

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

April 16, 2024

The Regular Meeting of the Board of Regents of the Del Mar College District convened on Tuesday, April 16, 2024, at 1:03 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, Ms. Libby Averyt, Dr. Anantha Babbili, Mr. Carl Crull, Mr. Rudy Garza, Jr., Mr. David Loeb, and Dr. Laurie Turner.

Regent Kelly was not in attendance.

**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 Kollahdouz, 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; Dr. 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; Mr. Matthew Busby, Vice President of Development and Donor Advising; 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 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.

**ANNOUNCEMENT:**

- Lauren White, appointed to DMC Chief of Police.....Ms. Tammy McDonald  
(Goal 4: Learning Environments)

Ms. McDonald announced that Interim Chief of Security, Lauren White has been appointed Chief of Police for Del Mar College. She will lead the DMC Police Department and focus on the security of our students, employees, and visitors, and the development of the DMC police department. She has been with the college since February of 2014 and has been committed to the security of our college community and our mission. Chief White thanked the Board of Regents for their support.

**RECOGNITIONS:**

- Patricia Benavides-Dominguez earned her doctorate from Texas A&M University Corpus Christi.....Dr. Mark Escamilla  
*(Goal 4: Learning Environments)*

Dr. Escamilla recognized and congratulated Dr. Patricia Benavides-Dominguez, Vice President for Student Affairs, for earning her doctorate from Texas A&M University Corpus Christi. Dr. Benavides-Dominguez offered words of thanks for the supportive environment in pursuing her doctorate.

- Student Elizabeth Rocklage earned first place for her poster at the American Society of Microbiology Texas Branch State meeting.....Dr. Jonda Halcomb  
*(Goal 2: Recruitment and Persistence)*

Dr. Halcomb recognized student Elizabeth Rocklage who earned first place for her poster at the American Society of Microbiology Texas Branch State meeting. Ms. Rocklage is a DMC Biotechnology major. Her poster presentation was entitled, “The isolation and characterization of the bacteriophage Erock,” in the Bacteriophages Microbiology category, and presented during the competition at the American Society of Microbiology Texas Branch Spring State Meeting, which was held in Cedar Hill, Texas, in March. Ms. Rocklage was chosen over eighty-eight total presentations representing thirty-one colleges and universities from across Texas. Dr. Daisy Zhang, Professor of Biotechnology provided academic achievements of Ms. Rocklage and thanked the Board for recognizing her for this award. Ms. Rocklage provided words of gratitude to the Board and Dr. Zhang.

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

- Matthew Busby, appointed to the position of Vice President of Development and Donor Advising  
*(Goal 4: Learning Environments)*

Dr. Escamilla reported that Matthew Busby has been appointed to the position of Vice President of Development and Donor Advising with the Del Mar College Foundation. Mr. Busby’s appointment had the support from the Foundation’s Board and his executive team peers. Mr. Busby thanked Dr. Escamilla and the Board and stated it was a privilege to serve in this role. He stated the College has an amazing group of community supporters, corporations, businesses, foundations, and Foundation Board of Directors.

- March 26, 2024: Bridging Education and Business Luncheon  
*(Goal 5: Workforce Development, Community Partnerships, and Advocacy)*

Dr. Escamilla stated the College held the first Bridging Education and Business luncheon in association with the Texas Association of Business Foundation, Texas Association of Community Colleges, Texas Workforce Commission, local employers and the College faculty, staff, and Regents. The luncheon was very well attended and is a first of its kind in the state. Dr. Escamilla thanked Chair Scott for presenting during the luncheon.

**STAFF REPORTS:**

- Enrollment Update ..... Dr. Jonda Halcomb and Dr. Leonard Rivera  
(Goal 2: *Recruitment and Persistence*)

Dr. Halcomb stated that although the College is moving away from contact hours, it is important to look at overall data illustrating the trends at the College in the credit and continuing education arenas. She also reviewed the budget revenue previously provided to the Board.

Dr. Halcomb stated the fall 2023 data showed a decrease of headcount when comparing fall of 2022 to fall of 2023. The headcount is unduplicated students. The decrease was in two categories, the credit and flex courses. Continuing Education had a slight increase, but overall, it was a 1.1% decrease. The College had a combined total of 12,724 students: 9,720 credit, 2,680 continuing education (continuing education numbers are coming from the first quarter). Dr. Halcomb reported that the College was very similar to its peers in the spring of 2023 and will present updated information once the 2024 data is received.

Dr. Rivera discussed spring dual enrollment headcount. For fall 2023 to spring 2024, dual enrollment headcount was up 3.7% for a 5-year increase and up 10% for a 1-year increase. He also noted that the School of Science and Technology would like Del Mar College to service their schools in San Antonio and Houston.

Dr. Rivera stated that credit contact hours for fall and spring show a 2% increase in fiscal year 22-23 which stem from innovative flex scheduling. Total annual contact hours for credit and continuing education courses for 2022-2023 show 2.4% 1-year increase. The total annual enrollments in continuing education courses for academic year 2022-2023 went up 10% 1-year increase.

After reviewing the top five programs by 2022-2023 awards, Dr. Rivera reviewed the largest programs by enrollment in continuing education which include 5,553 in healthcare services, 3,606 in career and community education, and 2,337 in contract training. The largest programs by enrollment for credit education include 2,043 for Liberal Arts, 1,470 for Registered Nursing, and 733 for Welding.

In summary, Dr. Rivera reiterated HB8 rules remain a “work in progress.” Student enrollment is trending upward (2.8% increase as of spring 2024). Dual credit headcount is trending upward (1-year: 10% increase, 5-year: 3.7% increase, and 10-year: 114.7% increase). Credit contact hour increase of 2% (Fall 2023 to Spring 2024). CE annual enrollment increase of 10% (2021-2022 to 2022-2023).

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

- Board Policy Review Update ..... Ms. Tammy McDonald  
(Goal 5: *Workforce Development, Community Partnerships, and Advocacy*)

Ms. McDonald provided an update regarding policies reviewed that were impacted by State Legislation which include HB1 DEI Practices & Programs (completed 12/2023), SB 17 DEI Offices & Initiatives (completed 12/2023), SB 18 Faculty Tenure (in progress, draft submitted to related councils), SB 1376 Military Employment Preference (completed 12/2023), SB 1893 Social Media on Government Devices (in progress, draft under review), SB 412 Protection for Pregnant & Parenting Students (completed 12/2023).

Ms. McDonald provided the timeline for the College’s policy review schedule. In April – August, continue to review state and federal legislative changes to identify affected DMC policy and develop revisions as needed to bring to the Board of Regents. In June – August, anticipate revised Tenure policy to the Board of Regents once shared governance process is complete. Also anticipate Chapter 8 policy revisions and additions.

- City of Corpus Christi Far South Police Substation at the Oso Creek Campus .....  
.....Mr. John Strybos  
(Goal 5: Workforce Development, Community Partnerships, and Advocacy)

Mr. Strybos provided the Board of Regents with an update regarding the Oso Creek Campus, City of Corpus Christi South Police Substation. He introduced Mr. Philip Ramirez from Turner Ramirez Architects. Mr. Ramirez presented an overview of the Police Training Academy which is located next to the Oso Creek Campus on Yorktown Boulevard. He then introduced Mr. Jay Porterfield, architect with Turner Ramirez, who provided drawings and diagram details regarding the building, training academy, substation, and parking lot.

Mr. Ramirez and Mr. Porterfield 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:  
Regular Board Meeting, March 5, 2024  
*(Goal 5: Workforce Development, Community Partnerships, and Advocacy)*
  
2. Acceptance of Quarterly Investment Report ending February 28, 2024  
*(Goal 6: Financial Effectiveness and Affordability)*
  
3. Acceptance of Investment for March 2024  
*(Goal 6: Financial Effectiveness and Affordability)*

Regent Crull made a motion to adopt the Consent Agenda. Regent Adame 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, Averyt, Babbili, Crull, Garza, Loeb, and Turner in favor.

**REGULAR AGENDA**

4. Discussion and possible action regarding request for Tax Increment Reinvestment Zone #6 – Barisi Development ..... Ms. Lenora Keas  
*(Goal 5: Workforce Development, Community Partnerships, and Advocacy)*

Ms. Keas stated that the Tax Increment Reinvestment Zone (TIRZ) #6 – Barisi Development was being brought back for consideration by the developer, Mr. Jeff Blackard. Mr. Jed Rollins with Blackard was also present. Mr. Blackard provided more details regarding the Barisi Village and stated that he is projecting a taxable value when complete from \$800 million to \$1 billion. The Barisi Village is a high-density, European-style village development, and no surrounding properties are included in this TIRZ.

Mr. Rollins provided information regarding legal requirements including community-imposed deed restrictions and explained the partnerships developed by Blackard Companies and Bridgeview Real Estate. After an overview of TIRZ #6, he stated they are requesting a 10-year participation from the College, 10 years of the 20-year TIRZ, at 90% for the entire 10 years of participation. After 2033, the College would receive 100% of the increased property taxes as well as the original basis. 100% of the surrounding property taxes would go to the College the entire time. These costs go only to reimburse the developer for costs they have already incurred for publicly beneficial uses alone. It will create 895 permanent jobs, as well as some construction jobs, and creates \$20.2 million in new revenue over the entire life of the TIRZ for the College itself. The developer will diligently work to secure internships, apprenticeships, and other positions for Del Mar College students and alumni.

Mr. Blackard and Mr. Rollins responded to questions from the Board of Regents.

Ms. Keas continued with closing remarks summarizing the participation steps necessary and authorization request for approval by the Board of Regents.

Additional responses to the Board of Regent questions were made along with discussion of future scenarios.

Public Comments:

The following provided public comments in favor of the TIRZ Barisi Village approval:

Steve Gomez  
Nathan Bigby  
Steve Moody  
Hugo Berlanga  
Susie Luna Saldana  
John Hardy

Regent Babbili made a motion for authorization to participate in TIRZ #6 in accordance with outlined terms as presented for 10 years at 90% maximum contribution of up to \$7 million, and further authorize Administration to prepare and execute all necessary documentation. Regent Adame seconded the motion. Regent Loeb made a motion to amend the proposed motion. This proposed amendment to motion did not receive a second. There was no further discussion from the Board. Public comments were noted. A roll call vote was taken, and the motion passed 7-1, amongst Regents present, with Regents Scott, Adame, Averyt, Babbili, Crull, Garza, and Turner in favor, and Regent Loeb against.

5. Discussion and possible action regarding acceptance of the Internal Audit Report and revisions to the FY24 Internal Audit Plan .....Ms. Tammy McDonald  
*(Goal 6: Financial Effectiveness and Affordability)*

Ms. McDonald provided background information regarding the Fiscal Year Internal Audit Plan and stated Brandon Tanous, with Weaver, the College's external auditor, would be presenting their report to the Board of Regents. The report will be a status of the current plan and will also include recommended revisions to the FY 24 plan.

Mr. Tanous provided information regarding the Internal Audit of Accounts Payable and Disbursements and status audit procedures are complete, and results are being validated with process owners. The exit meeting with the process owners is scheduled for April 24<sup>th</sup> and reporting will be complete in April. The Advisory consultation over Safety and Security audit

procedures are complete, and results are being validated with process owners. Reporting is planned to be complete in April.

The advisory consultation over college-wide reporting and data collection will begin fieldwork in May 2024 and will include assisting the College with inventory of the people, processes, data, and technology required to prepare key institutional/college-wide reports for internal governance and those required by state and/or federal regulations including HB8 reporting.

Ms. McDonald and Mr. Tanous responded to questions from the Board of Regents.

Regent Garza made a motion to accept the Internal Audit Report and revise the audit plan as presented. Regent Loeb 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, Averyt, Babbili, Crull, Garza, Loeb, and Turner in favor.

6. Discussion and possible action regarding quarterly financial report for the month ending February 28, 2024 ..... Mr. Raul Garcia  
*(Goal 6: Financial Effectiveness and Affordability)*

Mr. Garcia reported that the College is on sound financial footing for the six months ending February 2024. Looking at the two major operating revenue categories, state funding revenues is trending in accordance with the planned budget, with a reported value of \$13.8 million or 51% of the budget. The other category of the revenue reported is trending better than expected with a reported value of \$78.3 million or 89% of the budget. This is driven in part by property taxes offset by tuition and fees.

Mr. Garcia discussed the operating expenses and stated salary and benefit expenditures are holding steady, relative to the budget of \$39.4 million or 47% of the budget. Non-salary expenditures are also trending in accordance with the budget, with a reported value of \$13.1 million or 41, 40.5% of the anticipated budget.

Mr. Garcia provided information regarding Balance Sheets and stated cash and investment position increased through the end of the second quarter by \$8.7 million. This is driven in part by the property tax collections. Performance appropriations receivable decreased through the end of the second quarter by \$1.2 million which is due to changes in the state appropriations payment model. Under the new model, the College has received 75% of its annual performance funding through the end of the second quarter.

Current year net income available from operations increased through the end of the second quarter by \$2.2 million. This is due in part to strong collection in state funding and property tax revenues.

Regent Babbili made a motion to accept the Quarterly Financial Report as presented. Regent Garza 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, Averyt, Babbili, Crull, Garza, Loeb, and Turner in favor.

7. Discussion and possible action for Fiscal Year 2024 pay adjustments .....  
..... Tammy McDonald  
(Goal 4: Learning Environments)

Ms. McDonald presented a possible pay adjustment for Fiscal Year 2024. She indicated that due to FY 24 budget constraints, an employee pay increase was not feasible at the time of the budget adoption for that fiscal year, which began September 1, 2023. At this stage in the FY 24 budget, administration has explored options to provide some type of pay adjustments for those employees that were eligible September 1, 2023, for an increase. The proposal is for all full-time staff who were eligible for a pay increase on 9/1/23 and are currently employed, to receive a one-time payment through payroll of \$1,000 gross (before applicable employee taxes are deducted). Also, for full-time faculty who were eligible for the 1-year experience pay on 9/1/23 and are currently employed will be credited with the 1 year and receive the pay component of \$829.00. The adjustments would be distributed in May 2024.

Ms. McDonald and Dr. Escamilla responded to questions from the Board of Regents.

Regent Loeb made a motion to approve the Fiscal Year 2024 pay adjustments 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 8-0, amongst Regents present, with Regents Scott, Adame, Averyt, Babbili, Crull, Garza, Loeb, and Turner in favor.

At 3:18 p.m., the Chair announced that the Board was going into Closed Session pursuant to:

8. CLOSED SESSION pursuant to:
- A. **TEX. GOV'T CODE § 551.071**: (Consultation with legal counsel), regarding pending or contemplated litigation or legal claims, or a settlement offer, with possible discussion and action in open session; and the seeking of legal advice from counsel, on pending or contemplated legal matters or claims, with possible discussion and action in open session;

- B. **TEX. GOV'T CODE § 551.087**: (Deliberation Regarding Economic Development), regarding discussion or deliberation of information received from a business prospect with which the College is conducting economic development negotiations and/or the deliberation of an offer of a financial or other incentive to a business prospect, with possible discussion and action in open session; and,
- C. **TEX. GOV'T CODE § 551.074(a)(1)**: (Personnel Matters), regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee, including Board Self-Evaluation, with possible discussion and action in open session.

The Board of Regents reconvened in Open Session at 4:02 p.m. with no action taken.

**CALENDAR:** Discussion and possible action related to calendaring dates.

**ADJOURNMENT:** The meeting was adjourned at 4:02 p.m.

MINUTES REVIEWED BY GC: /s/ARjr