

NORTHWESTERN MICHIGAN COLLEGE

BOARD OF TRUSTEES

MINUTES

Thursday, January 22, 2026

TJNIC 104/105

1701 E. Front Street

CALL TO ORDER—Chair Laura Oblinger called the regular meeting to order at 10:00 a.m.

ROLL CALL

Trustees present: Laura J. Oblinger, Pamela T. Horne, Kennard R. Weaver, Kenneth E. Warner, Jody N. Lundquist, Mark B. Keely
Trustees absent: None
Trustees Remote: Andrew K. Robitshek
Also present: President Nick Nissley, Lynne Moritz, Diana Fairbanks, Troy Kierczynski, Bobby Peplinski, Todd Neibauer, Jason Slade, Molly Norville, Kathryn DePauw, Scott Eldridge (via Zoom)

REVIEW OF AGENDA—The agenda was accepted as presented.

PUBLIC INPUT—There was no public input offered.

DISCUSSION: Boardman Lake Purchase and Sale Agreement (PSA)—President Nissley shared the Grand Traverse Tribe of Ottawa and Chippewa Indians approved and signed the Purchase and Sale Agreement yesterday, following their Tribal Council meeting. Nissley then reviewed the chronology of negotiations since the December 15 meeting of the NMC Board of Trustees. Thanking VP Kierczynski and President's Office staff for their focus on the PSA process, Nissley noted he has spent a significant portion of his time on the project. Nissley also thanked Scott Eldridge and his team from Miller Canfield for their diligent and efficient legal advice and Bobby Peplinski of Cunningham-Limp for supporting the negotiations.

Peplinski reviewed key points of the negotiating process, including that the Tribe's initial offer of \$25 million was counteroffered (and accepted at \$27 million). Other elements of the PSA that were noted include acceptance of the gaming restriction, waiving of broker fees, closing fees to be paid by Tribe, and details regarding the title policy.

The existing fiber internet infrastructure on the property was discussed. A lease agreement is being developed to maintain connectivity for the Rogers Observatory and the Intermediate School District. This infrastructure lease will be distinct from the office space leaseback period, which is expected to last up to 12 months while the college relocates operations to other campuses.

Eldridge summarized the process of developing the PSA from the Letter of Intent, noting the contributions of his team members, particularly Reshma Sambare. Eldridge noted they are comfortable recommending the PSA in its current format.

The Board discussed how proceeds of the sale will be utilized, directing them to be used for capital projects and not toward operational deficits or one-time expenses. It was requested that the action item language on the January 26 agenda include this condition.

Plans for moving departments currently at the Boardman Lake Campus to other campuses were discussed. VP Kierczynski identified that projects such as the Osterlin Student Services Hub and geothermal energy project are priorities for usage of the proceeds. President Nissley echoed this message, adding that in communications to campus he has phrased it as a down payment on these facilities projects versus a lottery windfall.

Chair Oblinger concluded the PSA discussion by noting that college leadership effectively informed the trustees and exercised appropriate due diligence. She added that the Tribe also conducted thorough due diligence, and that feedback from stakeholders and partners Miller Canfield and Cunningham-Limp affirmed the agreement is well considered.

No closed session was held. Before adjourning, Chair Oblinger thanked Miller Canfield, Cunningham-Limp, executive staff, and her fellow trustees for their careful, informed consideration of the decision.

President's Update—President Nissley provided an update on a recent student group convening that garnered increased community and media interest.

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.

- The Boardman Lake Campus PSA Action Item language will state that the proceeds from the sale will be invested into a Board-designated fund

ADJOURNMENT—The meeting adjourned at 11:18 a.m.

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

SIGNED 
Laura J. Oblinger, Chair

ATTESTED 
Pamela T. Horne, Secretary