



**BOARD OF TRUSTEES
REGULAR MEETING
December 4, 2025
Minutes**

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

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

**CWI Nampa Administration Building
Room 200
11:00AM**

ATTENDANCE:

Jim Reames, Chair
Nichol Bradshaw, Vice Chair
Molly Lentz, Secretary/Treasurer
Cherie Buckner-Webb, Trustee
David Bishop, Trustee

I. CALL TO ORDER

Chair Reames called the meeting to order. The Pledge of Allegiance was recited. Trustee Bishop read the CWI mission statement. Three visitor introductions were made; Nampa City Councilwoman Natalie Jangula, Larry Olmsted, Kevin Richert and Sean Dolan with Idaho Education News. No public comments were received.

II. CONSENT

- a. *November 13, 2025 Minutes*
- b. *Treasurer's Report*
- c. *Capital Projects Budget to Actuals Report*

Vice Chair Bradshaw requested a review of the Treasurer's Report and budget information in the consent agenda.

Vice President Kline reviewed the monthly report in detail with the Board. He noted that, to meet state budget cuts mandated this year, we will be utilizing salary and other budget savings to absorb the 3% reduction.

Chair Reames - Question: Are our foundation funds included in this budget?

President Jones - Answer: No, they are not.

Chair Reames - Question: What is our current balance with the Foundation?

President Jones - Answer: Approximately \$5.5 to \$6 million.

Vice President Kline noted that the standard industry benchmark is to have 6 months worth of reserves. CWI is currently above that recommended standard.

Vice Chair Bradshaw - Question: Are the cuts coming from the employees?

Vice President Kline - Answer: The goal is to cover the reductions by utilizing salary savings and by underspending our operating budgets.

Vice President Kline noted that tuition and fees are projected to meet budget targets, following last year's surplus, with this year's budget set aggressively to support anticipated enrollment



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growth. Dual credit revenue is on track, with state payments expected in December. Special course fees and self-supporting revenues (workforce development and bookstore) are also projected to meet the budget. Other revenues, including interest income and miscellaneous fees, remain stable.

A \$1 million reserve supports the Collegius Project, now in its fourth year of a five-year initiative aimed at improving the student lifecycle, contributing to enrollment growth. Revenue comparisons to last year are impacted by delayed CTE funding; current receipts are slightly lower (63% vs. 64.4%). Overall revenue may fall short due to state budget cuts. Expenditures are monitored closely, with personnel costs stable and operating expenses variable. Spending is projected to remain within budget, but FY26 allocations will require cuts to stay within authorized limits.

Moving onto the status of foundation and grant funding. It was noted that foundation funding does not appear in the budget actuals; spending is authorized only when funds are available. Scholarships were awarded in the fall, applied to student accounts, and reimbursed by the foundation in the amount of \$309,000. This figure represents the amount impacting financial statements rather than the total foundation balance. Additionally, the institution has received over \$5.8 million in grant awards for the current year, with \$1.3 million spent to date. Both foundation and grant funding operate on a reimbursement basis, and reported figures reflect amounts that affect financial statements, not total available funds.

Vice Chair Bradshaw - Question: Is this grant funding spent over multiple years?

Vice President Kline - Answer: I believe some of these grants are multiple years.

Vice President Kline reviewed the capital project donations highlighted differences in reporting practices between the Foundation and internal accounting. Gifts are recorded only when a signed contract and cash are received, while pledges involve signed agreements for future payments. Estate gifts are excluded due to uncertainty in timing and donor discretion. To date, over \$6.3 million has been raised for four projects, with an additional \$2.4 million in pledges scheduled across fiscal years, including payments received for FY24 and FY25 and future commitments through FY28.

A review of the capital project expenditures noted that while the state contributes to funds, those amounts are recorded as in-kind donations rather than direct transactions. Most expenses reflect payments on state-issued bills for construction, with some additional costs outside state contracts included in project budgets. Approved funding totals \$60 million, excluding recent Certificates of Participation, and to date, approximately \$33.8 million has been spent on these projects.

MS (Bishop / Lenty): To approve the consent agenda as presented. The motion carried.

III. PRESIDENT'S REPORT

President Jones reflected over the full calendar year and reviewed the successes and achievements.

- 9th consecutive semester of enrollment growth
- Launching of our first ever bachelor's program
- Granting over 2300 degrees and certificates



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- Serving nearly 34,000 learners
- Opening 2 new state of art facilities
- And with the impending closing of a couple of recent gifts, we will have raised \$24 million in the last 2 and ½ years and reached 80% of our campaign goal

CWI is a story of growth and continued confidence that our focus and affordability is what our community needs. We continue to grow to match our students' needs and to build a campus our students will benefit from.

IV. CAMPUS EXPANSION REPORT

Vice President Miller presents on the campus expansion and project updates. He reviews CWI's past vision for what our campus would look like in the future. The key attributes that were noted were Accessible, Flexible, Supportive, Collaborative, Communal, and Cohesive.

He reviewed where CWI is today, including showcasing the new Health and Science building and the Simplot Agricultural Building.

He noted the lessons that were learned from this experience such as communication, stakeholder engagement, and change management. Some of the "wins" have included delivering these new buildings on budget and on schedule. With the new Health and Science Building we were able to consolidate a lot of programs into one place which led to the discovery that 1 out of 5 students in our LPN and RN programs came from our Workforce Development CNA program. 20% of our students were located on two separate campuses but now share the same space to create a better partnership and can build stronger connections between the different Health Programs.

Lastly, Vice President Miller review what is next for CWI. He showed images of the new Cap Ed Student Success Center which is scheduled to open fall 2026. He then showed the property that will be the location for the new Boise Campus that will open in Fall 2027 and will have space available for leasing and an additional future CWI Building. CWI is now looking to update the campus master plan to ensure we are utilizing our current space efficiently before we plan for future updates as well as planning for in-demand programs with in-demand careers, and for parking with the growing campus both here in Nampa and our new location in Boise.

V. FORD IDAHO CENTER

President Jones provided an overview on the proposed acquisition of the Ford Idaho Center, a 90-acre property adjacent to CWI's Nampa campus that includes an arena, amphitheater, sports center, and equine facilities. The initiative began over a year ago and, following public meetings and two City Council votes, the property has been approved for conveyance to CWI. The rationale centers on anticipated population growth in Southwest Idaho and CWI's rapidly increasing enrollment, which could reach 40,000–50,000 students within a decade. Acquiring the property doubles the campus size, provides venue spaces for large gatherings, and creates opportunities



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for expanded academic programs, applied learning, and community engagement. The financial plan relies on an operating agreement for venue management, land lease opportunities, and private fundraising, with no tuition increases, tax levies, or additional state funding required.

Vice Chair Bradshaw - Question: What are your thoughts on how this fits with the CWI mission?

President Jones - Answer: Community colleges play a vital role in supporting local communities through hands-on learning and engagement. The proposed expansion to a 200-acre campus would enable comprehensive master planning, improved academic facilities, and new programs such as equine studies, venue management, and athletics, while creating internship opportunities with community partners. The college aims to serve as a hub for events and maintain its mission as a community college—not a four-year university—focused on helping residents stay current with workforce needs. Consolidating spaces and reducing leases will allow investment in first-rate learning environments and strengthen community connections.

Vice President Miller walked the Board through the 2025-004 resolution and exhibits. The city and the college have been working on a conveyance and acquisition agreement to transfer property, structures, and related equipment, along with transitioning utilities while retaining certain water rights. The agreement includes conditions for closing and supporting exhibits such as legal descriptions, inventory, zoning details, and the Jacobs report assessing facility condition. After initial feasibility evaluations, the college has conducted extensive due diligence over the past six months, including engineering assessments. A complementary use agreement outlines partnership benefits, with the most significant element being an Advisory Commission composed of city and college representatives to guide future activities at the Ford Idaho Center.

Trustee Bishop - Question: Will CWI have enough water rights for all future purposes?

Vice President Miller - Answer: We do not have water rights, but we do have an allotment of water that allows us to maintain the Ford Idaho Center campus. We confirmed with Public Works, and they assured us that it would not be an issue.

Vice Chair Bradshaw - Question: Can you speak about the current parking situation at the Ford Idaho Center and where it needs to be in the future?

Vice President Miller - Answer: The current parking at the Ford Idaho Center surpasses the requirements, and if we choose to develop on that current space, we need to maintain access to parking for those attending the events. It was noted that there is also parking allotted on the CWI campus, which could be expanded in the future as needed.

Vice President Miller reviewed Exhibits C and D, which involve assigning and amending existing contracts between the city and OVG for the Ford Idaho Center. These include agreements with Ovation Food Services for food and beverage management and OVG for overall operations. While the original contracts are also covered by the Nampa Civic Center, those portions are excluded as they remain under separate agreements between the city and vendors. The assignment and amendment documents, which are brief, outline how the college will assume and modify these contracts if approved.

Chair Reames - Question: With the new contract, will the pricing be approximately the same?



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Vice President Miller - Answer: Yes, it will be the same.

Vice President Miller reviewed Exhibit E, which is a use agreement between the College and the Snake River Stampede. The new agreement assigns prior city agreements and ensures the Stampede retains a permanent home at the Ford Idaho Center. The intent is to honor the Stampede's contributions and maintain continuity despite potential ownership changes. Only minor modifications were made, providing confidence in a continued partnership. General Counsel Fontaine shared the relationship with the Snake River Stampede and that the agreement will continue so long as the Stampede remains and has a desire to be located at the Ford Idaho Center.

Chair Reames - Question: Can the Stampede sublease their residence to someone else?

A. Fontaine - Answer: No, this is for the Stampede and whoever the property owner is, with cooperation from OVG.

Vice Chair Bradshaw - Question: The Stampede does not pay for the use of the facility, correct?

Vice President Miller - Answer: Correct.

Vice Chair Bradshaw - Question: Can you speak to the topic of the Rodeo club and if they are part of this agreement as well?

Vice President Miller - Answer: Correct, the Rodeo Club is private room that is used to hold meetings for two weeks a year.

Vice Chair Bradshaw - Question: Are we responsible for paying insurance during the time of the Rodeo? Also, do we get a portion of the proceeds during that event?

Vice President Miller - Answer: The Stampede carries the insurance during that time. Also, we do not see the proceeds during their event.

Chair Reames - Question: Are the alcohol sales at their discretion?

Vice President Miller - Answer: The first \$50,000 that OVG nets from alcohol sales are allocated towards the Stampede's ability to propose projects for the continued upkeep of the arena.

A. Fontaine - Answer: The Stampede use agreement is continuing a tradition in recognition that the Ford Idaho Center would not be where it is today without the Stampede.

Vice President Miller reviewed Exhibit F, a use agreement between the College and the Idaho Horse Park Foundation, a nonprofit supporting horse-related events at the Ford Idaho Center. The agreement establishes clear guidelines for collaboration, ensures continuation of horse-focused events for at least ten years (subject to OVG scheduling), and provides the Foundation with planning security. This partnership is expected to increase event activity, generate economic impact, and enhance awareness, as participants often travel from across the country and internationally.

Vice President Kline then reviews the Risk Assessment Memorandum. The college must accept the city's existing contract with OVG, which includes certain risks. The agreement requires the college to open two bank accounts and grant OVG authority to manage funds, even though OVG



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staff are not college employees and will operate outside standard controls. OVG's financial data will integrate directly into the college's statements, creating reliance on third-party accuracy. To mitigate these risks, the college will implement oversight measures with assistance from our audit partners and retain audit rights, though full risk elimination would require renegotiating the contract.

Trustee Bishop - Question: For public record, how long will it be until we can renegotiate the contract?

Vice President Kline - Answer: The current contract ends on September 30th, 2027. There are currently ongoing discussions with OVG that will allow us to adjust before the end of the contract.

Secretary/Treasurer Lenty - Discussion: I want to acknowledge the significant efforts by President Jones, Trustee Bradshaw, and the Foundation Board in engaging with the community and attending public meetings, including city council sessions. We have worked to maintain visibility at local events and have participated in numerous conversations regarding the City of Nampa's decision. I also want to emphasize the extensive due diligence and thoughtful consideration we have invested in the matter currently under review. She also noted her deep connection to Nampa, having graduated from Nampa High, raised my children there, and with family still living in the community. This decision is not made lightly; it followed significant discussion and consideration. She believes it creates important opportunities to improve access to resources, especially on Nampa's north side where needs are greatest. The reconveyance of the Idaho Center as part of the campus is a key step toward fostering public-private partnerships and expanding resources for residents. She remains committed to maintaining and strengthening CWI's role as a trusted community partner.

Chair Reames - Discussion: I've received mixed feedback on this issue, but I believe it's important to listen to all perspectives without a pre-set agenda. Friction and challenges to the status quo drive progress, and history shows this through examples like the iPhone and the College of Western Idaho—both ideas that were initially met with skepticism, but which ultimately proved successful. Regardless of how today's decision turns out, I'm confident that success will quiet resistance over time.

Trustee Bishop - Discussion: I have a background in the nonprofit and healthcare sectors, and I have been actively engaging since joining the board. I've received overwhelmingly positive feedback from the community about this initiative, with very little negative input. I've had a couple of recent inquiries that I haven't yet responded to, and I emphasized my strong local ties and family connection to CWI. I also noted that many residents are unaware of the institution's offerings, and through my conversations, several friends have enrolled their children. I truly appreciate the transparency of this process and the support in educating us as board members.

Vice Chair Bradshaw - Discussion: I've observed a significant shift in community attitudes toward transferring to CWI, with many who were initially opposed now supporting the move after constructive dialogue. While CWI is still relatively young, we've grown tremendously and now serve about 34,000 individuals—over 90% from Idaho—helping to meet critical workforce needs. At the Idaho Taxpayers Association conference, I heard strong feedback from manufacturers who appreciate the role we play in supporting their workforce. I'm grateful for the collaborative efforts



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among city officials, legal teams, and our leadership, which have enabled thoughtful conversations and real progress on this initiative.

She also noted deep ties to Nampa, and appreciation for the significant deliberation that has gone into this decision. This is an opportunity to improve access to resources, especially on the north side of Nampa where needs are currently unmet. The conveyance of the Idaho Center as part of the campus is a key step that will enable new public-private partnerships and expand community resources. She is committed to continuing—and even strengthening—the level of community engagement and partnership that CWI is known for.

Trustee Buckner-Webb - Discussion: I'm proud to share that my community has responded very positively to this initiative, with support spanning multiple generations. I believe it creates new opportunities and access for my grandchildren and others that weren't available before, encouraging greater engagement and inclusion. I deeply appreciate the careful and thoughtful approach taken, and I'm honored to be part of this effort. There's a strong sense of pride and optimism among us, and I'm excited about what is ahead.

MS (Bishop / Buckner-Webb): To approve the Resolution 2025-004 as presented, effectively accepting conveyance of the Ford Idaho Center to the College of Western Idaho. The motion carried.

- Trustee Bishop - aye**
- Trustee Bradshaw - aye**
- Trustee Buckner-Webb - aye**
- Trustee Lenty - aye**
- Trustee Reames - aye**

VI. CHAIR'S REPORT

Chair Reames shared his optimism about the next five to eight years and confidence in the progress we will make. He noted how past skepticism toward initiatives like CWI have faded and believes our continued actions and activities will keep driving success and quieting criticism. He commended everyone for their dedication and thanked all in advance for the hard work and effort that will help us achieve our goals.

VII. ADJOURNMENT

The meeting adjourned at 1:06pm.

Signed by:

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Molly Lenty
Board Secretary