



Jackson College Board of Trustees

Monitoring Report: EL-12 Land Use

[FULL COMPLIANCE]

Note: Board Policy is indicated in bold typeface throughout the report.

I present this monitoring report to the Jackson College Board of Trustees which addresses the Board's Policy EL-12: "Land Use". I certify that the information contained herein is true and represents compliance, within a reasonable interpretation of the established policy, unless specifically stated otherwise below. Please note that all of my interpretations of the policy remain unchanged from the previous report, unless otherwise noted.

Daniel J. Phelan, Ph.D.
President and CEO

04.21.25

Date

POLICY STATEMENT:

The CEO shall not allow development of the campus or other College lands in a manner that is inconsistent with the core business of the College, environmentally irresponsible, aesthetically displeasing, or that does not make the most effective use of land.

Further, without limiting the scope of the above statement by the following list, the President shall not:

- 1. Allow the College to be without a long-term land use plan for future development that will avoid infrastructure redundancy and redevelopment costs.**

INTERPRETATION:

I have interpreted that compliance will be demonstrated when:

- a) There is an infrastructure plan documenting all existing utilities (gas, water, sanitary and storm sewers, electrical, and structured cabling) below ground available for use by the College for planning and construction purposes.

- b) There is a site development plan documenting all existing and contemplated future sites of performance and educational spaces, fields, storage, parking lots, sidewalks, buildings, green spaces, and roadways.

This interpretation is reasonable because an infrastructure plan is widely recognized in the industry as providing decision-making data necessary for any future development. Further, the infrastructure map of existing utilities, as well as the site development plan, are consistent with architectural, engineering and construction codes, and all legal requirements necessary for any future development to proceed.

EVIDENCE:

- a) On 03.10.25, the Chief Facilities & Logistics Officer confirmed that an infrastructure map exists in AutoCAD and that a deferred maintenance plan is in place and updated as additions and modifications are made. The deferred maintenance plan is an evolving document that is updated annually based on useful life cycles and other facility usage milestones and regulations. Additionally, a third-party contractor, (i.e., Parsons Group, of Grand Rapids, Michigan) has provided a scope of work and completed an in-depth deferred maintenance assessment in January 2024. A full-time employee has been reassigned to coordinate Deferred, Corrective and Preventative maintenance.
- b) On 03.10.25 the Chief Facilities & Logistics Officer confirmed that the current master plan projects will be updated following the completion of the Potter Center 2nd floor office modernization, roof modernization on GP, STEAM, FH, Medical Simulation Center, and Applied Technology Center, approximately by January 2026.

Based upon this evidence, I am reporting compliance with item #1.

2. Permit joint ventures or partnerships that do not provide for design and construction standards consistent with overall campus design.

INTERPRETATION:

I have interpreted that compliance will be demonstrated when:

- a) Contracts for joint venture partnerships specify that proposed building designs are consistent with, and complementary to, historical and existing campus design philosophy, facility design, and operational elements; and
- b) Only the College CEO approves all joint ventures and partnerships, in part, according to other Board Executive Limitation Policies.

This interpretation is reasonable because it ensures that the College-determined requirements for consistency with campus design are maintained and ultimately reviewed by the Board's CEO.

EVIDENCE:

For this last monitoring period, there were no joint venture partnerships to report upon. Based upon this evidence, I am reporting full compliance with item #2.

3. Permit development, new construction or reconstruction that is not energy efficient or does not, to a reasonable extent, minimize adverse environmental impacts and preserve the natural landscape.

INTERPRETATION:

I have interpreted that compliance will be demonstrated when:

- a) All future development projects have met construction regulations set by all required local, state, federal environmental entities;
- b) A third-party natural landscaping expert confirms that all College planned projects include natural landscape elements complementary to the campus and geographic region of the country; and
- c) Project designs provide for review and consideration of energy efficient, low-cost operation and considers the use of 'green building design' Leadership in Environmental Design (LEED) certification standards.

This interpretation is reasonable because it considers industry standards, as well as addresses regulations set forth by local, state, and federal bodies. Further, LEED standards were developed by the external Green Building Council, as a globally accepted, building rating system, for every type of building, guiding construction methods that provide for healthy, efficient, and cost-saving buildings, both in terms of construction methods, as well as in building operations.

EVIDENCE:

- a) The Chief Facilities & Logistics Officer confirmed on 03.10.25 that the College meets with Summit Fire Department, building department and DPW (Department of Public Works); County Drain Commissioner and JCDOT (Jackson County Department of Transportation); State of Michigan Building and Permits Division; State of Michigan Environment, Great Lakes and Energy; and the State of Michigan Bureau of Fire Services and other relevant agencies as needed and required. These partnerships have been strengthened during the past two years.
- b) The Chief Facilities and Logistics Officer confirmed on 03.10.25 that Architects and Engineers were hired for site planning for the following projects during the monitoring period:
 - Potter Center 2nd Floor Office Modernization;
 - Potter Center emergency backup generator;
 - Campuswide emergency backup power ;

- Medical Simulation Center
 - Applied Technology Center
- c) The Chief Facilities & Logistics Officer confirmed on 03.10.25 that the College considered energy efficient standards by industry experts for the following projects during the monitoring period:
- Building Automation for Heating and Cooling Systems, ASHRAE updates
 - Lighting Updates CV, HLC, and Campus Services.

I am, therefore, reporting full compliance with item #3.

4. Permit new development that does not meet at least one of the following criteria:

- **Provision of enhanced learning and ancillary space consistent with ENDS achievement.**
- **Extending the College's alliances with business, industry, colleges, universities, or other organizationally mission-compatible non-profit organizations.**
- **Creation of opportunity to generate new revenue streams.**
- **An opportunity to differentiate the College's learning and co-curricular environment.**
- **Positioning the College as an innovative leader in new programs targeted at future market opportunities.**

INTERPRETATION:

I have interpreted that compliance will be demonstrated when:

- a) When all future projects are consistent with at least one of the criteria listed in this policy section.
- b) At least one of the six aforementioned thresholds are achieved and is documented.

This interpretation is reasonable because the Board has identified the aforementioned specific criteria to be met and requires the CEO to provide explicit demonstration of compliance, through monitoring, with said criteria.

EVIDENCE:

Project	Applicable Criteria
GP Office Modernization	Provision of enhanced learning and ancillary space consistent with ENDS achievement.
Medical Simulation Center	Provision of enhanced learning and ancillary space consistent with ENDS achievement.

Applied Technology Center	An opportunity to differentiate the College's learning environment ancillary space consistent with ENDS achievement.
Roof repairs and replacement, GP, STEAM, FH	Provision of enhanced learning and ancillary space consistent with ENDS achievement.
Emergency Power Back up	Provision of enhanced learning and ancillary space consistent with ENDS achievement.
Extension of Jet's Trail to ISD	An opportunity to differentiate the College's learning environment ancillary space consistent with ENDS achievement.
Campus Switch Gear security upgrades	Provision of enhanced learning and ancillary space consistent with ENDS achievement.
Manufacturing Classroom retrofit	Provision of enhanced learning and ancillary space consistent with ENDS achievement.

Based upon these evidences, I am reporting full compliance with item #4.

The Jackson College Board of Trustees assessed this monitoring report and found that it demonstrated full compliance with a reasonable interpretation of the policy at the regular Jackson College Board meeting on May 12, 2025.