

MINUTES
Central State University
Board of Trustees Special Meeting
Virtual via Microsoft Teams
May 28, 2026 – 3:00 p.m.

Notice having been given in accordance with the Board of Trustees amended Code of Regulations, the following members met virtually on May 28, 2026, for a special meeting. The purposes of the meeting were to discuss a review of academic policy, enrollment, fiscal controls and a real estate appraisal. The meeting was open to the public and trustees attended virtually in compliance with O.R.C. 121.22.

CALL TO ORDER

Trustee Gamblin called the meeting to order at 3:00 p.m.

Ms. Whatley called the roll and a quorum was announced (*seven voting trustees*).

Voting Trustees

Jacqueline Y. Gamblin, Chair	Present (in-person)
Natalia S. Harris, Vice Chair	Present (virtual)
Richard C. Perry, Secretary	Present (virtual)
Jason R. Manns	Present (virtual)
Linda D. Matthews	Present (virtual)
Shon P. Anderson	Absent
James L. Ervin, Jr.	Present (virtual)
Ervan D. Rodgers II	Present (virtual)

Student Trustee

Asia T. Brown	Absent
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Others present were members of the administration including Morakinyo Kuti, Ken Henault, Kathleen Madden and Arcola Whatley.

APPROVAL OF AGENDA

Trustee Ervin moved to approve the agenda as presented and Trustee Perry seconded. Ms. Whatley conducted a roll call vote to approve the agenda with the following results: Voting “yes” – Jacqueline Y. Gamblin, Natalia S. Harris, Richard C. Perry, Jason R. Manns, Linda D. Matthews, James L. Ervin, Jr and Ervan D. Rodgers II. The motion carried with eight affirmative votes.

FINANCIAL UPDATE

Mr. Henault, financial consultant, presented an update on the university’s \$7 million emergency funding request to the Ohio Department of Higher Education pursuant to Controlling board request CSU0105030 which was approved on April 27, 2026. Requests were made recently to access \$1.9 million and \$347,000 to cover utilities and critical vendors, and requests to access the remaining funds are planned for the near future. Mr. Henault noted that Board Chair Gamblin and Committee Chair Anderson were involved in drafting the requests and verifying invoices.

DISCUSSION AND PRESENTATION OF RESOLUTIONS

Ms. Whatley presented the following resolutions.

RESOLUTION FOR 2026-37

APPROVAL OF PROFESSIONAL SERVICES CONTRACT FOR FACILITIES SERVICES

WHEREAS, the Central State University Board of Trustees (“Board”) is vested by law with all the powers and authority to make and enter into all contracts and agreements necessary and incidental to the operation of Central State University (“University”) in accordance with Ohio law; and

WHEREAS, Central State University by and through the State of Ohio, Department of Administrative Services, seeks additional resources to support Facilities services, including housekeeping and landscaping services, and

WHEREAS, upon approval of the Contract attached hereto, the University will benefit from the State of Ohio Contract with Goodwill Resource Solutions for janitorial, lawn care, landscaping, event setup/tear down, and snow removal services, as needed, and

WHEREAS, the Contract was awarded by the State of Ohio through an RFP process in accordance with Chapter 125 of the Ohio Revised Code, and

WHEREAS, the Contract will be effective through June 30, 2028, at a cost not to exceed \$2,253,584.00.

NOW THEREFORE, BE IT RESOLVED, that, based upon the recommendation of the President of Central State University, the Board of Trustees hereby approves the professional services agreement with Goodwill Resource Solutions for janitorial, lawn care, landscaping, and event setup/tear down and snow removal services for an amount not to exceed \$2,253,584.00.

Trustee Ervin moved to approve Resolution 2026-37 “Approval of Professional Services Contract for Facilities Services (Goodwill Resource Solutions)” and the motion was seconded by Trustee Harris. Ms. Whatley conducted a roll call vote to approve the resolution with the following results: Voting “yes” – Jacqueline Y. Gamblin, Natalia S. Harris, Richard C. Perry, Linda D. Matthews, Jason R. Manns, Ervan D. Rodgers II and James L. Ervin, Jr. The motion was unanimously approved with seven affirmative votes.

RESOLUTION FOR 2026-38

APPROVAL OF PROFESSIONAL SERVICES CONTRACT FOR FACILITIES MANAGEMENT

WHEREAS, the Central State University Board of Trustees (“Board”) is vested by law with all the powers and authority to make and enter into all contracts and agreements necessary and incidental to the operation of Central State University (“University”) in accordance with Ohio law; and

WHEREAS, Central State University by and through the State of Ohio, Department of Administrative Services, sought solicitation through a competitive sealed bidding process for proposals pursuant to Chapter 125 of the Ohio Revised Code for property management services, labor, material, equipment and supplies for day-to-day operation, maintenance, and preventative maintenance on building systems, administration, electrical, plumbing, HVAC, repairs and installations, and

WHEREAS, upon approval of the Contract attached hereto, the University will enter into an agreement with Coleman Spohn for comprehensive facilities administration and maintenance, as set forth above, and

WHEREAS, the President recommends awarding a three-year contract to Coleman Spohn at a cost not to exceed \$1,899,703 for the first year, with two (2) one (1) year renewal options at the University's discretion, with year two's cost not exceeding \$1,859,805 and \$1,896,011, respectively.

NOW THEREFORE, BE IT RESOLVED, that, based upon the recommendation of the President of Central State University, the Board of Trustees hereby approves the professional services agreement with Coleman Spohn for comprehensive facilities management services for a total cost not to exceed \$5,655,519.00 for a three-year contract.

Trustee Ervin moved to approve Resolution 2026-38 "Approval of Professional Services Contract for Facilities Services (Coleman Spohn)" and the motion was seconded by Trustee Rodgers. Ms. Whatley conducted a roll call vote to approve the resolution with the following results: Voting "yes" – Jacqueline Y. Gamblin, Natalia S. Harris, Richard C. Perry, Linda D. Matthews, Jason R. Mann, Ervan D. Rodgers II and James L. Ervin, Jr. The motion was unanimously approved with seven affirmative votes.

RESOLUTION FOR 2026-39

APPROVAL OF PROFESSIONAL SERVICES CONTRACT FOR WESLEY HALL CONSTRUCTION MANAGEMENT

WHEREAS, the Central State University Board of Trustees ("Board") is vested by law with all the powers and authority to make and enter into all contracts and agreements necessary and incidental to the operation of Central State University ("University") in accordance with Ohio law; and

WHEREAS, renovations to Wesley Hall academic building were declared a matter of public exigency by the Ohio Facilities Construction Commission and Department of Administrative Services on February 11, 2026, and

WHEREAS, Pursuant to ORC 123.10, upon approval of the Contract attached hereto, the University will enter into an agreement with Peterson Construction Company for construction management services, and

WHEREAS, the President recommends entering into a contract with Peterson Construction at a cost not to exceed \$3,154,969.51.

NOW THEREFORE, BE IT RESOLVED, that, based upon the recommendation of the President of Central State University, the Board of Trustees hereby approves the professional services agreement with Peterson Construction Company for Construction Management Services on the Wesley Hall academic building renovations for a total cost not to exceed \$3,154,969.51.

Trustee Manns moved to approve Resolution 2026-39 "Approval of Professional Services Contract for Wesley Hall Construction Management" and the motion was seconded by Trustee Matthews. Ms. Whatley conducted a roll call vote to approve the resolution with the following results: Voting "yes" – Jacqueline Y. Gamblin, Natalia S. Harris, Richard C. Perry, Linda D. Matthews, Jason R. Manns, Ervan D. Rodgers II and James L. Ervin, Jr. The motion was unanimously approved with seven affirmative votes.

RESOLUTION FOR 2026-40

APPROVAL OF PROFESSIONAL SERVICES CONTRACT FOR WESLEY HALL ARCHITECT/ENGINEER SERVICES

WHEREAS, the Central State University Board of Trustees (“Board”) is vested by law with all the powers and authority to make and enter into all contracts and agreements necessary and incidental to the operation of Central State University (“University”) in accordance with Ohio law; and

WHEREAS, renovations to Wesley Hall academic building were declared a matter of public exigency by the Ohio Facilities Construction Commission and Department of Administrative Services on February 11, 2026, and

WHEREAS, pursuant to ORC 123.10, upon approval of the Contract attached hereto, University will enter into an agreement with SPGB Architects, LLC, located at 4333 A Tuller Rd., Dublin, Ohio 43017, and

WHEREAS, the President recommends entering into a Contract with SPGB Architects, LLC for architecture and engineering services related to renovation at Wesley Hall at a cost not to exceed **\$359,893.00**.

NOW THEREFORE, BE IT RESOLVED, that, based upon the recommendation of the President of Central State University, the Board of Trustees hereby approves the professional services agreement with SPGB Architects, LLC for Architecture and Engineering Services on the Wesley Hall academic building renovations for a total cost not to exceed **\$359,893.00**.

Trustee Ervin moved to approve Resolution 2026-40 “Approval of Professional Services Contract for Wesley Hall Architect/Engineer Services” and the motion was seconded by Trustee Perry. Ms. Whatley conducted a roll call vote to approve the resolution with the following results: Voting “yes” – Jacqueline Y. Gamblin, Natalia S. Harris, Richard C. Perry, Linda D. Matthews, Jason R. Manns, Ervan D. Rodgers II and James L. Ervin, Jr. The motion was unanimously approved with seven affirmative votes.

RESOLUTION FOR 2026-41

APPROVAL OF PROFESSIONAL SERVICES AGREEMENTS FOR FINANCIAL SERVICES

WHEREAS, the Central State University Board of Trustees (“Board”) is vested by law with all the powers and authority to make and enter into all contracts and agreements necessary and incidental to the operation of Central State University (“University”) in accordance with Ohio law; and

WHEREAS, the University seeks additional resources to support the financial operations of the University including financial statement preparation, review, audit support, account reconciliations, and other financial services support;

WHEREAS, upon approval of the Board, the University will enter into agreements with both Crowe, LLP and Huron Consulting Group for financial services and support, and

WHEREAS, the President recommends entering a contract with Crowe, LLP for financial statement preparation, review, audit support, account reconciliations services at a cost not to exceed **\$420,000.00**.

WHEREAS, the President recommends entering a contract with Huron Consulting Group for financial services support at a cost not to exceed **\$1,400,000.00**.

NOW THEREFORE, BE IT RESOLVED, that, based upon the recommendation of the President of Central State University, the Board of Trustees hereby approves the recommendation to enter into professional services agreements with Crowe, LLP and Huron for financial services for total costs not to exceed \$420,000

and \$1,400,000, respectively.

Trustee Ervin moved to approve Resolution 2026-41 “Approval of Professional Services Agreement for Financial Services” and the motion was seconded by Trustee Manns. Ms. Whatley conducted a roll call vote to approve the resolution with the following results: Voting “yes” – Jacqueline Y. Gamblin, Natalia S. Harris, Richard C. Perry, Linda D. Matthews, Ervan D. Rodgers II and Jason R. Manns. Voting “no” - James L. Ervin, Jr. The motion was approved with six affirmative votes.

RESOLUTION 2026-42

FINAL DECISION TO NOT REVIEW PERSONNEL ACTION

WHEREAS, the Central State University Board of Trustees (“Board”) Pursuant to Ohio Revised Code Section 3343.06 has statutory power to make personnel decisions regarding professors, teachers and other employees as necessary at Central State University (“University”) in accordance with Ohio law and the Ohio Department of Higher Education; and

WHEREAS, the Collective Bargaining Agreement between the American Association of University Professors, Central State University Chapter (“AAUP-CSU”), Article 15.21 states that the Board of Trustees may elect to reconsider an earlier denial of promotion or tenure, or it may elect not to review the matter; and

WHEREAS, the Board has received from a Faculty Member a request to review of the promotion and/or tenure recommendation reached by the Promotion and Tenure Committee, the Provost and the President of the University; and

WHEREAS, a copy of the request was made available for the Board’s review and consideration.

NOW, THEREFORE, BE IT RESOLVED, upon consensus of the Board of Trustees, the Board elects not to review the matter previously recommended by the Promotion and Tenure Committee, the Provost, and the President of the University, and as decided by the Board of Trustees on March 20, 2026.

Trustee Manns moved to approve Resolution 2026-42 “Final Decision to Not Review Personnel Action” and the motion was seconded by Trustee Perry. Ms. Whatley conducted a roll call vote to approve the resolution with the following results: Voting “yes” – Jacqueline Y. Gamblin, Natalia S. Harris, Richard C. Perry, Linda D. Matthews, Jason R. Manns, Ervan D. Rodgers II and James L. Ervin, Jr. The motion was unanimously approved with seven affirmative votes.

ADJOURNMENT

Trustee Erwin moved to adjourn the meeting at 3:38 p.m. The motion was seconded by Trustee Matthews and carried unanimously.