purpose of adopting the proposed M&O and debt service tax rate. The College is now asking for the Board's approval for the action item to adopt the proposed 2024 tax rates.

Regent Kelly made a motion to adopt the M&O and debt tax rates as presented. Regent Crull seconded the motion. There was no further discussion from the Board. There were no public comments. A vote was taken by show of hands, and the motion carried unanimously 9-0, with Regents Scott,

Adame, Averyt, Babbili, Crull, Garza, Kelly, Loeb, and Turner in favor.

- 5. Discussion and possible action relating to Order to adopt a tax levy...Mr. Raul Garcia
(Goal 6: Financial Effectiveness and Affordability)

Mr. Raul Garcia stated that the College recently adopted the 2024 M&O and debt service tax rates. The College is seeking board approval to levy the tax rates on taxable real personal and mixed properties located within the district. This action item will provide the funding necessary to cover the annual fiscal year 2024 principal and interest on the College's bond obligations, and it will partially cover the recent Board approved operating budget for fiscal year 2024.

Regent Adame made a motion to adopt the tax levy as presented. Regent Babbili seconded the motion. There was no further discussion from the Board. There were no public comments. A vote was taken by show of hands, and the motion carried unanimously 9-0, with Regents Scott, Adame, Averyt, Babbili, Crull, Garza, Kelly, Loeb, and Turner in favor.

- 6. Discussion and possible action relating to Order to adopt tax exemptions
.....Mr. Raul Garcia
(Goal 6: Financial Effectiveness and Affordability)

Mr. Raul Garcia stated the College has an action item for the approval of the proposed property tax exemptions. Mr. Garcia reviewed the property tax exemptions that provide qualifying taxable property owners in the taxing district tax relief. The qualified charitable organizations provide a tax exemption if the property is used for religious, charitable, scientific, literary, or educational purposes. The qualified disabled veterans are provided a tax exemption ranging from \$5,000 to \$12,000 as homeowners. The homestead exemption provides a tax exemption valued at \$5,000 on a person's residential homestead. The College is proposing an additional tax exemption to a person of 65 years of age or older, or a person who is under the age of 65 who qualified for disability insurance benefits, the exemption is valued at \$50,000.

Regent Garza made a motion to adopt the Order to adopt tax exemptions as presented. Regent Babbili seconded the motion. There was no further discussion from the Board. There were no public comments. A vote was taken by show of hands, and the motion carried unanimously 9-0, with Regents Scott, Adame, Averyt, Babbili, Crull, Garza, Kelly, Loeb, and Turner in favor.

STAFF REPORTS CONTINUED:

- Bachelor of Applied Science (BAS) Degree in Organizational Management and Leadership.....Dr. Jonda Halcomb
(Goal 1: Completion)

Dr. Halcomb reviewed the previous proposal for the Bachelor of Applied Science and Organizational Management and Leadership (BAS-OML) and introduced Dr. Jennifer Sramek.

Dr. Sramek provided information regarding the BAS-OML purpose which is to provide students with AAS degrees and an opportunity to complete a baccalaureate degree in a targeted occupation. Dr. Sramek reviewed the proposed plan for students and stated once students complete the AAS, it can stack seamlessly into the new BAS-OML degree. The students would complete an additional 27 hours of core classes, general academic classes, and then an additional 33 semester credit hours in the major courses of the BAS-OML. Dr. Sramek reviewed pathways to career advancement and responses to student surveys for the BAS-OML which received positive feedback.

Dr. Halcomb discussed the learning objectives in the BAS-OML courses which include understanding, executing management and leadership principles, exploring information technology, implementing traditional and digital marketing plans, reviewing accounting methods, implementing financial decisions, analyzing operation business law, concepts forming and presenting strategic business proposals, and applying soft skills.

Dr. Halcomb stated the College has faculty with the required credentials to teach these bachelor’s courses. The courses would be taught online using the College’s learning management system, Canvas. Dr. Halcomb also reviewed the enrollment and budget projections. Dr. Halcomb introduced Mr. Jeff Olsen.

Mr. Olsen provided information regarding the marketability of the program if approved. Mr. Olsen discussed the objectives of the marketing plan for current and new students. He also stated with the growing industry in the area, more management would be needed and a program like BAS-OML would empower people to work and thrive in these industries.

Dr. Halcomb stated they would like to begin this program in the fall of 2024.

Regents Babbili, Garza and Loeb provided comments regarding the proposed BAS-OML program.

Dr. Halcomb responded to questions from the Board of Regents.

- Proposal Update Between Del Mar College and Texas Tech Huckabee College of Architecture 2+2 B.S. in Architecture Degree.....Dr. Jonda Halcomb
(Goal 1: Completion)

Dr. Halcomb provided an update regarding the proposed Architecture Program and Bachelor of Science in Architecture degree between Del Mar College and Texas Tech University Huckabee College of Architecture (HCOA). The program is to begin fall 2024, and will be housed on the first floor of the STEM Building at the Oso Creek campus in the Architectural/Drafting Technology area. The program will teach 3rd and 4th year ARCH courses to local students by adjunct faculty hired by Texas Tech University. Core general election courses will be taught by existing DMC faculty.

Dr. Halcomb introduced Ms. Laura Wright. Ms. Wright reviewed the timeline for the 2 + 2 B.S. in Architecture degree. Some of the benefits for this type of program include: an architecture degree made available in Corpus Christi to local students, develop and strengthen a partnership with a Tier 1 Texas university, build relationships with building industry partners across South Texas, increase enrollment for students that may need additional courses to be able to enter the Texas Tech University Architecture Program at Oso Creek campus, and provide a complete pathway for local students to obtain architectural licensure. Ms. Wright reviewed the goals of future students and graduation rates for the program.

Dr. Halcomb, Ms. Wright, and Dr. Escamilla responded to questions from the Board of Regents.

- DMC Policy Review Schedule.....Ms. Tammy McDonald
(Goal 1: Completion)

Ms. Jessica Alaniz presented on behalf of Ms. McDonald. Ms. Alaniz stated provided information regarding an update to the policy review schedule and policy work that will occur this fiscal year. Due to the number of legislative changes, Chapter 5 – Human Resources, and Chapter 6 – Faculty are pending, so any legislative changes should be addressed. Chapter 7 – Student Services, and Chapter 8 – Miscellaneous Procedures also scheduled for review this fiscal year. The areas specifically impacted by state legislation will be considered priority due to any effective dates. After review of some of the legislative items, Ms. Alaniz stated some of the revision will span across multiple chapters within the manual. During the months of September – November, any priority items due to effective dates will be addressed.

Actions items for policy changes will be brought to the Board at the December, 2023, meeting.

Chair Scott provided information to the newest Regents regarding the scheduling of policy review on a regular basis instead of reviewing the entire manual at one time.

General Counsel, Mr. Augustin Rivera, Jr. commented regarding recently enacted legislation and how it would impact the College’s policy and how it would be put into place.

Ms. Alaniz responded to questions from the Board of Regents.

- 2016 Bond Closeout.....Mr. John Strybos
(Goal 4: Learning Environments)

Dr. Escamilla provided introductory comments regarding the great work and time put forth in opening the Oso Creek Campus.

Mr. Strybos began his presentation and stated there was also perseverance and provided background information on how the Oso Creek Campus came to fruition. Mr. Strybos provided information about the facilities and the programs offered at the Oso Creek Campus.

Mr. Strybos provided the Board with a review on the construction timeline of the Oso Creek Campus that included obstacles like COVID-19, Hurricane Hannah, Winter Storm Uri of 2021, and construction inflation. Mr. Strybos reviewed some key learning points during the construction of the Oso Creek Campus, which include Builder’s Risk Insurance that should be included in the general contractor’s bids, include end users directly in the design construction meetings, constant monitoring of design and construction projects, pay cash for assets when possible, debt financing, and reconcile eBuilder and the general ledger.

Dr. Escamilla commented regarding using cash and reducing the amount of bond indebtedness.

Mr. Strybos and Dr. Escamilla responded to questions from the Board of Regents.

- Write-offs of Account Receivables.....Mr. Raul Garcia
(Goal 6: Financial Effectiveness and Affordability)

Mr. Garcia provided a background of Account Receivables Write-offs and Defaults policy. Mr. Garcia indicated that the write-off amount was \$188,768.00. Mr. Garcia stated these write-offs are for receivables over three years old from 2020, and beyond. The College had a high collection rate of 99.4% relative to other community colleges.

Mr. Garcia, Ms. Patricia Benavides-Dominguez, and Dr. Escamilla responded to questions from the Board of Regents.

PENDING BUSINESS:

Status Report on Requested Information

(Goal 5: Workforce Development, Community Partnerships, and Advocacy)

CONSENT AGENDA

Notice to the Public

The following items are of a routine or administrative nature. The Board of Regents has been furnished with background and support material on each item, and/or it has been discussed at a previous meeting. All items will be acted upon by one vote without being discussed separately

unless requested by a Board member or a citizen, in which event the item(s) will immediately be withdrawn for individual consideration in their normal sequence after the items not requiring separate discussion have been acted upon. The remaining items will be adopted by one vote.

CONSENT MOTIONS:

(At this point the Board will vote on all motions not removed for individual consideration.)

ITEMS FOR DISCUSSION AND POSSIBLE ACTION:

1. Approval of Minutes:
Called Meeting, July 25, 2023
Workshop, August 8, 2023
Called Meeting, August 10, 2023
Called Meeting, August 15, 2023
Called Meeting and Public Hearing on Adoption of Budget, August 29, 2023
Called Meeting, August 29, 2023
(Goal 5: Workforce Development, Community Partnerships, and Advocacy)
2. Acceptance of Investments for August 2023
(Goal 6: Financial Effectiveness and Affordability)
3. Acceptance of Financials for July 2023
(Goal 6: Financial Effectiveness and Affordability)

Regent Loeb made a motion to adopt the Consent Agenda. Regent Crull seconded the motion. There was no further discussion from the Board. There were no public comments. A vote was taken by show of hands, and the motion carried unanimously 8-0, amongst Regents present, with Regents Scott, Adame, Babbili, Crull, Garza, Kelly, Loeb, and Turner in favor.

7. There was no closed session held by the Board of Regents.

CALENDAR: Discussion and possible action related to calendaring dates.

ADJOURNMENT: The meeting was adjourned at 3:19 p.m.