

Attendance.

Tim Boyle	Present	Andy Storment, Chair	Present
Renee Evans Jackman	Present	Jenny Ulum	Present
Lillian Moses	Present	Dennis Worden	Present
Connie Seeley	Present	Cy Abbott	Present

Convening. The Finance and Facilities Committee (FFC) of the Board of Trustees of the University of Oregon (Board) met at the Ford Alumni Center on March 17, 2025. Committee Chair Andy Storment called the meeting to order at 1:06 p.m. Pacific Time. (All times noted going forward are Pacific Time.) The secretary verified attendance and a quorum.

Friendly Hall (Action). Michael Harwood, Associate Vice President and University Architect and Darin Dehle, Director of Design and Construction presented the Friendly Hall renovations project, an \$82.3 million deferred maintenance project funded with state bond funds and University of Oregon (UO) matching funds. Harwood indicated the project is currently in the schematic design phase and has an anticipated completion date of the start of the 2027 Winter term. Senior Vice President for Finance and Administration and CFO Jamie Moffitt added that it was necessary for the UO to provide matching funds for the project to be funded by the state legislature. Trustees engaged in questions on, but not limited to, how capital projects are managed to ensure they do not run over budget and inflation of construction costs during the pandemic.

Action - The resolution to forward the Friendly Hall renovation project to the full Board for approval was moved by Trustee Evans Jackman and seconded by Trustee Seeley. It passed with a unanimous voice vote.

Oregon Acoustics Research Laboratory (Action). AR Razdan, Vice President, Research and Innovation, Michael Harwood, Associate Vice President and University Architect and Darin Dehle, Director of Design and Construction presented the Oregon Acoustics Research Laboratory (OARL), a project to construct a facility at the Port of Portland to perform acoustic testing of floor-ceiling construction assemblies, develop innovative mass timber assemblies, develop acoustical isolation technologies, and conduct human factors comfort and physiology research. Razdan and Harwood indicated the project has a budget of \$25.88 million, primarily funded through state and federal grant funds. The project is in the late design phase and has an anticipated completion date of Spring 2027. Trustees engaged in questions on, but not limited to, the federal grant funds supporting the project and how the UO manages federal grant reimbursements.

Action - The resolution to forward the OARL project to the full Board for approval was moved by Trustee Evans Jackman and seconded by Trustee Worden. It passed with a unanimous voice vote.

Next Generation Housing (Action). Michael Griffel, Associate Vice President for Student Services and Enrollment Management & Director for University Housing, Michael Harwood, Associate Vice President and University Architect and Darin Dehle, Director of Design and Construction presented the Next

Generation Housing project, a plan to address student demand for on-campus housing. Griffel described that Phase 1 of the project includes construction of a roughly 870 bed residence hall oriented primarily toward first- and second-year students that includes academic residential communities, dining facilities, and faculty member in residence. Griffel also described Phase 2 of the project that would include construction of a roughly 667 bed residence hall oriented primarily toward second year and upper-division students and community quasi-apartment style living arrangements. The university would also explore the renovation of Barnhart Hall into roughly 240 graduate student focused studio units and the development of family housing townhouses along Villard Avenue. Griffel provided data demonstrating students who live in on-campus residence halls during their first year have higher grades, retention rates, and graduation rates. Griffel presented the estimated project costs of roughly \$160 million for Phase 1 (\$149.5 million for construction and \$10.5 million for utility infrastructure) and roughly \$117 million for Phase 2. Phase 1's proposed timeline would start construction in summer 2025 for a proposed opening of the residence hall in fall 2027. Phase 2's proposed timeline would involve a request for Board approval in March 2026, and have construction begin in summer 2026 with a proposed opening in fall 2028. The potential Barnhart renovation would be brought to the Board in December 2026 for a potential opening in fall 2030. The family housing townhouses could potentially open as early as summer 2027.

Griffel presented data on residence hall capacity options, including how capacity can shift depending on how flex rooms are used (e.g., set-up as double or triple occupancy rooms). Moffitt added that the availability of modern on-campus housing is a strong attractor for potential students. Trustees engaged in questions on, but not limited to, the academic performance of students who live in on-campus housing and how UO housing rates compare to regional universities and Big 10/Midwest universities.

Griffel presented different scenarios that account for various enrollment and residence hall occupancy levels to demonstrate how the construction projects would be funded in different cases. Moffitt added that University Housing operates as an auxiliary unit and is expected to generate enough revenue to cover its expenses (e.g., debt service, utilities, repairs) plus cover an administrative overhead charge. Trustees engaged in questions on, but not limited to, keeping housing rates affordable, financing the potential Barnhart Hall renovations, how the university plans and manages debt obligations, cost saving measures during facility design, discussions with local neighborhood organizations, exemptions from the requirement that first-year students live on campus, current housing waitlists, and housing options for transfer students.

Action - The resolution to forward to the full board for approval the Next Generation Housing Building 1 and supporting electrical infrastructure projects was moved by Trustee Ulum and seconded by Trustee Worden. It passed with a unanimous voice vote.

Bond Authorization Request (Action). Jamie Moffitt, Senior Vice President for Finance and Administration and CFO and Jeff Schumacher, Director of Treasury Operations presented a bond authorization request for the purposes of funding the Next Generation Housing projects. Moffitt indicated that there is typically a time lag between when the Board approves a capital project and when the Board authorizes the bonds to fund a project due to the university usually not needing the funds until later in the construction cycle. Given uncertainty in financial markets and about the continued availability of tax-exempt debt, Moffitt indicated the resolution before the board would allow for greater flexibility in the timing for issuing bonds, increasing the potential for the university to minimize the cost of capital. Moffitt shared that the resolution also includes an additional layer of accountability

by requiring the Board chair and Finance and Facilities Committee chair to approve the final transactions before they are executed by the university.

Schumacher presented the request for an issuance of new money general revenue bonds in an amount not to exceed \$180 million and the issuance of general revenue refunding bonds in an amount not to exceed \$110 million. The largest recipient of funding for the new money revenue bonds is expected to be University Housing for Phase 1 of the Next Generation Housing project, and the refunding bonds would apply to all or a portion of bonds in the par amount of \$110 million originally issued in 2015 and 2016. Schumacher indicated the UO has the option to call the bonds and replace them with new tax-exempt bonds up to 90 days prior to, or any time after, the call date. Moffitt indicated the university would only issue the refunding bonds if they can be structured in a way that the debt payments in total are less than the current bonds, thereby saving money.

Trustees engaged in questions on, but not limited to, the university being a tuition-dependent institution, the need to have quality housing options for students to help with recruitment, units that receive the bond proceeds being responsible for covering the debt-service payments, and key indicators for deciding when to issue bonds (particularly the availability of tax-exempt debt).

Action - The resolution to forward to the full board for approval the bond authorization request as outlined in the respective resolution was moved by Trustee Abbott and seconded by Trustee Seeley. It passed with a unanimous voice vote.

Meeting Adjourned at 2:26 p.m.