Board of Trustees
1701 E. Front Street
Traverse City, MI 49686-3061
231.995.1010
nmc.edu

Mission | We deliver lifelong learning opportunities to transform lives and enrich our communities.

Meeting Agenda
Monday, August 17, 2026
Timothy J. Nelson Innovation Center
Room 106/107

5:30 p.m. Regular Meeting

GENERAL BUSINESS

- **A.** Call to Order
- **B.** Roll Call
- **C.** Pledge of Allegiance
- **D.** Review of Agenda and Approval of Additions, Deletions, or Rearrangements; Call for recognition of Conflicts of Interest (financial or otherwise)

REPORTS AND PRESENTATIONS

- **E.** Mission & Values in Action—Owen Wohlfert
- **F.** Faculty Report: Calculus You Can Touch–Deb Pharo, Math Instructor
- **G.** Strategic Plan—Anchor and Edge—Strategic Drivers: Community Partnerships
  Jason Slade, *Vice President, Strategic Initiatives*
  Amy Shamroe, *Industry Navigator, Extended Education and Training*

PUBLIC INPUT
Each person wishing to address the Board during public comment must be present and shall provide their name, address, city, phone, and issue to be addressed on a form provided prior to the meeting. The topic addressed should be related to business within the jurisdiction of the Board. Forms will be collected and given to the Board Chair prior to the call for order. Comments will be limited to (3) three minutes in length per speaker. The Board will take public remarks into consideration, but will not comment at the time of input.

UPDATES

- **H.** President's Update—*Nick Nissley*
- **I.** Board Chair Update—*Mark Keely*
- **J.** MCCA Summer Conference Report—*Attending Trustees*

CONSENT ITEMS (Pursuant to Policy A-105.00 Consent Agenda Items)
These items will be adopted as a group without specific discussion. When approving the meeting agenda, any Board member may request that a consent agenda item be moved to the regular agenda for discussion or questions.

Recommend that the following items be approved:

- **K.** Minutes of the July 20, 2026, regular meeting
- **L.** Minutes of the June 22, 2026, closed session
- **M.** Enrollment Report—*Todd Neibauer, Vice President for Student Services and Technologies*
- **N.** Financial Report—*Troy Kierczynski, Vice President of Finance and Administration*
- **O.** Public Relations, Marketing, & Communications Report—*Diana Fairbanks, Associate Vice President, Strategic Communications and Change Initiatives*
- **P.** Advancement Report—*Megan Bylsma, Acting Executive Director*
- **Q.** Executive Committee—*Mark Keely, Committee Chair*
- **R.** Building & Site Committee—*Kennard Weaver, Committee Chair*

ACTION ITEMS

- **S.** **Board Policies** (Pursuant to Policy A-106.00 Other)
  Recommend adoption of the following Board policies on a second-reading basis:
  - **A-100.00 Board of Trustees Bylaws** – *amended*
  - **A-102.00 Board of Trustees Governing Style** – *amended*
  - **A-109.00 Board of Trustees Vacancy** – *eliminate separate policy, content now included in A-100.00*
- **T.** **Storage Area Network System Replacement** (Pursuant to Policy A-106.00 Finance)
  Authorize the administration to enter into contract with iXSystems for the replacement of the Storage Area Network System at a cost of $794,947.00.
- **U.** **Facilities Condition Assessment** (Pursuant to Policy A-106.00 Finance)
  Recommend authorization for administration to enter into a contract with Bureau Veritas in the amount of $88,000. This represents a base bid of $64,000, plus optional add-on services of $24,000 for equipment/asset barcoding and preventive maintenance schedule integration into our facilities computerized maintenance management system (CMMS).

V. Osterlin Funding Plan (Pursuant to Policy A-106.00 Finance)
Recommend authorization for administration to establish a project budget for the Student Services Hub of $13,500,000 and to proceed with an RFQ/RFP for design services and a construction manager.

W. Foundation Office Renovation (Pursuant to Policy A-106.00 Finance)
Recommend authorization for administration to enter into a contract with Triangle Associates for an amount not to exceed $213,840, which includes base fees of $189,000, alternate #1 for $5,400, and a 10% contingency of $19,440, funded by the Boardman Lake Campus sale proceeds.

REVIEW OF FOLLOW-UP REQUESTS

Confirm requests made by the Board that Require administrative follow-up information to be provided to the Board at a later date.

ADJOURNMENT

Upcoming Board Meeting Dates:

All Board meetings are open to the public.

September 28, 2026 - Timothy J. Nelson Innovation Center, Room 106/107
October 19, 2026 - Timothy J. Nelson Innovation Center, Room 106/107 ****Third Monday***
November 23, 2026 - Timothy J. Nelson Innovation Center, Room 106/107
December 14, 2026 - Timothy J. Nelson Innovation Center, Room 106/107 ****Second Monday***

January 25, 2027 - Timothy J. Nelson Innovation Center, Room 106/107
February 22, 2027 - Timothy J. Nelson Innovation Center, Room 106/107
March 22, 2027 - NMC Hagerty Center, Room C
April 26, 2027 - Timothy J. Nelson Innovation Center, Room 106/107
May 24, 2027 - Timothy J. Nelson Innovation Center, Room 106/107
June 28, 2027 - Timothy J. Nelson Innovation Center, Room 106/107

Calculus you can Touch

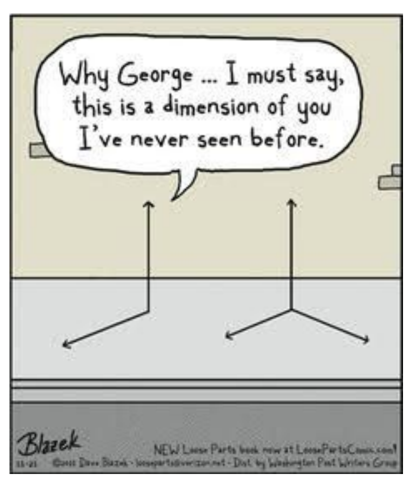
Deb Pharo
Multivariable Calculus Instructor

Northwestern Michigan College

History - 1981

When I took multivariable calculus there were no

- calculators
- computers



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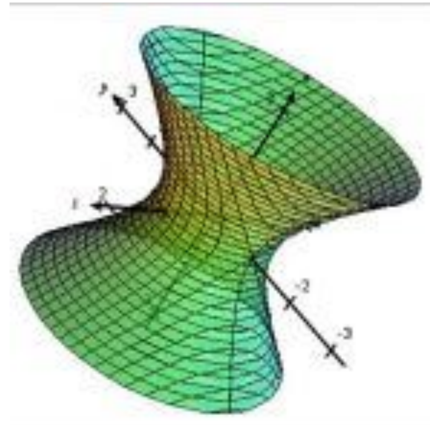
Getting Started - 2014

Technology Advancements

- CalcPlot3D



Northwestern Michigan College

Seeing is not enough!

We build models

- Paper, scissors, tape
- Play-Doh
- Silly string

Northwestern Michigan College

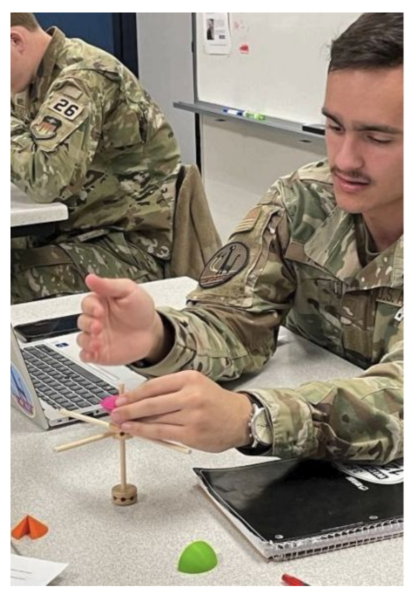
Opportunity 1 - 2023

Raising Calculus Workshop

Northwestern Michigan College

Opportunity 2 - 2025

NSF Grant Participation



Northwestern Michigan College

Results

Northwestern Michigan College

Students understand

Thank You.

Northwestern Michigan College

Strategic Driver: Community Partnerships

Board of Trustees August 17, 2026

Amy Shamroe, Industry Navigator
Extended Education and Training

Jason Slade, Vice President, Strategic Initiatives

Northwestern Michigan College

Strategic Drivers

Strategic Drivers represented a new and critical feature to NMC's Anchor and Edge Strategic Plan. Identified early through the development process, they:

- Allow objectives to reach across departments
- Breakdown silos
- Diversify action teams
- Ensure alignment with NMC values and previous initiatives

The results are already evident in Year 1 actions.

Northwestern Michigan College

Strategic Drivers

The Four Drivers - cutting across our three Strategies
Living Our Brand: Strengthen NMC's distinct identity by focusing investments on what makes the college unique and in demand among students, employees, and the community.
Community Partnerships: Leverage strategic partnerships to deepen community engagement, drive regional prosperity, and expand opportunities for lifelong learning.
Stewardship & Sustainability: Secure NMC's long-term vitality and growth by strategically leveraging smart resource investments, innovative funding models, optimized operations, and forward-thinking partnerships.
People First: Foster an inclusive, supportive, and empowering environment that prioritizes the well-being, success, and continuous development of every student and employee.

Northwestern Michigan College

Community Partnerships

Partnership Category: Better Preparing Our Students and Supporting Regional Employers

- **Durable and Artificial Intelligence Skills** - tapping regional employers, university partners, and the Center on Rural Innovation (CORI) to better prepare our students and support regional employment
- **Employment-Based Scholarships** - incentive for employers, opportunities for students, directly benefiting the region and the college
- **Industry-Supported Outreach -** recruiter and support for speciality programs like surveying

Enhancements due to driver:

Employer and transfer partner involvement

Opportunities for NMC students

Mutually beneficial to students and employers

Not transactional

Northwestern Michigan College

Community Partnerships in Action

Surveying:

- A program developed with industry
- Industry supported outreach, marketing, and donor-funded recruiter
- Industry sponsored equipment and software
- Recognized by state (MSPS) and national organizations (NCEES Surveying Education Award)

Image: Survey Recruiter Shelly VanderMeulen stands in front of the NMC Surveying recruitment trailer

Community Partnerships in Action

Community Partnerships

Partnership Category: Economic Development and Opportunities for Our Graduates

Northern Michigan BlueTech Innovation Hub - bringing together partners, assets, and the Freshwater Research and Innovation Center

Northsky Consortium - high-tech drone testing and operations to Northern Michigan, industry cluster

NoMi Attainment Collaborative - upskilling workforce, guiding NMC training opportunities

Enhancements due to driver:

- Aligns major initiatives with the strategic plans AND our strong regional partners: Traverse Connect, Networks Northwest/MichiganWorks!
- Pushes NMC into potential emerging opportunities (Living the Brand) when it benefits our students and the region
- Strengthens our programs (Marine Tech, Drones, Extended Education and Training) via partnerships

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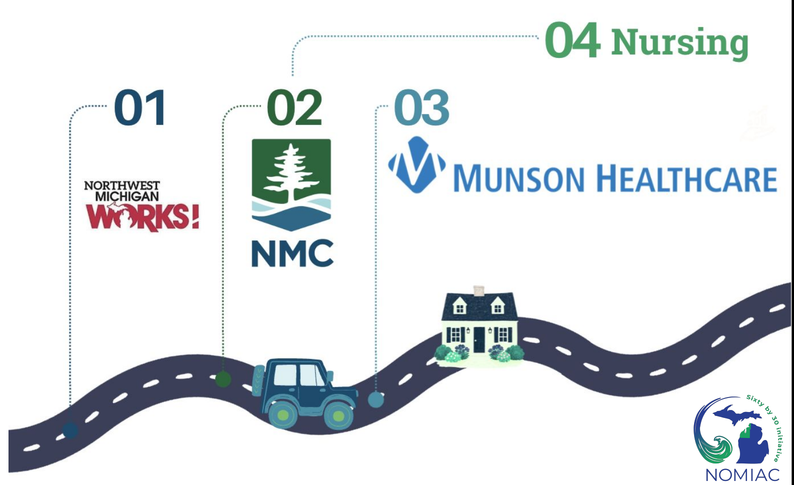
Industry-Informed and Supported Pathways:

Medical Assistant → Aspiring Nursing Student

Emma



NOMIAC

NOMIAC Partners:

- 20 Fathoms
- Baker College
- BATA Bay Area Transportation Authority
- BEST Building Educational Success & Training for Benzie County
- Cadillac Area Chamber of Commerce
- Century, LLC
- Central Michigan University
- Char-Em Charlevoix-Emmet ISD
- Clark Manufacturing
- Davenport University
- Goodwill
- Grand Traverse County
- Grand Valley State University
- Grow Benzie
- HBA Home Builders Association Northwest Michigan
- HKM & Associates
- Junior Achievement of Northern Michigan
- KEEN
- Kirtland Community College
- Manistee County Community Foundation
- MCAN Michigan College Access Network
- MDOC Education
- Michigan Manufacturing Technology Center
- Munson Healthcare
- Networks Northwest
- North Central Michigan College Corporate and Community Education
- Northwest Education Services
- Northwestern Michigan College
- Northwest Michigan Works!
- Sara Lee Frozen Bakery
- SEEDS Ecology & Education Centers
- Butterfly Foundation
- Traverse Connect
- United Way of Northwest Michigan
- WarBird
- West Shore Community College
- West Shore Bank

NOMIAC Mission Statement

Through strategic collaboration across 10 counties, we will grow a skilled workforce by raising credential and degree attainment to 60% by 2030—expanding the middle class, strengthening families, and fueling regional economic growth.

NOMIAC.com

Certifications Issued To Date

2,000
People
Three-Year Goal

Trained To Date:
400
People

Halfway

Scan to learn more!

Northwestern Michigan College

Industry Navigator Role

Industry Navigator - for business

- **Outreach for Training:** Support and grow business connections in the region
- **Identifying Skill Gaps in the Region** through conversations and outreach

Industry Navigator - for the community

- **Program Development:** Work with partners to create programs for industries and skills (e.g. Industrial Sewing)
- **Raising the Middle Class:** An identified goal for Sixty by 30 is raising the middle class as we know more education/skills are shown to raise wages for workers who attain them.

Northwestern Michigan College

Thank You!

For additional information:

Jason Slade, VP, Strategic Initiatives
jslade@nmc.edu

Amy Shamroe, Industry Navigator
Extended Education and Training
ashamroe@nmc.edu

Northwestern Michigan College

Northwestern Michigan College

MEMO
Strategic Initiatives

To: NMC Board of Trustees

From: Nick Nissley, Ed.D.
Jason Slade, Vice President, Strategic Initiatives

Date: August 7, 2026

Subject: ***Strategic Driver: Community Partnerships***

NMC Strategic Plan 2026 - 2029: ANCHOR AND EDGE

We deliver education and training that is essential for our region, and we grow through the distinguished programs that set us apart and help drive northern Michigan's future.

Strategic Driver Development

As previously shared, strategic drivers were a new element developed for this strategic plan. They were designed to create a framework for objectives to reach across departments, break down silos, and tie initiatives together. These strategic drivers exhibit the characteristics that our stakeholders felt were a MUST in the next plan.

STRATEGIC DRIVERS
1. **Living Our Brand:** Strengthen NMC's distinct identity by focusing investments on what makes the college unique and in demand among students, employees, and the community.
2. **Community Partnerships:** Leverage strategic partnerships to deepen community engagement, drive regional prosperity, and expand opportunities for lifelong learning.
3. **Stewardship & Sustainability:** Secure NMC's long-term vitality and growth by strategically leveraging smart resource investments, innovative funding models, optimized operations, and forward-thinking partnerships.
4. **People First:** Foster an inclusive, supportive, and empowering environment that prioritizes the well-being, success, and continuous development of every student and employee.

Strategic Driver Role

Objectives within each strategy are deliberately supported by or connected to the strategic drivers, and action steps are developed with the drivers as guiding principles. This results in cross-department development, diverse action teams, and objectives aligned with NMC's values, previous initiatives, and output from previous strategic plans. Each strategy contains all four strategic drivers.

Strategic Driver 2: Community Partnerships

The Community Partnerships strategic driver is a core part of the 2026–2029 Strategic Plan, creating a practical way to connect departments and align college goals with regional needs. By working with local partners, NMC can enhance key community involvement and support regional economic growth. This ensures that major projects, such as the Freshwater Research and Innovation Center and the UAS corridor, directly support new industries in northern Michigan while benefiting NMC. The value of this driver is that it builds upon our active advisory boards and established relationships to add partnerships that can scale or strengthen a key action.

Community partnerships need to be beneficial to both parties and this driver should be used to identify and prioritize the partnerships that are most beneficial to our students, faculty, staff, and initiatives. This evaluation is critical as the college determines how best to use its resources.

The examples below illustrate how this driver is shaping partnerships and collaboration across the strategic plan.

Strengthening Student Skills & Regional Employers

- Working with advisory boards, hiring managers of key industry partners, and university partners (transfer institutions) to identify the durable and AI skills necessary for NMC students to succeed in the workplace.
- Building a curriculum creation model through a project with Center on Rural Innovation (CORI) to deliver AI training to community members and industry partners.
- Development and rollout of employment-based scholarships with local food industry businesses including Lobdell restaurants, the Delmar, the Mill, Amical, Dexter Hotel, and the Dan Deering Fund (Tom's Food Markets). The majority are tied to GLCI program opportunities.
- Industry support for our programs including philanthropic funding for the surveying program (recruiter, trailer, and outreach materials), development of incentive programs for Munson nurses and surgical technicians.
- Through the NMC Office of Innovation & Entrepreneurship, supporting entrepreneurial students by connecting them with mentorship, startup support, networking, and funding opportunities available through SCORE, the Grove Community Incubator, 20Fathoms, Northern Michigan Startup Week, GVSU's Michigan Veteran Entrepreneur Lab, Traverse Connect's Traverse City Young Professionals Network, and Michigan SBDC.

Transformational Economic Development

- Not only the Freshwater Research and Innovation Center partnership with Traverse Connect, Discovery Pier, 20Fathoms, and Michigan Tech, but the larger "Northern Michigan BlueTech Innovation Hub" which brings in partners like the Great Lakes Fisheries Commission, FishPass, LakeBed 2030, and the support of industry partners.

- The NorthSky Consortium is a regional alliance formed to position Traverse City and northern Michigan as an Uncrewed Innovation Zone bringing beyond visual line of sight testing and development to northern Michigan. The initiative would bring economic growth and job opportunities to our uncrewed aerial system students and was recently touted by Senator Slotkin at the ReShore 2026 event in July.
- Led by NMC and Northern Michigan Works!, the Northern Michigan Attainment Collaborative (NOMIAC) is a 10-county collaborative effort to cultivate a skilled workforce by increasing the percentage of people with a credential or degree to 60% by 2030. This initiative will expand the middle class, provide families with opportunities to thrive, drive economic growth and stability across the region, and support our flexible learning pathways objective. This complements our existing program-specific advisory board structure.

Building Community & Supporting Employees

- Renovation of the Mark and Helen Osterlin Building into a one-stop shop for student services like admissions, financial aid, advising, and tutoring (master plan project).
- Community-building and fostering vibrancy across northern Michigan via International Affairs Forum's Satellite Partnerships at Leland's Old Art Building, Zonta Club of Rogers City Area, and special convenings with Press Forward Northern Michigan (press freedom), regional environmental conservation leaders (Rights of Nature), and Leland Public Library "Summinars" Series (two partner events: international refugee regime/today's Middle East).
- The Student Managed Investment Fund, supported by the NMC Foundation and Student Life, is led by the NMC Foundation Treasurer Chris Lamb, and immerses NMC students in a dynamic, real-world financial environment where they actively manage a portion of the Foundation's portfolio. Through market analysis, collaborative debate, and professional presentations to their peers, students gain invaluable hands-on experience in portfolio management, economics, and corporate decision-making.
- Planned expansion of our student life team resulting in more networking and collaboration opportunities with community partners to better support and connect our on-campus and adult students to the region.
- Partnering with Yen Yoga as part of our employee wellness initiatives.

Summary

Strategic drivers create a framework for objectives to tie initiatives and departments together. The highlighted examples show how developing and strengthening partnerships can make our objectives more impactful, benefiting the college and the community.

Looking Ahead Strategy 1: **Future-Focused Education** will be September's focus.

MEMO
Office of the President

To: NMC Board of Trustees
From: Nick Nissley, President
Subject: August Mid-Month Update
Date: Tuesday, August 11, 2026

Dear Board of Trustees,

Since the July Board meeting the following are key updates.

National Call to Action to University Presidents and Governing Boards
On August 3, U.S. Secretary of Education, Linda McMahon, issued a national call to action to all college and university presidents and governing boards, asking every postsecondary institution to publish a public statement addressing seven targeted questions. We have been engaging with both state and national associations, seeking counsel regarding how to interpret the letter and possible response strategies. AACC has been most helpful. On August 6, AACC President DeRionne Pollard communicated with AACC members. She offered community college-specific counsel, affording clarification and guidance, based on a response from the Department of Education's Under Secretary, Nicholas Kent.

It sounds like a response is expected and will likely be necessary. My sense is that we now have the clarification and guidance needed to move forward. From my perspective, undertaking the response is doable, particularly given the guidance and flexibility being afforded to community colleges based on the direction provided by the Under Secretary and AACC's President.

In fact, I'd like to turn this into a meaningful exercise for NMC and our President's Council, and not approach it as a legal-like obligation to comply with yet another administration mandate.

To that end, I'm scheduling time on an upcoming President's Council (PC) agenda for PC to have an initial strategy-level conversation, intended to help us agree on our approach to what we're being asked to do: 'to reflect on our mission and reaffirm our commitment to excellence'. I'm also asking Diana Fairbanks to lead us in this process, and obviously, in the ultimate 'writing of our response'.

In fact, I feel like our engagement in this past year's 75th anniversary events will inspire us in shaping a response to 'reaffirming our commitment to excellence' (i.e.., continuing to do what we've been doing for 75 years - what our DNA demands of us - and what the community college movement expects of us).

We have until the end of the calendar year, so we can pace ourselves with this. While this might feel like another administrative mandate, I'm asking President's Council to choose to reframe this into a meaningful and useful exercise for us.

We will have our response written and posted to the NMC website by the end of 2026, as requested by Secretary McMahon.

Freshwater Research and Innovation Center

The Freshwater Research and Innovation Center was highlighted during Mich Auto's Reshore Event (July 23 - 24) as a recipient of a "Maritime Innovation Grant" from Michigan's Office of Future Mobility and Electrification (OFME). The panel discussion focused on the capabilities of the center and how it aligned with other OFME initiatives.

Construction continues moving forward with foundation work, structural concrete, and steel erection progressing well. Enclosure of the facility is in the early stages, keeping the project on track for a completion in early 2027, and a public opening in April.

NMC's application to join the Cooperative Institute for Great Lakes Research (CIGLR)—a partnership between the University of Michigan, NOAA, and a regional consortium—has been approved by the University of Michigan. Having cleared this initial milestone, NMC will be included in the consortium's comprehensive grant application to NOAA this fall, leveraging the Freshwater Research and Innovation Center to bridge critical gaps in Great Lakes research and workforce training.

2026 Great Lakes Blue Tech Challenge

The 2026 Challenge attracted 48 applicant teams, with 44 entering the competition. 20 Fathoms and NMC co-hosted four prep webinars (averaging 16 teams per session), covering customer discovery, legal/IP, financials, and pitch development. On June 29, 23 teams submitted Round One pitches, scored by 11 judges. The top ten finalists—Built-N-Bioassay, Ceretune, elerGreen, Lacuum, Naiad Technologies, NS2, Responsive Drip Irrigation, SonaFoil, Utilyst, and Water Warriors—were announced July 13 and are receiving tailored mentorship. Six judges will evaluate live Zoom pitches on August 14 to select the top three finalists, who will compete live at the Lakebed 2030 Conference on September 17.

Lakebed 2030 Conference Update

As of late July, the September 15–17 conference has secured $20,000 across nine sponsors and 44 registered attendees. The event features on-water demonstrations and an opening reception on Tuesday, followed by two keynotes and 18 presentations over the next two days across six categories:

- Advanced Marine Technology & Survey Platforms
- Policy, Strategic Initiatives & Workforce Development
- Sensor Fusion, Multi-System Methods & ML Bathymetry
- Sublake Infrastructure & Submarine Hazards
- Benthic Habitat Characterization, GeoAI & Environmental Risk
- Maritime Archaeology, Cultural Heritage & Submerged Geological Features

Program highlights include two panel discussions (Lakebed Steering Committee and industry experts), a student-industry talent networking session on Wednesday, and a virtual attendance option. The conference concludes Thursday with the live Blue Tech Challenge pitch finale, awarding $55,000 in prizes.

Training Ship *State of Michigan*

Due to last winter's snow fall and this spring's greater than normal rain and flooding, GLMA's Training Ship *State of Michigan* (TSSOM) ran aground in open water approximately 30 yards north of the Academy on July 17, on a sandbar at the Boardman River's entry into West Bay. The ship was freed by our tugboat, the *Robinson Bay*. All notifications were made. And, a hull survey found no damage. A hydrographic study of the area was completed by a vendor, and the data was processed by the College's Great Lakes Water Studies Institute. On July 31, GLMA's Mike Surgalski, John Biolchini, and Scott Powell developed a plan to move the vessel safely from the harbor into the open water of West Bay and beyond (avoiding the sandbar). The TSSOM successfully left the harbor. It will complete Phase 2 training and return to GLMA on August 20, departing that evening for Bay Shipbuilding in Sturgeon, Wisconsin, where TSSOM will be dry docked for renovations during the Winter 2026/Spring 2027.

Jones Act Waivers and Risk to GLMA

The Jones Act is a century-old federal law, which requires cargo shipped between domestic ports to be transported on vessels built in America, owned and operated by American companies, and predominantly crewed by American workers. An ongoing series of federal waivers has created a storm of uncertainty for the United States maritime industry, with experts speculating about potentially devastating implications for the Great Lakes shipping and possible enrollment impacts at GLMA. On March 17, President Trump issued a 60-day waiver, in an effort to address surging gas prices (in the midst of America's undeclared war with Iran and the resulting closure of Iran's Strait of Hormuz). Then, in late April, the Department of Homeland Security approved a 90-day extension, effective May 18. That extension expires this next Sunday, August 16. Media reports have speculated that the White House is planning to extend the Jones Act waiver further. While the waivers/extensions are creating anxiousness, the greater concern is if Congress pursues legislation aimed at repealing the Jones Act entirely. While the Great Lakes have been so far insulated by the effects of waivers, the growing uncertainty and threat of the Jones Act being repealed is a potential enrollment risk that NMC/GLMA is following closely.

Geothermal Project

As of August 7, our subcontracted vertical drillers at Midwest Geothermal (MG) have completed 101 of the targeted 210 bores in Cherry Lot. MG currently has three rigs on site, each completing about 2 bores per day. Lateral connections and distribution piping from Cherry Lot through Cedar Lot and into Health & Science Building is occurring in conjunction with vertical drilling. Vertical drilling will be completed in September, with construction of the manifold building in Cherry Lot and restoration of the parking lot to occur in October. This will, unfortunately, challenge NMC's parking capacity for the first month of Fall semester.

In September, the second bid pack covering the remaining mechanical, electrical, and temperature control upgrades for Scholars, Tanis, Biederman, and Health & Science buildings will be released to bidders. This work will commence in May 2027, with the fully completed geothermal system expected to be in service by Fall 2027.

Note that Osterlin Building will be part of the geothermal system, but its mechanical and electrical upgrades were scoped out of this contract and will be separately addressed as part of the anticipated Osterlin renovation project.

The college is also proactively planning for adjusting academic class spaces and meeting spaces during the future phases of the geothermal project and planned Osterling renovation. One adjustment that will occur during this time frame is to hold the regular monthly Board of Trustees meetings at the Hagerty Center.

Boardman Lake Campus Migration

The transition remains on schedule, with the lease-back period concluding in April 2027. Facilities continues to coordinate with departments that are in various stages of relocation. To date, the Office of Research, Planning, and Effectiveness (ORPE) has fully transitioned to remote operations, and Strategic Initiatives has relocated to Parsons-Stulen. Extended Education and Training begins its move to Parsons-Stulen on August 10, and the NMC Foundation is expected to relocate to the Great Lakes Campus by November, subject to the Board's approval of the proposed office renovation project which is on the agenda for the August regular meeting. Human Resources and the Business Office are finalizing relocation plans, with moves to the Front Street Campus anticipated this fall.

Advancement Division

Foundation Team

Planning for the next comprehensive campaign is well underway. The Steering Committee is actively refining campaign priorities, crafting key messaging, and establishing the strategic and operational frameworks needed to ensure long-term success.

The 42nd Annual Scholarship Open, presented by Bill and Susie Janis in memory of Julie Janis Finch and Eddie Janis, took place on August 6 at the Grand Traverse Resort & Spa. While complete figures are currently being compiled, preliminary reports indicate a significant increase in total scholarship funds raised. Final financial results will be shared shortly.

The **75th Anniversary** "Explore History Day" on July 25 served as a remarkable showcase of Northwestern Michigan College's shared heritage. The event featured the premiere of the 75th Anniversary video, an engaging panel discussion, a campus history walk, an exhibition at the Dennos Museum Center, and the unsealing of the time capsule. Attendees also enjoyed open houses across several departments—highlighting commemorative ceramics crafted by the Fine Arts Department—and an evening concert featuring a newly composed arrangement of the NMC Hymn. Sincere thanks to all who helped make this milestone celebration a success.

International Affairs Forum

To start FY27, IAF partnered with Leland Township Public Library Summinars Series to deliver two hybrid events in July, serving 165 attendees total on July 2 and July 14.

The International Affairs Forum continues to expand its newly formed annual Gala. This year's 2nd Annual Gala is Thursday, October 15, 2026 at the Hagerty Center on NMC's Great Lakes Campus in Traverse City. This year's keynote address speaker is Candy Crowley, an award-winning journalist, former CNN Chief Political Correspondent & host of State of the Union with Candy Crowley. More info at tciaf.com/gala2026.

The Dennos

The Dennos Museum currently has 57 active volunteers whose dedication continues to strengthen our mission and programs. During FY26, volunteers contributed 2,346.6 hours of service to tours, programming, front-of-house operations, the store, and concerts. Based on the 2026 estimated value of volunteer time ($32.87 per hour), their contributions represent an estimated $77,132.74 of in-kind support to the Museum.

Meeting with Callie Barr

On July 22, I was joined by Board of Trustees Chair Mark Keely and Gabe Schneider for a meeting with Callie Barr, who's running for Michigan's 1st Congressional District in the U.S. House of Representatives (currently held by Congressman Jack Bergman). It was an opportunity for us to get to know the candidate, not focused on any specific requests. It was also beneficial for Ms. Barr to get to know NMC better, as higher education is not featured prominently in her platform. We also recognize, that if she gets to know *who we are*, *what we do*, *who we serve*, and *what our strategies are* she can talk more knowledgeable about NMC as she engages with voters and shapes her platform.

Points of Pride

- For over 4 decades our **NMC Scholarship Open** has been a premier northern Michigan golf outing. It has raised over $2 million to provide scholarships, making an NMC education accessible. On August 6, more than 225 golfers participated in the 42nd Annual Event. This year's NMC Scholarship Open Presenting Sponsor was Bill and Susie Kildee Janis, in memory of Julie Janis Finch and Eddie Janis. Also, thanks to our Course Sponsors: Fifth Third Private Bank and Miller Pipeline. And, our Golf Committee Chair, Adam Maas, who breathes life into this event. We are so fortunate to have the NMC Foundation and friends like these – who care so deeply for the College.

- Heather VanStratt, Grant Manager & Community Coordinator, with the support of Krista McCarty, Shirl Martin, Amy Shamroe, and Elizabeth Sonnabend, led the quarterly meeting of **The Northern Michigan Attainment Collaborative (NOMIAC)** on July 15 at the Timothy J. Nelson Innovation Center. With over 35 members in attendance, organizations like Manthie Construction, North Central Michigan College, Char Em ISD, and Crystal Mountain among many others were represented. The St. Clair Butterfly Foundation gave a powerful and informative presentation about their work which they described as being the "foundation" or layer before students could succeed in the strategic pathways laid out by the NOMIAC. The NOMIAC Healthcare Strategic Pathway is set to launch in December, 2026 (after NMC prepares to launch the blended Healthcare Pathway this fall).

- A special thanks to Hannah Rodriguez for her leadership - breathing life into our **Summer 2026 College Edge Program**! She invited so many areas of the College to engage with these students. The collaboration across departments is heartwarming. On August 5, at the program graduation/certificate ceremony, the program's impact was obvious. I saw students' vision boards and heard them share their hopes for the future. I also heard them speak with confidence about their ability to navigate the start of classes at NMC this fall. This program has afforded the students hope and confidence, and a whole lot of practical tools, to allow them to realize their dreams, and realize success at NMC. I look forward to reconnecting with them this next semester and continuing to cheer them on.

- On July 31, **our U.S. Senators Elissa Slotkin and Gary Peters, and U.S. Representative Jack Bergman, led a bipartisan effort with 4 of their congressional colleagues to establish Northern Michigan as a designated site for Coast Guard drone testing**. In a letter to the Commandant of the US Coast Guard, they urged him to designate Coast Guard Air Station Traverse City and the surrounding Great Lakes operating area as a testing site for robotic and autonomous maritime technologies. We applaud our Congressional leadership for championing this effort. It helps advance the work we're undertaking as part of the NorthSky Consortium, a public-private partnership with NMC, Traverse Connect, and 20Fathoms, to establish northern Michigan as the NorthSky Uncrewed Innovation Zone: a national hub for Uncrewed Aerial Systems (UAS), Uncrewed Marine Systems (UMS), and Advanced Aerial Mobility (AAM) innovation, commercialization, and workforce development.

- One of my favorite days of the year - other than graduation, of course - is when we host the **Rotary Club of Traverse City Annual Picnic** on our campus. On July 21, we hosted the event. While the weather forced us to relocate inside, I appreciated the opportunity to share my annual 'State of the College' report. And, to say thank you to my fellow Rotarians, for their generosity and the support they've given to the College, over decades. We also, given the 75th anniversary, had some fun with the ‘State of the College’ by inviting the spirit of Les Biederman (played by Ben Whiting) to reflect on the past 75 years, and what’s ahead.

- On July 25, we continued our year-long celebration of Northwestern Michigan College's 75th Anniversary, with **"Explore History Day"**. Countless volunteers, from employees to community members, pulled together - like we have for 75 years - to create something special. We had the premiere of the NMC 75th Anniversary video, a panel discussion that afforded time for reflecting on NMC's history, and a history walk - a self-guided tour of our Front Street Campus, that included hands-on making of 75th Anniversary woodcut print postcards. We even pulled out of the Archives, former College president (actually, our first president), Preston Tanis's office chair. And, I got to try it on! The celebrations went into the evening, with the NMC Music Department's 75th Anniversary concerts with the NMC Jazz Band and the NMC Concert Band.

- On July 30, at the Michigan Community College Association's Summer Conference Awards Dinner, I had the honor of introducing Northwestern Michigan College’s **Dr. Stephen Siciliano (our VP Educational Services), as MCCA's 2026 'Outstanding Staff Award' recipient**. Stephen was recognized and celebrated by our NMC Board of Trustees, and all of the Summer Conference attendees, including MCCA President, Brandy Johnson. Stephen has spent the past 41 years serving our students, faculty, and community with extraordinary dedication, serving as our Chief Academic Officer for 30 years, since 1996. To further brag about our outstanding people – NMC alumna, Susie Kildee Janis won the association's 'Outstanding Alumnus' Award in 2023, and NMC instructor, Kristy McDonald won the 2025 'Outstanding Faculty' Award. It speaks volumes to NMC's outstanding people - with NMC employees walking away with these 3 ‘best of’ awards over the 4 past years!

Trends in Higher Education Articles

Below are relevant articles that speak to trends, risks, challenges, and opportunities in community colleges, to help keep us informed and to invite conversation about how NMC is addressing such issues. This month, I'm sharing:

- "Building AI-Ready Students," *University Business*
- *"*Preparing for the Drop," *Community College Daily*
- *"*Turning Apprenticeships Into Degrees*"* *Inside Higher Ed*
- "The next higher ed cyber crisis will likely start off campus," *University Business*
- "Dueling Mandates," *Inside Higher Ed*

Upcoming Dates of Note

- **August 17** - Regular Monthly Board Meeting (TJNIC 106/107)
- **August 18** - August Opening Conference (Hagerty Center)
- **August 20-21** - Residence Hall Move In
- **August 21** - Welcome Week Kayaking on West Bay
- **August 22** - Pancakes With the President's Crew
- **September 6** - Alumni Gathering at Traverse City Horse Shows
- **September 12** - Mike McIntosh Car & Truck Show & Block Party
- **September 15-17** - Lakebed 2030
- **September 19** - 75th Anniversary Celebration
- **September 24** - Fall MCCA Board of Directors Reception and Dinner at NMC

Northern Strategies 360
Comprehensive Government Affairs Solutions

148 E. Front Street, Suite 203
Traverse City, MI 49685

Phone: (517) 449-6453
www.northernstrategies360.com

MEMO

To: Northwestern Michigan College Board of Trustees
Cc: Dr. Nick Nissley, Ed.D.
From: Gabe Schneider, Founder/Principal, Northern Strategies 360
Date: August 9, 2026
Re: **State/Federal Legislative Update**

State

Legislative Calendar

Following the passage and signing of the FY27 state budget, the legislature has largely adjourned for the remainder of the summer. There are a handful of session days scheduled between now and the election in November, but it is not expected that any meaningful legislative action will occur.

FY27 Budget

The MCCA's FY27 Budget Summary is attached and additional budget resources can be found on their website at: https://www.mcca.org/Appropriations-and-Reports

Federal

Congressman Bergman Visit

On July 9th, Congressman Jack Bergman visited campus to present NMC with a Congressional Record Statement in honor of our 75th Anniversary. This was a great opportunity to highlight our work and the Congressman's support. We also shared this visit with the ACCT and it was highlighted in their nationally distributed email *ACCT Latest Action in Washington*

ACCT
Latest Action in Washington

Congressional Visit Spotlight

Thank you to Northwestern Michigan College (MI) for Hosting U.S. Representative Jack Bergman (R-MI-01)

On July 9, **U.S. Representative Jack Bergman (R-MI-01**) presented Northwestern Michigan College with a Congressional proclamation in honor of the school's 75th anniversary.

If you have hosted a congressional visit recently, please send us photos with captions, a press release, social media posts, and/or any other recaps. ACCT will share these examples with community college leaders and congressional offices to encourage more campus visits and engagement.

If you have questions on hosting a future visit with your congressional delegation, please contact PublicPolicy@acct.org

U.S. Representative Jack Bergman (MI-01) with Northwestern Michigan College Leaders including NMC President Nick Nissley, NMC trustees and NMC Foundation Board trustees.

FY27 Federal Budget

The House and the Senate have now adjourned for their August recess period. Before adjourning, they both passed their own version of a short term funding bill that would continue funding the government beyond the September 30th end of the current fiscal year.

Farm Bill

Prior to adjourning for the summer, the Senate failed to advance their version of the Farm Bill out of the Agriculture Committee. The failure to advance the bill was due to differences of opinion of the extension of Supplemental Nutrition Assistance Program.

Department of Education

Last month, House Republicans introduced 10 bills that if passed would effectively carry out President Trump's promise to dismantle the Department of Education. "Education policy should be focused on helping students succeed—not preserving a federal bureaucracy for its own sake," said

Rep. Tim Walberg, the Michigan Republican who chairs the education committee, in a statement. "Rather than allowing unnecessary layers of Washington bureaucracy [to] stand between families and the services they rely on, the bills would transfer key statutory authorities to agencies better equipped to carry them out while maintaining continuity for students and stakeholders."

The 10 bills largely mirror a series of interagency agreements the Trump administration has already used to siphon off various grant programs typically overseen by ED.

The package also includes a bill that would move all of the Office of Federal Student Aid, the largest operation of the Education Department, to the Department of Treasury, just as Trump announced his intention to do in March.

With strong Democratic opposition to this effort in both the House and the Senate and with Republican narrow majorities, it is unlikely that these bills will advance or be signed into law.

Lakebed 2030

We expect several video greetings from federal elected officials and some state elected officials at this upcoming conference, including from Congressman Bergman. We also had the opportunity to participate in a briefing for the Great Lakes Commission on the importance of Great Lakes mapping and how NMC would engage in mapping efforts.

NDAA

From K&L Gates, on July 22, the House passed the FY27 NDAA (H.R. 8800) by a vote of 216–212, sending the legislation to the Senate. Notably, the House adopted two maritime amendments that together represent the most significant overhaul of federal maritime law in decades, with provisions affecting cargo preference, shipbuilding finance, maritime governance, vessel and cargo security, workforce development, and Coast Guard procurement. Specifically, the following provisions were included:

Maritime Workforce and Education

Roughly a quarter of the amendment—more than 20 sections—is devoted to the mariner pipeline, with provisions that would address the following:

- Expanded eligibility for educational assistance and for mariners to attend service academies.
- Spousal relocation reimbursement for mariners.
- Noncompetitive federal hiring eligibility for veteran mariners.
- A new US Merchant Marine Career Retention Program.
- Workforce promotion and recruitment initiatives.
- Centers of excellence for maritime training.
- Career and technical education pathways.
- Programs to route military candidates into mariner careers.
- Systematic maritime workforce data collection.
- Early maritime education and youth initiatives.
- An international mariner scholarship program.
- Streamlined license renewal and reactivation.

In addition, a new Subtitle D, titled "Maritime Workforce and Education," largely parallels and supplements the Shipbuilding and Harbor Infrastructure for Prosperity and Security Act workforce title: a rewritten Commercial Shipbuilding Infrastructure Program offering competitive grants (minimum award US$30 million) to shipyards for capital improvements and workforce training, with strict Buy America sourcing rules; revised criteria for designating centers of excellence for maritime workforce training; a new civilian mariner education and development payment program funding up to four years of tuition, room and board, fees, books, and uniforms at state maritime academies in exchange for a service and credentialing commitment; maritime service employment reimbursement; student incentive payment agreements; and state maritime academy reimbursement provisions.

The House-passed NDAA now heads to the Senate, but with no Senate bill advancing, lawmakers are increasingly expected to bypass floor consideration and proceed directly to House-Senate conference negotiations when Congress returns in September. During the conference, negotiators from both chambers will reconcile differences between the House-passed measure and the Senate Armed Services Committee's draft, ultimately producing a single compromise bill for final consideration.

College Transparency Act

At the end of July, the Senate Health, Education, Labor, and Pensions (HELP) Committee overwhelmingly advanced the bipartisan College Transparency Act (CTA) by a 21-1 vote, marking a significant step forward for community colleges and a longstanding advocacy priority for colleges.

The College Transparency Act would modernize the federal postsecondary data system by expanding student outcomes reporting beyond the current first-time, full-time cohort, which represents only a small share of community college students. The bill would better capture transfer, completion, and workforce outcomes while reducing duplicative reporting requirements for institutions.

The legislation passed the committee with broad bipartisan support. The committee's action represents a significant step forward for the bill, which now awaits consideration by the full Senate.

U.S. Department of Education Issues "National Call to Action" for College Presidents and Governing Boards

U.S. Secretary of Education Linda McMahon has released an open letter encouraging colleges and universities to publicly reaffirm their commitment to academic excellence, affordability, workforce preparation, research integrity, free inquiry, and civic responsibility through a public statement of principles posted on their institutional websites by the end of 2026.

The Department encourages institutions to address seven broad areas:

- Admissions transparency and merit-based admissions decisions;
- Free expression, the exchange of ideas, and campus disruptions;
- Intellectual pluralism and faculty hiring and evaluation practices;
- Affordability, cost containment, and student outcomes;
- Academic rigor, grade inflation, and artificial intelligence;
- Foreign influence and research security; and
- Prioritizing American students, faculty, and national interests.

The document does not establish new legal or regulatory requirements, nor does it create new conditions for federal funding. However, it reflects priorities the Department has consistently emphasized in recent accreditation, accountability, and governance initiatives, making it a useful indicator of the direction of future federal higher education policy.

Community colleges and tribal colleges may wish to review the document and consider how their existing mission, strategic priorities, and public messaging align with these themes as the federal policy landscape continues to evolve.

Northwestern Michigan College

MEMO
Office of the President

To: NMC Board of Trustees

From: Nick Nissley, President
President's Council

Subject: August 2026 Executive Summary

Notes regarding Key Items on August Agenda:

- The **Storage Area Network System** action item is a necessary replacement and operational expense. The expense amount reflects significant inflation since this expense was last incurred five years ago. This $794,947 project will be funded by the Technology Plant fund ($500,000) and employee retention credit fund ($294,947).
- Two Action Items–Osterlin Funding and the Foundation Office Renovation–are proposed to utilize a portion of the **Boardman Lake Campus sale proceeds**. An update on the allocation of the BLC proceeds is as follows:

$27,000,000	**Boardman Lake Campus Sale Price**
(38,259)	Less: closing costs and prorations
$26,961,741	**Net proceeds received at close**
(10,000,000)	Less: Geothermal project allocation
(2,000,000)	Less: FRIC project allocation
(10,000,000)	Less: Osterlin project allocation (PROPOSED)
(213,840)	Less: Foundation Office Renovation (PROPOSED)
125,802	Add: Investment income
4,873,703	**Unallocated balance**

  - With these two proposed expenses, the balance of the remaining proceeds will be at $4,873,703.07
- Under Consent Items, the June Closed Session minutes were accidentally omitted from the July materials. To remedy this oversight, they are included with the August Consent Agenda Items.

Enrollment Report—Todd Neibauer, Vice President for Student Services and Technologies

- Through early August orientations, total fall headcount is currently down 3.7%.
- Contact hours are currently down 4% over last year.
- While it is anticipated the State's investments in dual enrollment and expanding Reconnect will have a positive impact on enrollment, a significant increase is not expected for fall. Looking ahead, advocacy will be required again next year, as the expanded funding is currently authorized for only one year.

Financial Report—Troy Kierczynski, Vice President of Finance and Administration

- Through July 2026, the first reporting month of FY27, net revenues were $560,960 compared to $174,353 in July 2025. The increase in FY27 is due to timing of property tax receipts ($293k more was collected in July 2026 vs. July 2025).
- Final audit fieldwork is set to commence in mid-August for the Foundation, and early September for the College.

PRMC—Diana Fairbanks, Associate Vice President of Strategic Communications & Change Initiatives

- Media performance across all categories was positive in July. For Paid media, we have gotten off to a good start with our new digital marketing partner with an increase in applications and accounts.
    - *Paid Media-* ⬆
    - Applications: 90
    - Accounts: 75

Strategic Plan 2026 - 2029 –Jason Slade, Vice President for Strategic Initiatives

- The *Community Partnerships* strategic driver provides a framework to align institutional goals with regional needs, breaking down departmental silos to enhance community engagement and drive economic growth. This driver scales impactful initiatives such as the Northern Michigan BlueTech Innovation Hub, the NorthSky Uncrewed Innovation Zone, and the NoMi Attainment Collaborative (NOMIAC). Ultimately, these mutually beneficial partnerships ensure that academic programming directly supports emerging industries while providing students with industry-validated durable skills and expanded work-based learning opportunities.

NORTHWESTERN MICHIGAN COLLEGE
BOARD OF TRUSTEES
MINUTES
Monday, July 20, 2026
Timothy J. Nelson Innovation Center
Room 106/107

CALL TO ORDER—Chair Mark B. Keely called the regular meeting to order at 5:33 p.m.

ROLL CALL
Trustees present: Mark B. Keely, Laura J. Oblinger, Kennard R. Weaver, Kenneth E. Warner, Andrew K. Robitshek, Jody N. Lundquist, Pamela T. Horne
Trustees absent:

Also present: President Nick Nissley, Lynne Moritz, Diana Fairbanks, Troy Kierczynski, Todd Neibauer, Stephen Siciliano, Jason Slade, Paul Schoppe, Joan Sodini, Kathryn DePauw, Becca Richardson,

REVIEW OF AGENDA—The agenda was accepted as presented. No conflicts of interest were disclosed.

REPORTS AND PRESENTATIONS

Mission & Values in Action–Emma Dyer, Certified Flight Instructor, told the story of competing in the Air Race Classic, a transcontinental female air race with two current students and support team. Dyer noted the support from Aviation staff and the NMC community and the comparison of her experience at other aviation programs. The team was commended for their decision making skills, way more valuable learning in the process.

Faculty Report–There was no faculty report prepared or presented for the month of July 2026.

STRATEGIC PLAN

Living the Brand—Jason Slade, Vice President of Strategic Initiatives, and Diana Fairbanks, Associate Vice President of Strategic Communications and Change Initiatives, presented on the first of four strategic drivers, which are a new element of the Anchor and Edge Strategic Plan. Joan Sodini, Creative Director, is the champion of the strategic driver. As an example, in Strategy 1, this strategic driver helped to focus college efforts around AI so that the strategy intentionally serves to prepare students for what transfer universities and community employers are seeking in terms of AI skills and fluency.

PUBLIC INPUT—There was public input offered by Fred Bimber.

UPDATES

President's Update—President Nick Nissley commended Vice President of Student Services and Technology for an annual cybersecurity tabletop before highlighting college-wide updates included in his monthly written update.

Board Chair Update—Chair Mark Keely emphasized the Board's role in continuing to learn about Artificial Intelligence, noting he looks forward to planning future study sessions.

CONSENT ITEMS–On a motion by Kennard Weaver, seconded by Pam Horne, the following items were approved by a unanimous vote as a group without discussion:

- Minutes of the June 22, 2026, regular meeting
- Enrollment Report—*Todd Neibauer, Vice President for Student Services and Technologies*
- Financial Report—*Troy Kierczynski, Vice President of Finance and Administration*
- Quarterly Investment Memo
- Public Relations, Marketing, and Communications Report—*Diana Fairbanks, Associate Vice President of Strategic Communications and Change Initiatives*
- Advancement Report—*Katharine Marvin, Vice President of Advancement*
- Policy Committee–*Pam Horne, Committee Chair*
- Executive Committee–*Mark Keely, Committee Chair*

ACTION ITEMS

Board Policies–On a motion by Laura Oblinger, seconded by Ken Warner, the Board adopted the following policies unanimously on a first-reading basis:

- A-100.00 Board of Trustees Bylaws
- A-102.00 Board of Trustees Governing Style
- A-109.00 Board of Trustees Vacancy (eliminates separate policy, content now included in A-100.00)

Second Reading of Board Policies–Jody Lundquist made a motion, seconded by Laura Oblinger, to adopt the following policies on a second-reading basis:

- A-103.00 Board of Trustees Committees
- D-501.01 Dennos Museum Code of Ethics
- D-504.05 Dennos Museum

Dennos–On a motion by Kennard Weaver, seconded by Ken Warner, the Board unanimously adopted a resolution in support of the Dennos Museum's American Alliance of Museums Accreditation Application.

Snow Removal Contract–On a motion by Laura Oblinger, seconded by Jody Lundquist, administration was authorized to enter into a contract with Quality Seal Coating for snow removal for FY27, FY28, and FY29 school years. The motion passed unanimously.

Top Coating and Sealing–Laura Oblinger made a motion, seconded by Jody Lundquist, to authorize administration to enter into a contract with Quality Seal Coating Inc. in the amount of $52,777 to complete top coating and sealing described in the accompanying memo.

REVIEW OF FOLLOW-UP REQUESTS—Confirmed requests made by the Board that require administrative follow-up for information to be provided to the Board at a later date.

- **Scholarship data**

ADJOURNMENT—The meeting adjourned at 6:45 p.m.

Recorded by Lynne Moritz, Executive Director of the President's Office and Board Operations.

DRAFT

SIGNED____
Mark B. Keely, Chair

ATTESTED____
Pamela T. Horne, Secretary

DRAFT

Northwestern Michigan College

MEMO
Student Services & Technologies

To:	Dr. Nick Nissley, President
From:	Todd Neibauer, VP for Student Services and Technologies
Date:	August 10, 2026
Subject:	Summer 2026 Enrollment Update

Fall 2026

Through early August orientations, contact hours are currently down 4% over last year while headcount is down 3.7%. The largest deficit in students(-116) is in the age range 21-25. Although Reconnect has been extended to that age range again, it is not likely to greatly impact enrollment at this stage in the cycle. We have contacted students that may be eligible and have encouraged them to complete a FAFSA. We will notify them again when the Reconnect application becomes available which is expected in mid August.

	Fall 2023	Fall 2024	Fall 2025	Fall 2026	△
Inquiries	3,780	3,811	3,634	3,506	-3.5%
Applicants	3,331	3,569	3,480	3,351	-3.7%
% Applied	88.1%	93.7%	95.8%	95.6%	-0.2%
Admits	2,227	2,365	2,445	2,327	-4.8%
% Admitted	66.9%	66.3%	70.3%	69.4%	-0.8%
Admits Registered	1,148	1,202	1,344	1,186	-11.8%
% Admits Registered	51.5%	50.8%	55.0%	51.0%	-4.0%
Prior Admits Registered	43	29	32	36	12.5%
Retained Students	1,425	1,415	1,620	1,661	2.5%
% Retained	49.6%	47.9%	51.4%	52.1%	0.7%
Return Students	193	186	217	211	-2.8%
Average Contact Hours	11	11.04	11.14	11.11	-0.3%
Total Headcount	2,807	2,832	3,211	3,092	-3.7%
Total Contact Hours	30,873	31,266	35,774	34,356	-4.0%
Tuition	6,640,318	6,872,126	8,143,781	8,135,243	-0.1%

(*Resources: Digital Dashboard – Same Date Comparison FA2023-2026)*

Northwestern Michigan College

MEMO
Administrative Services

To: Nick Nissley, President

From: Troy Kierczynski, Vice President of Finance & Administration

Date: August 10, 2026

Subject: Summary Report for the General Fund as of July 31, 2026

The attached reports summarize the financial results for the General Fund as of July 31, 2026. The first month represents 8.33% of the year.

Month End Results

The month-end reports are interim and not a reflection of actual year-end results.
The timing of revenue and expenses fluctuates throughout the year and will affect year-end results.

As of year-to-date July 2026, the General Fund shows a surplus of $560,960, with revenues exceeding expenses. Revenue increased by 22% compared to the same period in July 2025 due to the timing of property tax receipts. Expenses increased by 5% over the same timeframe.

Revenues

A. **Tuition and Fees:** For Summer 2026, the budget was set at 5,505 contact hours for a total budget revenue of $1,310,814. Actual Summer contact hours were 6,303 with an actual revenue of $1,745,529. Summer revenue is over budget by $434,715. For Fall 2026, the budget was set at 38,275 contact hours for a total budgeted revenue of $9,140,365. Actual Fall contact hours are projected to be 38,257 with a revenue of $8,878,061. Fall revenue is projected under budget by $262,304.
B. **Property Taxes:** Tax revenue is recorded as payments are received. The overall increase for the fiscal year is expected to be 5% over the previous fiscal year.
C. **State Sources** include operational appropriations, personal property tax payments, and MPSERS offset payments. State appropriations payments began in October 2025.
D. **Investment Income:** Actual year-to-date investment income recorded for fiscal year 2026 reflects interest and dividend income only. Unrealized gains or losses are held on the balance sheet during the year and will be recognized at fiscal year-end. Year-to-date realized gains and losses are shared quarterly in the investment memo.
E. **Private Sources** and **Other Sources** are timing and event-dependent.

Expenses

A. **Salaries and Benefits** are tracking at budget.
B. Overall expenses are under budget at this time.
C. **Capital Outlay** reflects expenditures budgeted through the allocation of COAT dollars.

Northwestern Michigan College
Unaudited

Summary Report for General Fund Accounts
Month end reports are interim and not a reflection of year end results.
Fiscal Year 2027, Period 01

Funds		Accounts		2026-2027 Adjusted Budget	YTD Activity	% of Annual Budget	
TOTAL GENERAL FUND							
	50	**Revenues**					
			Tuition and Fees	29,400,309	1,976,496	6.72%	A
			Property Taxes	16,512,600	574,594	3.48%	B
			Other Local	0	0	*	
			Local Sources	45,912,909	2,551,090	5.56%	
			State Sources	11,778,900	0	0.00%	C
			Federal Sources	0	0	*	D
			Private Sources	1,395,325	0	0.00%	E
			Investment Income	650,000	139,220	21.42%	D
			Other Sources	693,800	28,588	4.12%	E
			Total Revenues	**60,430,934**	**2,718,898**	**4.50%**	
	60	**Labor**					
			Salaries and Wages	27,186,709	808,009	2.97%	F
			Benefits	11,350,914	558,011	4.92%	F
			Total Labor	**38,537,623**	**1,366,020**	**3.54%**	
	70	**Expenses**					
			Purchased Services	5,761,187	185,158	3.21%	G
			Supplies and Materials	4,159,176	306,068	7.36%	G
			Internal Services	139,770	510	0.36%	G
			Other Expenses	1,760,868	68,347	3.88%	G
			Institutional Expenses	2,217,233	35,708	1.61%	G
			Maintenance and Renovation	2,708,034	139,583	5.15%	G
			Prof Develop, Travel and Events	772,619	34,996	4.53%	G
			Capital Outlay	167,810	21,548	12.84%	H
			Total Expenses	**17,686,697**	**791,918**	**4.48%**	
			Total Expenditures	**56,224,320**	**2,157,938**	**3.84%**	
	80	**Transfers**					
			Transfers	4,206,614	0	0.00%	
			Total Transfers	**4,206,614**	**0**	**0.00%**	
			Total Expenditures and Transfers	**60,430,934**	**2,157,938**	**3.57%**	
			Net Revenues over (under) Expenditures	**0**	**560,960**		

Northwestern Michigan College
Comparison - Fiscal Year to Date
General Fund
July 2026 vs. July 2025

INTERIM
This statement does not reflect year-end results.

	YTD 7/31/2026	YTD 7/31/2025	$ Diff	% Diff	Comments
Revenue					
Local Sources:					
Tuition & Fees	$ 1,976,496	$ 1,864,733	$ 111,763	6%	Increase is driven by higher summer enrollment in FY27 and higher flight fees
Property Taxes	574,594	281,889	292,705	104%	Timing of property tax payments received
Total Local Sources	2,551,090	2,146,622	404,468	19%	
State Sources	-	-	-	0%	Consistent with prior year
State PPT Reimbursement	-	-	-	0%	Consistent with prior year
Private Sources	-	-	-	0%	Consistent with prior year
Investment Income	139,220	39,376	99,844	254%	Increased principal after collection of employee retention credit in Spring
Other Sources	28,588	38,533	(9,945)	-26%	Primarily due to timing of insurance claims received
Total Revenue	**2,718,898**	**2,224,531**	**494,367**	22%	
Expenses					
Salaries and Wages	808,009	831,774	(23,765)	-3%	Consistent with prior year
Benefits	558,011	557,503	508	0%	Consistent with prior year
Purchased Services	185,158	171,676	13,482	8%	Primarily due to increased food costs for the Maritime Summer Cruise FY27
Supplies & Materials	306,068	228,633	77,435	34%	Primarily impacted by timing of EES international trip expenses in FY27
Internal Services	510	2,042	(1,532)	-75%	Timing of internal charges
Other Expenses	68,347	61,468	6,879	11%	Timing of fleet vehicle lease payments
Institutional Expenses	35,708	44,077	(8,369)	-19%	Primarily due to timing of insurance expenses in FY26
Maintenance & Renovation	139,583	124,464	15,119	12%	Primarily due to increased software maintenance expenses in FY27
Professional Development	34,996	28,541	6,455	23%	Timing of membership fees
Capital Outlay	21,548	-	21,548		Timing of capital expenses ($21,548 Classic Motor Sports [ATV for Campus Safety to improve incident response time])
Total Expenses	**2,157,938**	**2,050,178**	**107,760**	5%	
Transfers	-	-	-	0%	Consistent with prior year
Total Expenses & Transfers	**2,157,938**	**2,050,178**	**107,760**	5%	
Net Revenue Over (Under) Expenses	**$ 560,960**	**$ 174,353**	**$ 386,607**	222%	

Northwestern Michigan College
Income Statement Projections - General Fund
For the Year Ended June 30, 2026
As of 8/5/2026

INTERIM
This statement does not reflect year-end results.

	FY25 Actual	FY 26 Budget	YTD 8/5/2026	FY 26 Projected	Difference vs. Budget	Comments
Revenue						
Local Sources:						
Tuition & Fees	$ 25,184,473	$ 27,071,058	$ 28,466,989	$ 28,466,989	1,395,931	Enrollment was higher than expected in the Fall semester and trended close to budget in the Spring semester; flight fees and Yellow River revenue were also increased
Property Taxes	14,890,963	15,714,472	15,819,100	15,819,100	104,628	Slightly above budget
Total Local Sources	40,075,436	42,785,530	44,286,089	44,286,089	1,500,559	
State Sources	14,631,009	11,400,000	14,185,065	12,009,147	609,147	Above budget due to payments from MPSERS; partially offset by MPSERS expenses
State Property Tax Reimbursement	207,430	150,000	152,336	152,336	2,336	In line with budget
Private Sources	2,050,126	1,346,714	761,937	1,379,530	32,816	Timing of Foundation gifts
Dividend and Interest Income	936,834	400,000	1,197,131	1,197,131	797,131	The College continues to take advantage of a favorable interest rate environment
Unrealized Gain (Loss) on Investments	968,867	-	-	212,431	212,431	Not bugeted for due to volatily of unreal. gain and loss activity
Other Sources	814,132	702,025	706,071	717,821	15,796	In line with budget
Total Revenue	**59,683,834**	**56,784,269**	**61,288,628**	**59,954,485**	**3,170,216**	
Expenses						
Salaries and Wages	24,788,478	26,169,965	25,165,672	25,750,672	(419,293)	Trending below budget
Benefits	13,335,231	10,846,688	13,432,078	11,318,742	472,054	Trending above budget; impacted by MPSERS and increasing health benefit costs
Purchased Services	4,832,160	4,824,433	4,890,905	4,890,905	66,472	Trending slightly above budget due to impacts of EduStaff and legal fees; partially offset by lower purchased service expenses and lower food service expenses
Supplies & Materials	3,375,137	3,708,350	3,910,977	3,909,477	201,127	Trending above budget primarily due to international trip expenses; partially offset by lower postage expenses
Internal Services	147,374	141,840	142,121	142,121	281	In line with budget
Other Expenses	1,326,644	1,667,718	1,797,767	1,736,833	69,115	Trending above budget primarily due to Native tuition waivers; partially offset by impacts to equipment rentals due to GASB 87 accounting at fiscal year end [Governmental Accounting Standards Board Statement No 87, Leases]
Institutional Expenses	2,188,867	2,023,730	2,313,198	2,314,198	290,468	Budgeted for increases in utilities; electric, insurance, and snow removal expenses are each trending above budget
Maintenance & Renovation	2,292,543	2,459,578	2,476,585	2,550,831	91,253	Maintenance of software expenses impacted by GASB 96 accounting at fiscal year end [Governmental Accounting Standards Board Statement 96, Subscription-Based Information Technology Arrangements]; partially offset by higher than budgeted maintenance of equipment expenses
Professional Development	634,906	731,955	579,249	584,249	(147,706)	Trending below budget
Capital Outlay	825,084	145,812	221,574	484,161	338,349	Trending above budget due to equipment and building expenditures and impacts of fiscal year end accounting for GASB 87 and GASB 96
Total Expenses	**53,746,424**	**52,720,069**	**54,930,126**	**53,682,190**	**962,121**	
Transfers Out (In)						
Plant Fund - General Maintenance	1,900,000	1,750,000	-	1,750,000	-	Budgeted transfer for maintenance of capital
Plant Fund - Technology Maintenance	600,000	650,000	-	650,000	-	Budgeted transfer for maintenance of technology
Plant Fund - Aviation Capital Fund	553,819	690,000	753,878	753,878	63,878	Budgeted transfer for Aviation equipment fund; based on revenue, calculated using tach hours
Plant Fund - Aviation Debt Service	250,000	814,200	-	814,200	-	Budgeted transfer for debt service for 2024 bonds issued for the Aviation hangar expansion
Plant Fund - New Capital Projects	500,000	750,000	-	750,000	-	Transfer current year surplus towards new projects
Plant Fund - Dennos Debt Service	-	110,000	-	110,000	-	Budgeted transfer for debt service for 2016 bonds that in part financed Dennos expansion
Bd Designated - Strategic Projects	850,000	325,000	-	325,000	-	Budgeted transfer for strategic projects, plus $150k in additional surplus
Bd Designated - Funds for Transformation	150,000	75,000	-	75,000	-	Budgeted transfer for funds for transformation
Restricted Fund - GLMA Direct Support	(908,167)	(1,100,000)	-	(650,000)	450,000	Transfer MARAD restricted funds to the general fund to support academy operations
Program Specific - Yellow River	(291,264)	-	-	(45,000)	(45,000)	
Program Specific - Other Programs	(29,250)	-	(326,021)	(326,021)	(326,021)	
Total Transfers	**3,575,138**	**4,064,200**	**427,857**	**4,207,057**	**142,857**	
Total Expenses & Transfers	**57,321,562**	**56,784,269**	**55,357,983**	**57,889,247**	**1,104,978**	
Net Revenue Over (Under) Expenses	**$ 2,362,272**	**$ -**	**$ 5,930,645**	**$ 1,852,807**	**$ 2,065,238**	

Northwestern Michigan College

MEMO
Public Relations, Marketing & Communications

To: Nick Nissley, President

From: Diana Fairbanks, Associate VP of Strategic Communications and Change Initiatives

Date: 8-11-26

Subject: July 2026 Monthly Report

Media performance across all categories was positive in July. For Paid media, we have gotten off to a good start with our new digital marketing partner with an increase in applications and accounts. Earned media sentiment remains strong with top stories including the 75th History Day event, Dennos Museum and Maritime Innovation grant. Shared media followers continue to increase with highest performing posts including the NCF parade, College Edge program and GLMA. NMC Public Relations, Marketing and Communication key performance indicators for July 2026 include:

Paid Media- ⬆

- Applications: 90
- Accounts: 75

Earned Media- ⬆

- Media mentions: 138
- Positive/neutral sentiment: 100%
- Publicity value: $87,600

Shared Media ⬆

- Facebook followers: +8% YOY
- Total followers: 15,510
- Instagram followers: +14.7% YOY
- Total followers: 4,813

To:	NMC Board of Trustees President Nick Nissley, Ed.D.
From:	Megan Bylsma, Acting Executive Director, Director of Development & Alumni Engagement
Date:	August 17, 2026
Subject:	Advancement Division Update

Update on Philanthropic Activity

The Foundation has recorded $160,871 in new gifts and pledges as of July 26, 2026. At 7% of the way through the fiscal year, this represents 3.74% of the budgeted goal of $4,300,000 in cash/pledge activity.

FY27 Total Dollars Raised Through the NMC Foundation

$118,071	Total cash gifts and pledges received to date (including The Fund for NMC)
$42,800	Gross event revenue
$160,871	**Total raised through donations and event revenue**
+ $0	New documentation of planned gift intentions
+ $1,745	In-Kind Gifts
$162,616	**Total Fundraising Activity**

Of the total raised (cash, pledges, and planned gifts), donors are impacting the following areas of the college as of July 26, 2026:

- Unrestricted gifts to the Fund for NMC - $2,482 (2.10% of total giving)
- Scholarships, both restricted and endowed funds - $33,020 (27.97% of total giving)
- Program support and capital projects at NMC - $82,569 (69.93% of total giving)

Foundation Initiatives

- Planning for the next comprehensive campaign is well underway. The Steering Committee is actively refining campaign priorities, crafting key messaging, and establishing the strategic and operational frameworks needed to ensure long-term success.
- The 42nd Annual Scholarship Open, presented by Bill and Susie Janis in memory of Julie Janis Finch and Eddie Janis, took place on August 6 at the Grand Traverse Resort & Spa. While complete figures are currently being compiled, preliminary reports indicate a significant increase in total scholarship funds raised. Final financial results will be shared shortly.
- The 75th Anniversary "Explore History Day" on July 25 served as a remarkable showcase of Northwestern Michigan College's shared heritage. The event featured the premiere of the 75th Anniversary video, an engaging panel discussion, a campus history walk, an exhibition at the Dennos Museum Center, and the unsealing of the time capsule. Attendees also enjoyed open houses across several departments—highlighting commemorative ceramics crafted by the Fine Arts Department—and an evening concert featuring a newly composed arrangement of the NMC Hymn. Sincere thanks to all who helped make this milestone celebration a success.

Advancement Division Initiatives

- Volunteer Impact: The Dennos Museum currently has 57 active volunteers whose dedication continues to strengthen our mission and programs. During FY26, volunteers contributed 2,346.6 hours of service to tours, programming, front-of-house operations, the store, and concerts. Based on the 2026 estimated value of volunteer time ($32.87 per hour), their contributions represent an estimated $77,132.74 of in-kind support to the Museum.

- To start FY27, The International Affairs Forum (IAF) partnered with Leland Township Public Library Summinars Series to deliver two hybrid events in July, serving 165 attendees total on July 2 and July 14.
- The International Affairs Forum continues to expand its newly formed annual Gala. This year’s 2nd Annual Gala is Thursday, October 15, 2026 at the Hagerty Center on NMC's Great Lakes Campus in Traverse City. This year’s keynote address speaker is Candy Crowley, an award-winning journalist, former CNN Chief Political Correspondent & host of State of the Union with Candy Crowley. More info at tciaf.com/gala2026

NORTHWESTERN MICHIGAN COLLEGE
BOARD OF TRUSTEES
Executive Committee Minutes
Tuesday, August 11, 2026
TJNIC 104/105
1701 E. Front Street, Traverse City, MI 49686

Committee Chair Mark Keely called the meeting to order at 2:01 p.m.

Members Present:	Mark Keely, Kennard Weaver, Jody Lundquist
Members Absent:	None
Others Present:	Nick Nissley, Lynne Moritz

President's Update–President Nissley shared guidance from the American Association of Community Colleges (AACC) in response to Department of Education Secretary Linda McMahon's August 3 Call to Action. President's Council will use the directive as an opportunity to reflect and develop the college's response. A waiver extension of the Jones Act was discussed, along with its potential impact on the maritime industry.

August 17 Board Packet–A draft of the upcoming regular meeting packet was discussed. Pertaining to financial Action Items, it was requested that the memos explicitly include whether the expense was included in the adopted current fiscal budget, the fund balance and confirmation of whether the balance after authorization maintains the reserve policy for that fund. For specific funds, such as Boardman Lake Campus proceeds, an update on the authorizations to date and remaining balance should also be included. The President's Office will work to consistently have these items clearly defined in the memo format going forward.

In the future, when policies are presented for a first-reading, it is requested that the Policy Committee chair verbally explain proposed amendments.

The committee requested moving the Enrollment Report to an upcoming agenda for discussion, and to do so on a more frequent basis.

Public Input—There was no public comment offered.

The meeting was adjourned at 2:49 p.m.

Recorded by Lynne Moritz, Executive Director of the President's Office and Board Operations

DRAFT

NORTHWESTERN MICHIGAN COLLEGE
BOARD OF TRUSTEES
Building & Site Committee Minutes

Tuesday, August 11, 2026
TJNIC 104/105
1701 E. Front Street, Traverse City, MI 49686

Committee Chair Mark Keely called the meeting to order at 3:30 p.m.

Members Present:	Kennard Weaver, Ken Warner, Laura Oblinger
Members Absent:	None
Others Present:	Nick Nissley, Lynne Moritz, Troy Kiercynski, Noah Schneider

Facilities Condition Assessment (FCA) - The most recent FCA was conducted by Sodexo and the assessment is mandated by the State of Michigan. Since the college no longer contracts with Sodexo, the standard Request for Proposal (RFP) process was followed. Twelve (12) bids were received, with a variety of scope and budget. Laura Oblinger made a motion, seconded by Ken Warner, to recommend authorizing administration to contract with Bureau Veritas to the full Board for the August 17 agenda. The motion carried.

Osterlin Student Services Hub Financing Plan & RFPs for Architect & Construction Manager - After unsuccessfully seeking capital outlay funding for the Student Services Hub project, Vice President of Finance and Administration Troy Kierczynski reviewed a proposed funding plan utilizing Boardman Lake Campus sale proceeds, the New Capital Projects Fund, and fundraising. There was discussion supporting this impactful project, as well as comments regarding consistency of design across campuses. Ken Warner made a motion, seconded by Laura Oblinger, to send the recommendation to the full Board. The motion carried.

Great Lakes Campus Renovation for NMC Foundation - In assessing new spaces for departments previously located at the Boardman Lake Campus, the selected new space for the NMC Foundation is the former Water Studies Lab of the Great Lakes Campus. The location on West Bay also aligns with the freshwater and blue economy strategic priority of the college and Foundation. Laura Oblinger made a motion, seconded by Ken Warner, recommending this authorization be placed on the August 17 agenda for the full Board to consider. The motion carried.

Appel Property - Vice President Kierczynski provided an update on the property since it was last discussed with the committee in March. An appraisal will be conducted and a broker will be engaged to consider disposing of the property.

Geothermal Project Update - Noah Schneider, Project Executive with the Christman Company, provided an update on the geothermal drilling. It was noted to consider reducing truck deliveries during residence hall move in on August 20 and 21.

Public Input—There was no public comment offered.

The meeting was adjourned at 4:25 p.m. and Trustee Ken Warner toured the Cherry Lot drilling site along with Kierczynski, Schneider, Moritz, and NMC Communications Director Cari Noga, and other MidWest Drilling representatives.

Recorded by Lynne Moritz, Executive Director of the President's Office and Board Operations

DRAFT

Board Policy A-100.00

Board of Trustees Process

Board of Trustees Bylaws

1. Meetings.
    a. Place of Meetings. Any or all meetings of the Board of Trustees shall be held at Northwestern Michigan College unless otherwise designated by the Board of Trustees.
    b. Open and Closed Meetings. All meetings—annual, regular, special, emergency—shall be open to the public with the exception of those items exempt from public discussion or disclosure by state or federal statute. A 2/3 roll call vote of members elected or appointed and serving is required to call a closed session, except for closed sessions permitted under section 8(a), (b), (c), (g), (i), and (j) of the Open Meetings Act, MCL 15.267. Upon completion of business in the closed session, the Board will adjourn into public session.
    c. Annual Meeting.
        i. Date and purpose. The annual meeting of the Board of Trustees shall be held each year on the first meeting date in January, one of the purposes of which shall be the election of the officers.
        ii. Notice of annual meeting. At least seven (7) days prior to the date fixed by Section 1.c.i. of these Bylaws for the holding of the annual meeting of the Trustees, written notice of the time, place, and purposes of such meeting shall be delivered, as hereinafter provided, to each Trustee entitled to vote at such meeting.
        iii. Delayed Annual Meeting. If, for any reason, the annual meeting of the Board of Trustees shall not be held on the day hereinbefore designated, such meeting may be called and held as a special meeting, and the same proceedings

may be conducted thereat as at an annual meeting, provided that the notice of such meeting be not less than a seven-day notice.

iv. Order of Business. The order of business at the annual meeting of the Board of Trustees shall be as follows:

1. roll call
2. reading notice and proof of mailing
3. approval of minutes of preceding annual meeting
4. report of Secretary
5. report of Treasurer
6. election of officers
7. transaction of other agenda items
8. adjournment

v. provided that, in the absence of any objection, the presiding officer may vary the order of business at his or her discretion.

d. Regular Meetings. Regular meetings of the Board of Trustees shall be held not less frequently than one in each month at such time and place as the Board of Trustees shall determine. No monthly notice of regular meetings of the Board shall be required. Regular meeting dates for the year must be publicly posted within ten (10) days after the annual January meeting for the following twelve (12) months stating the time and place of meetings. If the schedule of regular meetings is changed, the new dates, times, and places must be posted within three (3) days after the meeting at which the change is made.

If a regular meeting is rescheduled, a public notice stating the rescheduled date, time, and place of the meeting must be posted at least eighteen (18) hours prior to the meeting and must be accessible to the public for the full notice period.

e. Special Meetings and Committee Meetings. A special meeting of the Board of Trustees or Committee Meeting may be called at any time by the Chairperson of the Board of Trustees, Chairperson of the convening Committee, or by a majority of the Board of Trustees. The Executive Director of the President's Office and Board Operations shall prepare and forward to each trustee electronic or written notice of the time, place, and purpose of such special meeting not less than eighteen (18) hours before the meeting. Such notice may be signed by stamped, typewritten, or printed signature of the Chief of Staff to the President and Board of Trustees. The requirement of 18 hours advanced notice does not apply to special meetings of subcommittees.

   When a special meeting is called, a public notice stating the date, time, and place of the meeting must be posted at least eighteen (18) hours prior to the meeting.

f. Emergency Meetings. The Board of Trustees may meet in emergency session without complying with the notice requirements when it is necessary to deal with a severe and imminent threat to the health, safety, or welfare of the public when 2/3 majority of members serving on the Board decide that delay would be detrimental to efforts to lessen or respond to the threat.

g. Board Notice

   Notice for regular meetings of the Board is considered served by the Board setting the time and place of regular meetings at the Board of Trustees' Annual Meeting.

   Notice for all special meetings and committee meetings shall be prepared and sent to each trustee electronically by the Chief of Staff to the President and Board of Trustees, indicating the time, place, and purpose of such meetings, not less than eighteen (18) hours before the meeting.

h. Public Notices of Meetings.

Public notices must contain:

i. "NORTHWESTERN MICHIGAN COLLEGE Board of Trustees"
ii. 1701 East Front Street,
Traverse City, Michigan 49686
(231) 995-1010
iii. The time of the meeting
iv. The date of the meeting
v. The place of the meeting
vi. "Official minutes of Board meetings are available in the President's Office and on the NMC website at nmc.edu/about/board-of-trustees/minutes/ and are available for public inspection."
vii. "If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the meeting or hearing, please contact the Chief of Staff to the President and Board of Trustees at (231) 995-1010 at least one week prior to the meeting or as soon as possible."

All notices must be posted on the Board of Trustees bulletin board in the Preston N. Tanis building as well as on the Board of Trustees web page at nmc.edu/about/board-of-trustees/materials-minutes.html and be made accessible by a prominent and conspicuous link that clearly describes its purpose for public notification on NMC's homepage, nmc.edu.

i. *Public Input*. At all public meetings of the Board of Trustees, the Chairperson shall honor the right of the public to address a public body. Every open meeting agenda will provide for public participation.

Each person wishing to address the Board during public comment must be present and shall provide their name, address, city, phone, and issue to be addressed on a form provided prior to the meeting. The topic addressed should be related to business within the jurisdiction of the Board. Forms will be collected and given to the Board Chair prior to the call for order.

Comments will be limited to three minutes in length per speaker.

j. *Quorum*. Presence in person of a majority of Trustees shall constitute a quorum at any meeting of the members. Trustees may participate in meetings by telephone or other interactive media to the extent such participation is permitted and/or authorized by statute.

2. **Board of Trustees**.

   a. *Number and Qualifications*. The Northwestern Michigan College district shall be directed and governed by a Board of Trustees, consisting of seven (7) members. Each member shall possess the qualifications of general electors within the College district.

   b. *Selection*. Board of Trustees members shall be selected as provided in Section 389 of Act 331 of the Public Acts of 1966 of the State of Michigan:

      "The community college district shall be directed and governed by a Board of Trustees, consisting of seven (7) members elected at large in the proposed community college district on a non-partisan basis . . ."

   c. *Term of Office*. The Trustees shall serve for six (6) years or until their successors have been appointed. Regular terms of office shall commence on January 1 following the most recent general state election.

d. *Power to Elect Officers*. The Trustees shall elect a Chairperson of the Board of Trustees, a Vice Chairperson, a Secretary, and a Treasurer.

e. *Power to Appoint Other Officers and Agents*. The Board of Trustees shall have power to appoint such other officers and agents as the Board may deem necessary for transaction of the business of the Board.

f. *Removal of Officers and Agents*. Any officer or agent may be removed by the Board of Trustees whenever in the judgment of the Board the business interest of the Board will be served thereby.

g. *Power to Fill Vacancies*. The Board shall have power to fill any vacancy in any office occurring for any reason whatsoever. The office of a trustee becomes vacant immediately, regardless of declaration by an officer or acceptance by the board or 1 or more of its members, upon any of the following events:

   i. The death of the trustee;
   ii. The trustee being adjudicated insane or being found to be a legally incapacitated individual by the court of competent jurisdiction;
   iii. The trustee's resignation;
   iv. The trustee's removal from office;
   v. The trustee's conviction for a felony;
   vi. The trustee's election or appointment being declared void by a competent tribunal;
   vii. The trustee's neglect or failure to file the acceptance of office, to take the oath of office, or to give or renew an official bond required by law;
   viii. The trustee ceasing to possess the legal qualifications for holding office; or
   ix. The trustee moving his or her residence from the community college district.

h. *Delegation of Powers*. For any reason deemed sufficient by the Board of Trustees, whether occasioned by absence or otherwise, the Board may delegate all or any of the powers and duties of any officer to any other officer or director, but no officer or director shall execute, acknowledge, or verify any instrument in more than one capacity.

i. *Power to Require Bonds*. The Board of Trustees may require any officer or agent to file with the Board a satisfactory bond conditioned for faithful performance of his or her duties.

j. *Compensation*. The compensation of agents may be fixed by the Board.

3. **Vacancies**. Whenever a vacancy in the Board of Trustees occurs, the remaining trustees shall fill each vacancy by appointment. Upon notification of a vacancy, the Board Chair will consult with the College President to initiate the appointment process to ensure the vacancy is filled within thirty (30 days).

   a. If the vacancy occurs shortly after a general election, recent candidates may be considered for appointment.

   b. In the absence of an appointment, as described in 4(a), an application, interview, and selection process will proceed.

   c. The Board will not be restricted to considering only applicants if no suitable candidates come forward.

   d. If there is more than one qualified candidate, the Board will use rank-choice voting for selection.

   e. The Board will vote on a Trustee selection for a vacancy at a properly noticed public meeting.

   f. If a vacancy is not filled within 30 days after the vacancy occurs, or if a majority of trustee seats become vacant, "the intermediate school board for that school [community college] district shall fill each vacancy by appointment. An individual appointed under this subsection serves until a successor is elected and qualified. If a vacancy occurs more than 90 days before a regular election, an election shall be held at that regular school election to fill that office for the remainder of the office's unexpired term, if any. This subsection applies regardless of whether an individual is appointed under subsection (1) to fill the vacancy." (Michigan Legislative Act 302, Public Acts of 2003, Chapter XIV, Sec. 311, effective March 30, 2004).

4. **Officers**.
    a. *Chairperson*. The Chairperson of the Board of Trustees shall be selected by the members of the Board. The Chairperson shall preside over all meetings of the Board of Trustees. The Chairperson shall ensure that the Board's Bylaws and established rules are followed and that the Board and its standing or ad hoc committees are fulfilling their stated responsibilities. The Chairperson shall represent the Board as appropriate in various public relations functions. An individual may not serve more than three (3) consecutive years as Chairperson. In times of unique challenge to the Board, the Chair may be elected for up to two (2) additional consecutive one-year terms by a vote of no less than five of the seven members of the Board.
    b. *Vice Chairperson*. A Vice Chairperson shall be chosen by the membership of the Board. The Vice Chairperson shall perform the duties and exercise the powers of the Chairperson during the absence or disability of the Chairperson.
    c. *Secretary*. The Secretary shall be chosen from the membership of the Board. The Secretary shall, by affixing his or her signature, attest to the accuracy of the Board meeting minutes and shall ensure that the Board's records are maintained in an appropriate manner. The Secretary shall authorize all notices required by statute, bylaw or resolution. The Secretary shall perform such other duties as may be delegated by the Board of Trustees. The Chairperson or the

Chairperson's designee shall serve as Assistant Secretary to assist the Secretary in the performance of his or her duties.

d. *Treasurer*. The Board of Trustees shall elect a Treasurer of the Board from its membership who will perform duties in connection with the finances of the College as may be required by the Board. The Board may direct the President to designate a chief financial officer who shall report to the President and be custodian of the College’s funds and maintain full and accurate accounts and fiscal procedures.

5. **Fiscal Year**. The College's fiscal year shall begin on the first day of July and end on the thirtieth day of June.
6. **Execution of Instruments**

   a. *Checks, etc.* All checks, drafts, and orders for payment of money shall be signed in the name of the Board and shall be countersigned by such officers or agents as the Board of Trustees shall from time to time designate for that purpose.

   b. *Contracts, Conveyances, etc.* When the execution of any contract, conveyance, or other instrument has been authorized without specification of the executing officers, the Chairperson or Vice Chairperson and the Secretary may execute the same in the name and on behalf of this Board. The Board of Trustees shall have power to designate the officers and agents who shall have authority to execute any instrument on behalf of this Board.
7. **Power of Board to Borrow Money**. The Board of Trustees shall have full power and authority to borrow money whenever, in the discretion of the Board, the exercise of said power is required in the general interest of the College, and in such case the Board of Trustees may authorize the proper officers to make, execute, and deliver in the name and on behalf of the Board of Trustees such notes, bonds, and other evidence of indebtedness as said Board shall deem proper, and said Board shall have full power to mortgage the property of the College, or any part thereof, as security for such

indebtedness.

The power to borrow money shall require the approval of a majority of the Board of Trustees.

8. **Committees**. Committees of the Board of Trustees shall be appointed by the Board Chair.
9. **Temporary Amendment or Suspension of Bylaws and Policies.** The Board may, upon a majority vote, and where compelling reasons exist, temporarily adopt, amend, repeal, or suspend a Bylaw or policy contained herein, provided that the temporary amendment, adoption, repeal, or suspension, does not conflict with any applicable law. Any resolution temporarily adopting, amending, repealing, or suspending a Bylaw or policy under this provision shall contain an express provision that such amendment, adoption, repeal, or suspension shall expire automatically at the next public meeting of the Board, unless the Board, by further resolution, shall formally adopt the amendment, adoption, repeal, or suspension, in final form, or shall, by further resolution, continue the temporary amendment, adoption, repeal or suspension until the next public meeting of the Board under the same conditions.
10. **Amendment of Bylaws**. Bylaws and policies may be amended, altered, changed, added to, or repealed by affirmative vote of a majority of the Board of Trustees. The process to amend, alter, change, or repeal shall be proposed at a regular or special meeting of the Board and adopted at a subsequent regular meeting provided that the proposed amendment, alteration, change, addition, or repeal be produced in writing and each Trustee be notified of said proposal at least seven (7) days prior to the next regular meeting.

If any provision(s) of this policy or set of bylaws conflicts with laws applicable to Northwestern Michigan College, including the Community College Act of 1966, the Freedom of Information Act, or the Open Meetings Act, as each may be amended from time to time, such laws shall control and supersede such provision(s).

Adopted by the Northwestern Michigan College Board of Trustees October 23, 1995

Revised April 28, 1997

Revised January 27, 2003

Revised February 24, 2003

Revised October 24, 2005

Revised November 19, 2007

Revised July 26, 2010

Revised May 18, 2015

Revised December 19, 2016

Revised January 14, 2019

Revised July 22, 2019

Revised November 23, 2020

Revised January 25, 2021

Board Policy A-102.00

Board of Trustees Process

Board of Trustees Governing Style

Community college trustees are responsible for ensuring that their colleges are integral parts of their communities and serve ever-changing needs. They are accountable to the community for the performance and welfare of the institutions they govern.
Effective boards consist of people who come together to form a cohesive group to articulate and represent the public interest, establish a climate for learning, and monitor the effectiveness of the institution. Boards of trustees do not do the work of their institutions-they ensure that colleges have outstanding presidents. They establish standards for the work through the policies they set. The Board exercises this governing style in service of NMC's Mission, Vision, and Values as adopted by the Board.

1. Standards of Good Practice in support of effective community college governance, the Board of Trustees of Northwestern Michigan College believes:
    a. That it derives its authority from the community and that it must always act as an advocate on behalf of the entire community;
    b. That it must clearly define and articulate its role;
    c. That it is responsible for creating and maintaining a spirit of true cooperation and a mutually supportive relationship with the college president;
    d. That it always strives to differentiate between external and internal processes in the exercise of its authority;
    e. That its trustee members should engage in a regular and ongoing process of in-service training and continuous improvement;
    f. That its trustee members come to each meeting prepared and ready to debate issues fully and openly;
    g. That its trustee members vote their conscience and support the decision or policy made;

h. That its behavior, and that of its members, exemplifies ethical behavior and conduct that is above reproach;
i. That it endeavors to remain always accountable to the community;
j. That it honestly debates the issues affecting its community and speaks with one voice once a decision or policy is made;
k. That it will be informed and operate according to law and regulations

2. Board Roles and Responsibilities to be effective, trustees and boards must:
    a. Represent the Common Good
        i. Know community needs and trends
        ii. Link with the community
        iii. Seek out and consider multiple perspectives when making policy decisions
        iv. Debate and discuss issues in public
        v. Serve the public good
        vi. Establish institutional direction through policy
        vii. Be proactive, visionary, and future-oriented
        viii. Learn about and communicate with many different groups
        ix. Focus on community needs and trends
        x. Establish the vision, mission and broad institutional goals as policy
    b. Act as a Unit
        i. Integrate multiple perspectives into board decision-making
        ii. Establish and abide by rules for conducting board business
        iii. Speak with one voice; support the decision of the board once it is made
        iv. Recognize that power rests with the board, not individual trustees
        v. Create a positive climate
        vi.
        vii. Focus on outcomes
        viii. Support professional growth

   ix. Seek appropriate consultation in developing policy
   x. Act with ethics and integrity

c. Employ, Evaluate, and Support the President
   i. Select and retain the best president possible
   ii. Define clear parameters and expectations for performance
   iii. Conduct periodic evaluations; provide honest and constructive feedback
   iv. Act ethically in the relationship with the president
   v. Support the president; create an environment for success

d. Define Policy Standards for College Operations
   i. Define expectations for high quality educational programs
   ii. Define expectations for student achievement and fair treatment of students
   iii. Require wise and prudent use of funds and management of assets
   iv. Set parameters to attract and retain high quality personnel and ensure fair treatment of employees

e. Monitor Performance
   i. Monitor progress toward goals
   ii. Monitor adherence to operational policies
   iii. Use pre-established criteria for monitoring
   iv. Schedule a timetable for reports

f. Support and Be Advocates for the College
   i. Promote the College in the community
   ii. Foster partnerships with other entities in the community
   iii. Advocate for the needs of the College with government officials
   iv. Support the NMC Foundation and fundraising efforts
   v. Protect the College from inappropriate influence

g. Lead as a Thoughtful, Educated Team

i. Engage in ongoing learning about board roles and responsibilities
ii. Be curious and inclusive
iii. Be positive and optimistic
iv. Support and respect each other
v. Model a commitment to learning and to students

If any provision(s) of this policy or set of bylaws conflicts with laws applicable to Northwestern Michigan College, including the Community College Act of 1966, the Freedom of Information Act, or the Open Meetings Act, as each may be amended from time to time, such laws shall control and supersede such provision(s).

Adopted by the Northwestern Michigan College Board of Trustees October 23, 1995

Revised April 17, 2000

Revised September 26, 2005

Reviewed without changes July 27, 2015

Revised December 19, 2016

Revised July 25, 2022

Northwestern Michigan College

MEMO
Systems & LAN Management

To:	Dr. Nick Nissley, President
From:	David Hosler, Director of Systems & LAN Management
Date:	July 31, 2026
Subject:	Storage Area Network System Replacement

Recommendation
Authorize the administration to enter into contract with iXSystems for the replacement of the Storage Area Network System at a cost of $794,947.00.

Background/Scope of Work
NMC sought bids to replace our Storage Area Network (SAN) System, which has an end-of-support in December 2026. The replacement system will maintain our current amount of usable storage, which is sufficient for 10-years of 5%-10% annual growth rate for storage needs. Data migration from our existing SAN to the replacement has been included in the bid pricing.

Bid Analysis
We solicited bids through a public RFP process, and received four vendor proposals, which represent seven different manufacturer solutions. We have selected the proposal by iXsystems providing a solution from TrueNAS. Several of the bids were from Dell for $1,883,018.91, Pure Storage for $959,582.15, and PogoLinux for $783,985.06.

While the iXsystems bid for the TrueNAS is not the lowest bid, it is a direct replacement to our current storage area network. This gives several intangible advantages, the additional hardware for connecting the SAN to our network will not need to change, the software interface will remain consistent, and iXsystems will perform our data migration at no extra cost.

Funding Source
This purchase will be funded as follows:

- $500,000.00 from the Technology Plant fund, as contemplated in the adopted FY7 budget, which has a balance of $697,126.88.
- $294,947.00 from the Employee Retention Credit fund, which has a balance of $8,926,819.46.

MEMO
Administrative Services

To:	Nick Nissley, President
From:	Troy Kierczynski, Vice President of Finance & Administration Patrick Quinlan, Director of Facilities
Date:	August 7, 2026
Subject:	Facility Condition Assessment 2026

This document provides an overview of the Facilities Condition Assessment (FCA) project, and a recommendation for a contractor to provide this service.

Recommendation

Recommend authorization for administration to enter into a contract with Bureau Veritas in the amount of $88,000. This represents a base bid of $64,000, plus optional add-on services of $24,000 for equipment/asset barcoding and preventive maintenance schedule integration into our facilities computerized maintenance management system (CMMS).

Background/Scope of Work

The State of Michigan Capital Outlay program requires a current five-year capital plan, backed with a current FCA completed on a five-year cycle. NMC's most recent FCA was conducted under the Sodexo Facilities Management contract in 2021.

While mandated by the State, the FCA also provides significant value to NMC for purposes of budgeting and prioritizing deferred maintenance, capital planning, and identifying asset deficiencies and risks. Conducting this FCA also directly addresses our first action step under Strategy 3, Objective 2, which is to "renew and improve campus spaces, addressing aging facilities in need of renewal, and enhancing landscaping and gathering areas to create a functional, welcoming environment that reflects NMC's quality and community."

Our Request For Proposal (RFP) required base bids for the assessment, but also allowed for alternate add-on services to encourage value-add proposals.

Bid Analysis

Twelve bids were received by the July 24, 2026 (5pm) due date. No late bids were received. Base proposals ranged from $48,500 to $568,000. We believe prices varied significantly due to different approaches, methodologies, technologies, and volume of personnel or sub-contractors involved with each professional firm.

Due to budget limitations and the wide range of bid amounts, we evaluated the six lowest-priced bids, excluding the rest from consideration purely on the basis of cost. Of the six evaluated, three were interviewed: Tower Pinkster, Bureau Veritas, and Halcyon.

Bureau Veritas (3rd lowest base bid) is our recommended vendor based on their experience, methodology, and technology package. Specifically, Bureau Veritas utilizes an asset management and valuation program called AssetCALC, which provides extended planning capabilities for the administration. NMC will retain indefinite access to AssetCALC (no subscription) after the assessment concludes. This program also has the capability to push data into our CMMS, Asset Essentials (AE), where we manage work order requests and preventive maintenance schedules for College assets.

Bureau Veritas is a licensed integrator for AE. Their alternate bid proposal would see them barcoding and cataloging all of our maintenance assets for upload into AE, and developing a customized preventive maintenance program. As mechanical asset condition is a substantial part of any FCA, integration services by the FCA provider would yield additional efficiencies and overall better data quality for ongoing operations.

Bids received were as follows:

Company	**Location**	**Base Bid**	**Alternate**
Tower Pinkster	Grand Rapids, MI	$48,500	$8,000*
PEA	Auburn Hills, MI	$58,010	$18,200
Bureau Veritas	Ellicott City, MD	$64,000	$24,000
Halcyon	Marcellus, MI	$89,040	$25,000
ECS Midwest	Novi, MI	$97,000	$32,000
ISES	Peachtree Corners, GA	$139,320	*3,250
Roth IAMS	St. Petersburg, FL	$150,608	–
FMiQ	Issaquah, WA	$129,000	$25,000
C2AE	Gaylord, MI	$144,900	$52,594
GMB	Grand Rapids, MI	$335,000	–
Whiteman	Benton Harbor, MI	$369,490	$15,000
DLZ Michigan, Inc.	Lansing, MI	$568,000	–

*Tower Pinkster's alternate bid was an estimate for extended asset gathering and database services requested during the interview. This alternate would bring their base services into alignment with Bureau Veritas's and Halcyon's base services.

Funding Source

This contract will be funded by the FY27 Plant Fund deferred maintenance budget, which has a balance of $1,913,858 and reserved $75,000 for FCA services. The slight overage on this line item will be supported from savings realized on other planned projects.

Northwestern Michigan College

MEMO
Administrative Services

To: Nick Nissley, President
From: Troy Kierczynski, Vice President of Finance & Administration
Date: August 7, 2026
Subject: Student Services Hub – Budget, Funding, and Timeline

This document provides an overview of the proposed budget, funding sources, and timeline for the desired renovation of our Osterlin Building into a Student Services Hub.

Recommendation

Recommend authorization for administration to:

- Establish a project budget for the Student Services Hub of **$13,500,000**, to be self-funded as follows: $10,000,000 from the Boardman Lake Campus Sale Proceeds; $1,500,000 from the New Capital Projects Fund; and $2,000,000 from NMC Foundation fundraising.

- **Proceed with RFQ/RFP** for design services and a construction manager, to begin a comprehensive planning process. Further board approvals will be required for each of these contracts.

Background

The Student Services Hub is arguably the most important project in our 2024 Campus Master Plan, with direct benefit to our students and operations. The only barrier to this project has been funding, and our funding picture changed significantly post-sale of the Boardman Lake Campus.

Since 2021, NMC administration has invested significant time and energy vying for State Capital Outlay funding in order to finance the renovation of Osterlin Building into a Student Services Hub. While our submission has ranked as high as #3 on the State's list (FY26), and #6 most recently (FY27), we remain unsuccessful in securing funding through this channel.

In addition to capital outlay submissions, we've hired legislative advocates in Lansing (Kelly Cawthorne), submitted requests for legislatively directed spending items (LDSI's), and sought grant opportunities—also with no success.

Due to the rising cost of construction, the deteriorating condition of the Osterlin Building, and the need for an improved service model for our students, I believe the time to move forward is now. We also remain in the midst of temporary departmental space moves, where the 'temporary' nature relies on the completion of the Student Services Hub. This project is a critical domino in the Master Plan that will allow NMC to maximize building utilization, operate more efficiently, and better serve our students.

Budget

As a budget starting point, the following list documents the history of the amounts requested through State capital outlay:

- 2021—$3.0m Project / $1.5m NMC Share
- 2022—State did not accept projects (Covid)
- 2023—$5.0m Project / $2.5m NMC Share
- 2024—$6.5m Project / $3.25m NMC Share
- 2025—$7.0m Project / $3.5m NMC Share
- 2026—$8.0m Project / $4.0m NMC Share
- 2027—$10.0m Project / $5.0m NMC Share

The $13,500,000 budget was established based on our most recent capital outlay submission proposing a $10,000,000 project, plus $3,000,000 in HVAC upgrades for transitioning the building to geothermal[1], plus 3.8% inflation. Our available reserves and other campus master plan goals were also considerations in proposing this budget.

The $13.5m budget implies a $281/sq ft. renovation cost (48,100 square feet).

Proposed Timeline

- September 2026 – Issue RFQ/RFP's for architect and construction manager
- October 2026 – Board approval of architect and CM contracts
- November 2026 – Begin planning
- May-August 2027 – Osterlin Building serves as student service flexible space for enrollment services and other necessary in-person service, while Scholars Building, Tanis Building, Biederman Building, and Health Science Building go offline.
- September 2027 – Begin Osterlin construction
- August 2028 – Project complete

I look forward to your feedback.

[1] Based on The Christman Company's schematic design estimate for the geothermal project dated January 22, 2026 which estimated $2.77M for Osterlin. Important to note that the Osterlin HVAC upgrades were scoped out of the Christman contract/project due to the need for Osterlin to serve as flex space in Summer 2027, while other buildings go offline for the geothermal project.

Northwestern Michigan College

MEMO
Administrative Services

To: Nick Nissley, President

From: Troy Kierczynski, Vice President of Finance & Administration
Patrick Quinlan, Director of Facilities

Date: August 7, 2026

Subject: NMC Foundation Office Renovation—Great Lakes Campus

This document provides an overview of the proposed renovation in the Great Lakes Campus Building and a recommendation for a contractor to perform this work.

Recommendation

Recommend authorization for administration to enter into a contract with Triangle Associates for an amount not to exceed $213,840, which includes base fees of $189,000, alternate #1 for $5,400, and a 10% contingency of $19,440, funded by the Boardman Lake Campus sale proceeds.

Background

In contemplating future homes for departments affected by the Boardman Lake Campus sale, we found Great Lakes Campus (GLC) to be the most ideal fit for the Northwestern Michigan College Foundation (NMCF) due to its prime waterfront view, parking and accessibility, donor connections to distinctive academic programs housed on the campus, and NMCF's hosting of and participation in various events at the Hagerty Center.

Further, with the construction of the Freshwater Research and Innovation Center, our Great Lakes Water Studies Institute's footprint will also be changing. Within GLC, GLWSI currently occupies a lab in room 114, and office 112B, as well as spaces in Parsons-Stulen Building at Aero Park Campus. The GLC 114 lab space is current (under) utilized for a few courses, but those courses were able to be relocated to other labs or general classrooms without any additional financial investment, and the GLWSI office space was relocated to Parsons-Stulen.

See **Exhibit 1** for the proposed space. The primary trade-off with this proposal is the reduced footprint for NMCF, which will be ~800 sq ft. compared to their current ~1,400 sq ft at Boardman Lake Campus. However, NMCF leadership and staff were directly involved in planning and layout considerations, and have used this opportunity to evaluate their current space utlization, flexible/hybrid work options, work schedules, and how they meet and collaborate within and outside of their department. The Foundation team is fully supportive of this space.

Scope of Work

The proposed scope of work for this renovation includes, but is not limited to, the following:

- Interior renovation in existing space, including selective demolition of existing, modification to existing, and new construction work.
- Fire Alarm & Fire Suppression modification: design and installation.
- Electrical work: Demolition of existing lighting/power, new lighting/power, new emergency lighting
- Mechanical work: Demolition/modification of existing mechanical system/components and installtion of new mechanical components
- Plumbing working: Demolition/modification of existing plumbing components, installation of new plumbing components

The construction documents were produced by Cornerstone Architects. The scope of work excludes furniture and data cabling, which will be procured/performed separately by NMC.

During the bid period, an alternate ("alternate #1") was proposed by Cornerstone to seek pricing to replace the exterior entrance door with a new storefront door system. See Exhibit 1.

Bid Analysis

Four bids from general contractors were received by the August 5, 2026 (2pm) due date. No late bids were received. Base proposals ranged from $189,000 to $304,000. Each contractor produced and submitted to NMC a list of sub-contractors needed for the project.

Bids received were as follows:

Company	Location	Base Bid	Alternate #1
Triangle Associates, Inc.	Traverse City, MI	$189,000	$5,400
Hallmark Construction, Inc.	Traverse City, MI	$207,400	$5,310
Spence Brothers	Traverse City, MI	$237,000	$5,500
Eckler Building Solutions	Traverse City, MI	$304,000	$5,900

Funding Source

We propose funding this contract from the Boardman Lake Campus Sale Proceeds fund, as the sale was the key driver for this project. The balance of the BLC Sale Proceeds fund as of June 30, 2026 was $15,087,543.07[1].

[1] Accounting: $27,000,000 (sale) - $10,000,000 (geothermal) - $2,000,000 (FRIC) - $38,259.25 in closing costs/prorations + $125,802.32 in investment income earned from April 16 through June 30.

EXHIBIT 1

Proposed NMCF Office Space