

**Minutes of the
Gaston College
Board of Trustees Called Meeting
Myers Center Multipurpose Auditorium, Section C
July 21, 2022**

Members Present: Sherriff Alan Cloninger
Mr. John Dancoff, Chair
Mr. Jonathan Fletcher (Called in)
Mr. Steve Hall
Ms. Iris Hopper
Mr. Steve Huffstetler
Mr. Tim Smith
Ms. Julie Stroupe
Mr. Randy Vinson

Dr. John Hauser, President

Members Absent: Judge Jesse Caldwell
Dr. Shawnda Gore
Ms. Resa Hoyle
Mr. Tom Keigher
Ms. Janie Peak
Ms. Sidney Hare (SGA President)

Others Present: Mr. Todd Baney, Mr. Sam Buff, Ms. Katrina Conley, Dr. Dewey Dellinger, Mr. Kendrick McDowell, Chief Talmadge McInnis, Mr. Mack Millen, Dr. Jennifer Nichols, Ms. Julie Ostrowski, Dr. Audrey Sherrill, Mr. Manraj Singh, Mr. Greg Smith, Ms. Tanisha Williams, Dr. Heather Woodson, Mr. Luke Upchurch and Mr. Carl Stewart, College Attorney.

Chair Dancoff called the meeting to order at 3:09 p.m. and welcomed everyone to the meeting. A quorum was present for the meeting.

- **Invocation – Ms. Hopper**
- **Ethics Awareness and Conflict of Interest Reminder**
Chair Dancoff reminded Trustees of the ethics requirements of public servants and requested they identify any conflicts of interest or appearance of conflicts of interest present. No conflicts were identified.

A. APPROVAL OF THE AGENDA

Chair Dancoff asked if there were any changes, additions, or corrections to the agenda.

Sherriff Cloninger moved to approve the agenda; Mr. Huffstetler seconded the motion. The motion carried.

B. FACILITIES

Chair Dancoff asked Sherriff Cloninger to present the two Facilities Committee items.

1. Bookstore Renovation

President Hauser has been in discussion with Managing Director of Purchasing and Auxiliary Services, Mr. Manraj Singh, and Bookstore Director, Mr. Charles Wilson about renovating the campus bookstore using the new college logo, colors, and mascot.

Renovations are estimated at approximately \$70,000 and include new fixtures, flooring, track lighting, ceiling tiles and grid caps, interior and exterior paint, window wraps, and door hardware. Renovation cost estimates and layout are included.

The project will begin immediately with the hope to have the bookstore back open by Fall semester.

The project is estimated at approximately \$70,000. Funding for the project is bookstore revenue.

Upon the recommendation of the Facilities Committee, Sherriff Cloninger moved that Gaston College Board of Trustees approve the request for the bookstore renovations at the estimated cost of \$70,000, allowing an additional \$5,000 for unforeseen costs.

Chair Dancoff asked if there was any discussion. As the motion came from Committee, a second was not needed.

The motion carried.

2. Sell or Lease Property for Rental Units

Gaston College owns two pieces of property on Dallas Cherryville Highway adjacent to the entrance drive. The total acreage of both plots is 2.93. Of the 2.93 acres, 2.57 acres are located nearest the prison.

This property is zoned TMU/CH. TMU zoning allows for multi-family units and 8 units per acre while the CH overlay restricts the total square footage built on the property to 30% of the total. The CH overlay limits the unit size to 1679 square feet each. Under these

restrictions, rental units can be built to accommodate a three- or four-bedroom structure with large enough bedrooms to accommodate 2 people per room. A building of this size would provide housing for a maximum of 120 people.

Housing adjacent to the college could benefit our student-athletes and students that move to the Gaston County area specifically for a Gaston College program of study.

The tax value of the property is \$334,050. Properties adjacent to the college are listed at \$1.15 million or \$257k an acre. Properties sold on Dallas Cherryville in the last 15 months have averaged between \$2.6 and \$3 million.

The administration recommends that the college sell or lease the 2.93 acres on Dallas Cherryville Highway to a developer to build rental units. The land is worth approximately \$340k or \$75k an acre.

Implications for the Budget would be associated with legal costs of selling or leasing the property.

Upon the recommendation of the Facilities Committee, Sherriff Cloninger moved that the Gaston College Board of Trustees approve Dr. Hauser and Trustee Randy Vinson to start negotiations with Marcus & Millichap on 4.48 acres of property (PID #205135, #171303, and #200904 that is currently for sale), located adjacent to Gaston College and behind the fast-food restaurants, with an initial offer of \$300,000.

Chair Dancoff asked if there was any discussion. As the motion came from Committee, a second was not needed.

The motion carried.

Upon the recommendation of the Facilities Committee, Sherriff Cloninger moved that the Gaston College Board of Trustees approve the College to explore the best options for the 2.93 acres of property (PID #202819), located in front of the prison and beside Bojangles at the College's entrance on Dallas Cherryville Highway, for the best use and highest value to the College.

Chair Dancoff asked if there was any discussion. As the motion came from Committee, a second was not needed.

The motion carried.

C. ADJOURNMENT

Chair Dancoff entertained a motion to adjourn the meeting. Mr. Hall moved to adjourn; Mr. Smith seconded the motion. As the vote was unanimous, the motion carried.

Chair Dancoff adjourned the meeting at 3:24 p.m.

Respectfully submitted,

Sheriff Alan Cloninger, Secretary

Mr. John Dancoff, Chair

Guyann Howe, Recording Secretary

(College Seal)