



BOARD OF TRUSTEES

Board of Trustees | Ad Hoc Committee **DRAFT** Meeting Minutes

December 9, 2025
1:00 P – 2:00 P

Virtual via Microsoft Teams

I. Call to Order

Ad Hoc Committee Chair Jesse Panuccio called the meeting to order at 1:00 p.m.

II. Roll Call

Kristen Wharton called the roll: Committee Chair Jesse Panuccio, Trustee Patrick Hagen, Trustee Eliot Peace, Trustee Sumanth Neelam, and Trustee Side Theis were present (Quorum).

Committee members not present: n/a

Other trustees present: Trustee Colby Manrodt, Trustee Edwar Romero

Staff Present: President Devin Stephenson, Bryan Brooks, Maggie Mariucci, Kristen Wharton, Dr. Tanner McKnight, Provost Brad Thiessen, David Blanton

III. Public Comment

There were no requests received for public comment.

IV. Property Review

Maggie Mariucci, AVP for External Relations, provided an overview of current construction activity surrounding the University's campus to the west, east, and south. She also summarized the zoning status of nearby properties owned by the Williams Corporation.

Mariucci reported that The Lincoln Group is constructing two 225,000-square-foot data centers along Pace Road. The firm recently acquired Capstone, developer of the University's Phase 3 housing. President Stephenson noted his recent conversation with representatives of The Lincoln Group at the conference he just attended, during which the company expressed strong interest in future collaboration with the University.

In response to Trustee Sumanth Neelam's questions regarding potential short- or long-term proposals with neighboring developers, staff confirmed that discussions are ongoing and that the University is maintaining positive relationships with all parties. Land-related proposals have been explored, though outreach to Williams will resume once the University's plans are more defined.

When asked whether the acreage to the south of campus is developable, Mariucci confirmed that it is, except for designated wetland portions. She also reviewed the nearby "interchange activity

center” zoning district adjacent to the Polk Parkway and University Boulevard, noting its broad allowance for commercial uses.

A question was raised regarding the potential impact of nearby data centers on the University’s power capacity, given the significant energy demands of such facilities. Trustees noted that clarity is still needed on how the data centers’ usage may affect the University’s future power needs.

To refocus the conversation, Committee Chair Panuccio emphasized the importance of defining the University’s goals for additional property. He asked what purposes additional land would serve, how much would be required, and what types of parcels would be most beneficial including whether non-contiguous land would meet the University’s needs. He stressed the need to clearly establish institutional priorities before advancing further discussions.

V. Partnership Update

Bryan Brooks, Vice President for Student Affairs, Enrollment Management, and Strategic Communications, provided an overview of recent partnership discussions. He explained that these discussions prompted reflection on what the University could look like by 2040. Currently, the University needs an additional \$62M to complete the Student Achievement Center (StAC), plus \$80M for the construction of two additional residence halls within the next four years. He emphasized that the University’s growth trajectory is accelerating. Broad conceptual ideas have been exchanged with a potential partner.

The Committee discussed the potential of several land parcels and reviewed preliminary cost estimates for their purchase. Trustee Patrick Hagen recommended securing independent appraisals for the University-owned 360 acres as well as for the two additional parcels under consideration.

Committee Chair Panuccio noted that securing additional land appears essential to support future growth. He emphasized the need for flexibility in long-term planning and cautioned against committing to a development vision that may later prove limiting. He recommended acquiring land now but postponing development until the University’s needs are more clearly defined.

Trustee Eliot Peace asked whether the University had considered securing purchase options or collaborating with a donor to acquire and hold property for future use. Brooks confirmed that this approach aligns with recommendations made by the University’s prospective partner.

Committee Chair Panuccio asked President Stephenson how the Committee could best support advancing these initiatives. President Stephenson responded that the Committee’s questions and recommendations have already been valuable. Panuccio emphasized the importance of retaining the University-owned 360 acres and proactively seeking additional land to meet long-term needs, noting that the institution must think fifty years ahead.

VI. Closing Remarks and Adjournment

With no further business to discuss the meeting adjourned at 2:09 p.m.

Respectfully submitted:
Kristen Wharton
Corporate Secretary