



**BOARD OF TRUSTEES
REGULAR MEETING**

April 10, 2025

Board of Trustees
Jim Reames, Chair
Nicole Bradshaw, Vice Chair
Molly Lentz, Sec/Treas
Cherie Buckner-Webb
Gary Smith

CWI MISSION

The College of Western Idaho is committed to empowering students to succeed by providing affordable and accessible education to advance the local and global workforce

MINUTES

CALL TO ORDER

Chair Reames called the meeting to order. The Pledge of Allegiance was recited. There was no public comment and visitors included attorneys from Hawley Troxell to assist with certain agenda topics. Trustee Buckner-Webb read the CWI mission statement.

CONSENT AGENDA

- A. March 19, 2025 Minutes
- B. Treasurer & Finance Report

M/S (Lentz/Bradshaw): To approve the Consent Agenda as presented. The motion passed.

PRESIDENT'S REPORT (President Jones)

President Jones reported that our BAS has received final approval from the Department of Education. He noted that the application page is now open and that marketing efforts are underway, initially focused on AAS graduates from CWI. He expressed appreciation to the faculty and others for developing this program and getting us to this moment.

He continued by highlighting the completion of our CWI night at the Steelheads partnership for the year. We were able to raise \$6,100 over five nights for student scholarships. The effort also provides great visibility for the College.

Finally, President Jones noted that today is CWI Giving Day and he encouraged anyone who is inclined to give to CWI.

BOARD LIAISON REPORTS

Campus Visioning

- 1. Boise Ground Lease
- 2. Boise Master Development Agreement
- 3. Resolutions 2025-001 and 2025-002

Trustee Smith invited President Jones and VP Miller to present information on the Boise Campus. President Jones provided a high-level overview of the Boise Ground Lease and the Boise Master

Development Agreement and summarized the impact of each. He noted that the documents before the Board will govern the relationship between CWI and the Developer.

President Jones reminded the Board of the history of the property, which CWI acquired a number of years ago and which provides an easily accessible and prominent location in Ada County.

Trustee Bradshaw asked about the total budget and it was confirmed that \$38.7 million is all encompassing. Chair Reames inquired about the agreement and asked for a perspective on the overall value of the proposal. VP Miller noted that CWI's interests are well protected. Adam Christensen and Sarah Reed from Hawley Troxell were invited to speak. They noted that there was compromise from both sides, and that, from a legal standpoint, all protections that would be needed are included and CWI is not exposed to any undue legal risk.

Trustee Buckner-Webb inquired about whether there is room for future growth needs. It was noted there is a pad set aside on the site for a future CWI building in addition to the building already planned.

Trustee Bradshaw inquired if parking is adequate if building occurs on the additional site. VP Miller noted that the planned parking garage will allow for expansion in the future if needed. CWI is planning to lease half of the stalls from the beginning, so there is also room for CWI growth within the currently planned structure. President Jones noted that as the community continues to grow, mass transit may become more of a factor and this location supports that well.

Trustee Smith commented that parking costs appear to be high. He noted that the developer may issue subleases and wondered who at CWI would monitor this activity and ensure it isn't going to be disruptive. VP Miller noted that document requires that CWI will review any subleases before they are issued and that it would be the person in his position or his office that would be responsible to manage and monitor.

Chair Reames asked how many students the initial building would support. VP Miller noted that our current Ada County campus serves 8,000-10,000 currently and the intent is to ensure we can serve at least that many at this new location. We are focused on moving specific types of programming to this location, initially including Business, Cybersecurity and Adult Education.

Trustee Buckner-Webb wondered if any of the housing to be built on this site will be set aside for students. President Jones responded that the residences are not envisioned to be connected to CWI at this time.

Trustee Bradshaw requested confirmation on where funding will come from for this project. VP Kline noted that \$22.7M will come from COPs (issued in the fall). We will use reserve funds until the COPs are issued, which will be restored once the COPs are issued. Also, \$30M from reserves was set aside for all current projects and some of those funds will also be used for this project. Finally, he noted that we are fundraising for all projects and any gifted funds brought in will offset these projected expenses.

M/S (Lenty / Buckner-Webb): I move to approve Resolution 2025-001, related to the ground lease, master development agreement and commitment of funds for the Boise project.

Roll call: Chair Reames – Aye; Vice Chair Bradshaw – Aye; Secretary/Treasurer Lenty – Aye; Trustee Smith – Aye; Trustee Buckner-Webb – Aye. Motion Passed.

M/S (Lenty / Buckner-Webb): I move to approve Resolution 2025-002, related to reimbursement of costs for the Boise project.

Roll call: Chair Reames – Aye; Vice Chair Bradshaw – Aye; Secretary/Treasurer Lenty – Aye; Trustee Smith – Aye; Trustee Buckner-Webb – Aye. Motion Passed.

Chair Reames expressed appreciation and acknowledged all of the work to get to this point.

Finance

VP Kline introduced his new AVP for Budget & Planning Brian Fechter. He proceeded to take the Board through the details of the FY26 budget. He noted that the intent is for the Board to see the first draft this month, with the final budget returning for adoption in June. Tuition and Fee increases are a planned part of the proposed FY26 budget, so Board consideration of those is being sought today.

As VP Kline discussed potential increases to tuition and fees, President Jones emphasized that even when the state allocates funds to us, they often don't cover the full cost of things like salary increases and benefit cost increases, so CWI has to find other ways to cover these costs. VP Kline noted that no state funds were allocated to CWI to cover the cost of operating our new building spaces, generally referred to as occupancy costs.

Trustee Smith asked the cost to fund the 5% CEC. VP Kline said that it is \$2.2 million.

As VP Kline discussed property tax revenues and noted that each community college has different levy rates. CWI's levy rate is the lowest - significantly lower than the longer established community colleges in southern and northern Idaho. Trustee Lenty noted the significance of these rates especially as we are trying to serve a growing student population and community.

Bradshaw inquired why rates have gone so low. VP Kline explained that because of the way the rate is calculated, as property tax values increase, our rate actually goes down. It was noted how impressive it is for us to have done all that we have done with the amount of support we receive.

The discussion moved to tuition and fees. President Jones noted the importance of maintaining the duality of ensuring we remain affordable with the ability to meet the needs of a growing community. The presentation does a nice job of showing the need for these increases. He noted that we remain 100% mission aligned with this increase. It has been eight years since we have seen any increase at all in tuition and fees. As difficult as it is to consider increasing costs for our students, there comes a time when students need to be invited to participate more.

Trustee Lenty suggested that we consider calculating specific increases for our students and sharing that information with the Foundation to see if they can consider focusing on scholarship increases to coincide with this increase.

Chair Reames inquired as to the cost comparison for an AAS student coming from CWI and finishing at CWI compared to finishing at Boise State, for example. It was noted that the costs at a four-year college are between \$400-450 per credit hour across lower and upper division, compared to this proposal at CWI, which will have lower division set at \$156 per credit hour and upper division at \$285 per credit hour.

Trustee Bradshaw asked why expenses go up on the last slide versus slide 15? VP Kline noted that a \$1M strategic reserve is included in the final slide to ensure a balanced budget, but if we needed to expend those funds, the Board would have to approve it.

Trustee Bradshaw inquired as to whether this increase will be enough to do all that we want to do. President Jones noted that this does set us on a path to continue to maintain a healthy institution while maintaining our commitment to affordability. The overall vision is to stay healthy so we can be that place of affordability. Oddly, increasing tuition at this time helps us do that. VP Kline added that setting a multiyear future financial plan is difficult for a public entity because we can't predict what the state will do from year to year. So, determining these increases really does need to happen on a year-to-year basis. He also noted that we are just making our expenses with this proposed increase and budget, and while confident that we will have positive financial results with this proposal, it won't create a large financial cushion.

M/S (Buckner Webb / Bradshaw): I move to approve a 5% change in employee compensation for fiscal year 2026. The motion carried.

M/S (Buckner Webb / Bradshaw): I move to approve proposed 2025-2026 tuition and fee rates as presented. The motion carried.

V. EMERITUS APPLICATIONS (VP Kline)

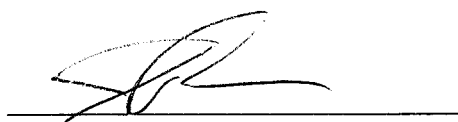
M/S (Lenty / Bradshaw): I move to approve Emeritus status for Brian Newkirk, Rocky Church and Linda Otto as presented. The motion carried.

VI. CHAIR'S REPORT

Jim expressed enthusiasm over the actions taken today and the impact they will have in the long term!

VII. ADJOURNMENT

The meeting adjourned at 4:40pm.

A handwritten signature in black ink, appearing to be 'JR' or similar, written over a horizontal line.

Jim Reames, Chair