UNIVERSITY OF MAINE SYSTEM
Board of Trustees
Zoom Meeting

April 29, 2026

Finance, Facilities & Technology Committee

Present: Committee Members: Roger Katz; Chair, Emily Cain, Patrick Flood, Michael Michaud, Trish Riley, David MacMahon & Heather Johnson. Chancellor: Dannel Malloy. **Presidents:** Jenifer Cushman, Jacqueline Edmondson, Joan Ferrini-Mundy, Deb Hedeen, Joseph McDonnell, Ray Rice & Leigh Saufley. **System Staff:** Ryan Low, Carolyn Dorsey, Tracy Elliott, Gretchen Catlin, Seth Goodall, Robert Placido, Jeffrey St. John, Miriam White & Elizabeth Stickler. **Faculty Representatives:** Clyde Mitchell & William Otto. **Other Participants:** Jenny Boyden, Justin Swift, Nate Harris, Giovanna Guidoboni, Laurie Gardner, Nicole Vinal, Aili Robinson & Steve Jensen.

Committee Members Absent: None.

Trustee Katz, Chair, called the meeting to order and asked the Clerk to call the roll of the Trustees. The Clerk performed a roll call of the committee members present.

FY2027 Proposed University of Maine System Operating Budget and Student Charges - Committee Vote, UMS

Vice Chancellor for Finance and Strategic AI Integration Ryan Low presented the proposed FY2027 University of Maine System operating and capital budget and recommended student charges for Committee action, with final Board action expected at the May 17-18, 2026, Board Meeting. He described the proposal as the product of a year-long unified budget process with campus engagement, fall and winter campus budget conversations, and committee work sessions. He thanked the Chair and Committee, the Presidents and Chief Business Officers, campus community members, Miriam White and Angela Mish for their work on the budget.

Vice Chancellor Low reviewed structural budget pressures, including personnel and benefit growth of more than 5% systemwide, expense growth outpacing revenue at several campuses, tightening in-state undergraduate demographics, auxiliary occupancy pressure, federal uncertainty, and the need to rebuild E&G balances. He also identified positive momentum, including YourPace online credit-hour growth, USM progress on its structural gap, increased Maine Law applications, and campus management of auxiliary challenges.

The FY2027 budget is built on a coordinated 4% in-state undergraduate tuition increase across campuses, FY2027 budgeted credit hours approximately 1.5% below FY2026 actuals, and a nearly $10 million annual increase in state appropriation. Vice Chancellor Low noted that the budget also includes $2.1 million for paid family medical leave and $2 million for research funding, while a proposed $400,000 AI Innovation Hub was not ultimately funded. In response to Trustee MacMahon, he confirmed that the paid family medical leave support is ongoing rather than one-time.

Vice Chancellor Low reviewed enrollment, tuition and fees, room and board, budgeted depreciation and capital investments, E&G and auxiliary revenue and expenses, and the System's Public Law 2011, Chapter 616 reporting. He also reviewed the System's budget stabilization fund, credit-hour modality trends, residence hall occupancy, the UMF student activity fee increase, and inflation-adjusted public higher education affordability. Chair Riley requested that future modality slides separate YourPace credit hours from the broader online category. Vice Chancellor Low agreed to add that breakdown for the May Board meeting. Trustee MacMahon asked whether the System continues to use the green/yellow/red analytical framework tied to core financial ratios. Vice Chancellor Low responded that the framework remains tied to core financial ratios and said a future update would also align with the NECHE public accreditation scorecard.

TEXT OF PROPOSED RESOLUTION:

On a motion by Trustee Michaud, which was seconded by Trustee Cain, and approved by roll call vote of all Trustees present, the Finance, Facilities and Technology Committee approved the following resolution to be forwarded for Board of Trustee approval at the May 17-18, 2026 Board Meeting:

> That the Board of Trustees accepts the recommendation of the Finance, Facilities and Technology Committee, and approves the FY2027 Proposed University of Maine System Operating & Capital Budget and Recommended Student Charges.

Interim Financing Request Crewe Center for the Arts, USM

President Edmondson and Justin Swift presented a request for authorization of a System internal loan of up to $1.6 million to bridge the remaining philanthropic fundraising for the Crewe Center for the Arts on the Portland campus. President Edmondson noted the philanthropic goal of $29 million and thanked Dan Prue and Corey Haspel of the USM Foundation for their fundraising work. Mr. Swift stated that the Board-approved project budget is $63 million, with $29 million expected from philanthropy, and that an additional $5 million had been secured over the prior several months. He said the remaining philanthropic goal is expected to be reached within one to two years and that the internal loan would be repaid from philanthropy. Chair Katz noted the strength of recent fundraising performance and the quality of the completed facility.

TEXT OF PROPOSED RESOLUTION:

On a motion by Trustee Michaud, which was seconded by Trustee Cain, and approved by roll call vote of all Trustees present, the Finance, Facilities and Technology Committee approved the following resolution to be forwarded for Board of Trustee approval at the May 18, 2026 Board Meeting:

> The Board of Trustees accepts the recommendation of the Finance, Facilities, and Technology Committee and authorizes the issuance of a System internal loan to the University of Southern Maine for up to $1.6 million, as determined by the Treasurer, for the purpose of funding capital project expenditures for the Crewe Center for the Arts on the Portland campus with debt service to be paid from philanthropy or other University of Southern Maine resources.

Lease Renewal Authorization, USM - Tower Specialist (WMPG)

President Edmondson introduced the item and Justin Swift presented the request to enter into a new lease with Tower Specialist, Inc. for tower space located at Hardy Road in Westbrook, Maine, for WMPG radio station communications equipment. Mr. Swift stated that the current lease was approved by the Board in 2011 and that the proposed structure includes a five-year term with two additional five-year renewal options. He said the first-year cost is approximately $21,758 plus electricity, with 5% annual escalators, and that the station has historically funded the lease through fundraising and annual fund activity. In response to Chair Katz, Mr. Swift confirmed that the lease structure provides exit opportunities at the end of each five-year term.

TEXT OF PROPOSED RESOLUTION:

On a motion by Trustee Michaud, which was seconded by Trustee Cain, and approved by roll call vote of all Trustees present, the Finance, Facilities and Technology Committee approved the following resolution to be forwarded to the Consent Agenda for Board of Trustees approval at May 18, 2026, Board Meeting:

> That the Board of Trustees accepts the recommendation of the Finance, Facilities, and Technology Committee, and authorizes the University of Maine System acting through the University of Southern Maine to extend the lease with Tower Specialist, Inc. for tower space located at Hardy Road in Westbrook, ME, for communication equipment for the WMPG radio station for 15 years and an estimated total cost $988,000, inclusive of rent and electricity, with all final terms and conditions subject to review and approval of the University of Maine System Treasurer and General Counsel.

Authorization for the Maine Graduate and Professional Center ("Maine Center") Renovation Budget and Interim Financing

Seth Goodall presented a request to increase the Maine Center renovation budget by $2 million, to be funded through an internal loan repaid from the Harold Alfond Foundation UMS TRANSFORMS grant and revenue generated by Maine Center leases, space use, and program fees. Mr. Goodall said the Committee previously approved of $9.6 million, and that the additional request would complete work that had been priced but separated from the original scope. He stated that $1 million would be repaid from the Alfond Foundation grant and that remaining principal and interest would be paid from Maine Center revenue, including commercial lease revenue following purchase of the buildings. Trustee Johnson asked whether the grant was signed; Mr. Goodall clarified that the request relates to the underlying UMS

TRANSFORMS grant. Chair Riley and Chair Katz asked about repayment sources and lease revenue, and Mr. Goodall described the commercial lease structure and occupancy assumptions.

TEXT OF PROPOSED RESOLUTION:

On a motion by Trustee Michaud, which was seconded by Trustee Cain, and approved by roll call vote of all Trustees present, the Finance, Facilities and Technology Committee approved the following resolution to be forwarded for Board of Trustee approval at the May 18, 2026, Board Meeting:

> That the Board of Trustees accepts the recommendation of the Finance, Facilities and Technology Committee, and authorizes the University of Maine System, acting through the Maine Center, to increase spending by $2,000,000 for a total of up to $11,600,000 for renovations and capital improvements at the Maine Center, and authorizes the issuance of an internal loan to the Maine Center for up to $2,000,000, as determined by the Treasurer, for the purpose of funding the current phase of renovations at the Maine Center with debt service to be paid from the Harold Alfond Foundation's UMS TRANSFORMS grant and revenue generated from leases, space use, and program fees at the Maine Center.

University of Maine Energy Center (UMEC) Budget Increase, Financing, Project, and Reimbursement Resolution Authorization, UM

President Ferrini-Mundy and Jenny Boyden presented the request to increase the authorized spend for the University of Maine Energy Center from $8.7 million by $101.3 million, for a total of up to $110 million, to complete design and construction of a modern energy center on the Orono campus. President Ferrini-Mundy described UMEC as a critical infrastructure facility needed to provide steam continuously to approximately 90% of the Orono campus. Ms. Boyden confirmed that the numbers were the same as those reviewed in February and lower than some prior versions because the University sought a reasonable budget within debt capacity. Trustee MacMahon asked whether expected savings from a more efficient plant could be quantified. Ms. Boyden stated that no budgeted savings were included because of energy-rate volatility, but said additional information could be brought to the May Board meeting.

TEXT OF PROPOSED RESOLUTION:

On a motion by Trustee Michaud, which was seconded by Trustee Cain, and approved by roll call vote of all Trustees present, the Finance, Facilities and Technology Committee approved the following resolutions to be forwarded for Board of Trustee approval at the May 18, 2026 Board Meeting:

> The Board of Trustees accepts the recommendation of the Finance, Facilities, and Technology Committee and authorizes the University of Maine System, acting through

the University of Maine, to increase the authorized spend of $8.7 million by $101.3 million for a total of $110 million for the design and construction of a new University of Maine Energy Center.

That the Board of Trustees accepts the recommendation of the Finance, Facilities and Technology Committee, and approves the Financing and Project Authorization resolution for the University of Maine Energy Center project on the Orono campus with a maximum principal amount of debt of $104,000,000.

Doris Twitchell Allen Village (DTAV) Smith House Installation of Heat Pumps, UM

President Ferrini-Mundy presented a request to spend up to $650,000 to install nine heat pumps at Doris Twitchell Allen Village Smith House, which provides upper-class student housing on the north end of the University of Maine campus. She stated that the funding source would be auxiliary and that the University would also consider additional funding sources, including Efficiency Maine, to reduce total cost.

TEXT OF PROPOSED RESOLUTION:

On a motion by Trustee Michaud, which was seconded by Trustee Cain, and approved by roll call vote of all Trustees present, the Finance, Facilities and Technology Committee approved the following resolution:

That the Board of Trustees, acting through the Finance, Facilities, and Technology Committee authorizes the University of Maine System, acting through the University of Maine, to spend up to $650,000 for installation of heat pumps at Doris Twitchell Allen Village Smith House.

Jenness Hall Renovations, UM

President Ferrini-Mundy presented a request to expend up to $4 million for renovations within Jenness Hall to support relocation of the School of Computing and Information Sciences and existing occupants. She described Jenness Hall as a 56-year-old facility with minimal modernization and said the work is an enabling project for Boardman Hall modernization and part of UMS TRANSFORMS. Funding would come from the Harold Alfond Foundation award and matching contributions.

TEXT OF PROPOSED RESOLUTION:

On a motion by Trustee Michaud, which was seconded by Trustee Cain, and approved by roll call vote of all Trustees present, the Finance, Facilities and Technology Committee approved the following resolution to be forwarded for Board of Trustee approval at the May 18, 2026 Board Meeting:

That the Board of Trustees accepts the recommendation of the Finance, Facilities, and Technology Committee and authorizes the University of Maine System, acting through the University of Maine (UMaine), to expend up to $4 million for renovations within Jenness Hall.

UMaine Forest Biomaterials Innovation Center, Authorization to increase project budget, UM

President Ferrini-Mundy presented a request to increase the project budget for the UMaine Forest Biomaterials Innovation Center from $7,425,000 to $9,425,000, an increase of $2 million, for continued design and future construction. She said the expanded scope includes an active learning classroom, a connector to Jenness Hall, and additional support space. The original funding is from a NIST congressionally identified construction grant secured by Senators Collins and King at the System's request; the additional $2 million would come from the UMS TRANSFORMS MCEC initiative and the NIST award counts as match for MCEC work. In response to Chair Katz, President Ferrini-Mundy confirmed the funding was from non-E&G sources.

TEXT OF PROPOSED RESOLUTION:

On a motion by Trustee Michaud, which was seconded by Trustee Cain, and approved by roll call vote of all Trustees present, the Finance, Facilities and Technology Committee approved the following resolution to be forwarded for Board of Trustees approval at the May 18, 2026, Board Meeting:

That the Board of Trustees accepts the recommendation of the Finance, Facilities, and Technology Committee to authorize the University of Maine System, acting through the University of Maine (UMaine), to increase spending from $7,425,000 to $9,425,000 for the design and construction of the new Forest Biomaterials Innovation Center research facility.

Sawmill Training and Education Center, Authorization to increase project budget, UM

President Ferrini-Mundy presented a request to increase the project budget from $750,000 to $866,171, an increase of $116,171, for construction of the Sawmill Training and Education Center within the Dwight B. Demeritt Forest in Old Town. She described the facility as a year-round hybrid experiential and instructional sawmill operations training facility focused on fundamentals of sawing operations, including log breakdown techniques based on log quality and targeted applications. Funding includes $750,000 from congressionally directed spending secured by U.S. Representative Jared Golden with support from Senators Collins and King, along with gift funds and community development funds. Chair Riley requested a future enterprise-level University of Maine budget snapshot inclusive of externally funded activity. President Ferrini-Mundy agreed to provide one.

TEXT OF PROPOSED RESOLUTION:

On a motion by Trustee Michaud, which was seconded by Trustee Cain, and approved by roll call vote of all Trustees present, the Finance, Facilities and Technology Committee approved the following resolution:

> That the Board of Trustees, acting through the Finance, Facilities and Technology Committee, authorizes the University of Maine System, acting through the University of Maine (UMaine), $750,000 to $866,171 for the design and construction of the new Sawmill Training and Education Center.

UMaine Request for Increase in Expenditure for the Darling Marine Center Marine Culture Laboratory Renovation to Increase the Resilience of Maine's Aquaculture Industry, UM

President Ferrini-Mundy presented a request to increase the approved expenditure for the Darling Marine Center Marine Culture Laboratory Renovation from $1,362,000 to $1,612,000 to provide a backup power generator serving the lower campus of the Darling Marine Center. She noted that the facility supports aquaculture industry resilience, hands-on learning, field and lab studies of coastal and marine ecosystems, and engagement with fishermen, aquaculture entrepreneurs and marine industry professionals. She also noted that Dr. Robert Steneck had been elected to the National Academy of Sciences. Funding includes a 2024 Small Business Administration congressionally identified construction grant secured by Senators Collins and King, with the additional $250,000 coming from a gift account.

TEXT OF PROPOSED RESOLUTION:

On a motion by Trustee Michaud, which was seconded by Trustee Cain, and approved by roll call vote of all Trustees present, the Finance, Facilities and Technology Committee approved the following resolution to be forwarded for Board of Trustees approval at the May 18, 2026, Board Meeting:

> The Board of Trustees accepts the recommendation of the Finance, Facilities, and Technology Committee and authorizes the University of Maine System, acting through the University of Maine (UMaine), to increase the approved expenditure from $1,362,000 to $1,612,000 for the Darling Marine Center Marine Culture Laboratory Renovation to Increase the Resilience of Maine's Aquaculture Industry.

Health and Life Sciences Complex, UM

President Ferrini-Mundy presented a request to expend up to $4.5 million to advance and finalize programmatic framework, site selection, total project budget, and early design services for a new Health and Life Sciences Complex. She described the project as a transformative interdisciplinary systemwide facility supporting education, research and innovation across health and life science fields, supported in part by a historic $45 million congressionally directed spending award secured by Senator Susan Collins. She noted that no spending would occur until the award is in hand and that the $45 million is an extraordinary beginning, with additional design and scoping needed to determine the full project cost and funding plan. Chair Katz asked about the expenditure window. President Ferrini-Mundy said the University is contemplating staged design and construction processes to use funds appropriately and wisely. Trustee Flood asked about possible campus locations, and President Ferrini-Mundy said siting remains under discussion through master planning, capital planning and space planning. Trustee MacMahon asked about net space impacts given declining in-person attendance. President Ferrini-Mundy said planning would involve at least one demolition and that research lab space could allow other lab spaces to be repurposed or consolidated. Giovanna Guidoboni added that the project has been discussed within the System's space-utilization framework to maximize utilization and avoid duplication.

TEXT OF PROPOSED RESOLUTION:

On a motion by Trustee Michaud, which was seconded by Trustee Cain, and approved by roll call vote of all Trustees present, the Finance, Facilities and Technology Committee approved the following resolution to be forwarded for Board of Trustee approval at the May 18, 2026, Board Meeting:

> That the Board of Trustees accepts the recommendation of the Finance, Facilities, and Technology Committee and authorizes the University of Maine System, acting through the University of Maine (UMaine), to expend up to $4,500,000 to initiate and finalize the building programmatic elements, site location, total project budget, and early design services for a new Health & Life Sciences Complex.

Naming of UMaine Machias Science Building, UMM

President Ferrini-Mundy presented a request to name the existing Science Building at the University of Maine at Machias the Gayle Kraus Science Building upon Professor Kraus's retirement. She described Professor Kraus as a distinguished professor of marine biology at UMaine Machias and said the naming would recognize her 44-year career as a marine biology educator and mentor and her lasting impact on generations of students. She stated that due diligence, deliberation and consultation had been conducted under Board Policy Section 803, Section 3A, and that Chancellor Malloy had approved the naming. In response to Chair Katz, President Ferrini-Mundy confirmed that Professor Kraus is still a professor and is planning her retirement.

TEXT OF PROPOSED RESOLUTION:

On a motion by Trustee Michaud, which was seconded by Trustee Cain, and approved by roll call vote of all Trustees present, the Finance, Facilities and Technology Committee approved the following resolution to be forwarded to the Consent Agenda for Board of Trustees approval at the May 18, 2026, Board Meeting:

> That the Board of Trustees accepts the recommendation of the Finance, Facilities, and Technology Committee, and authorizes the University of Maine System, acting through the University of Maine, to name the Science Building at the University of Maine at Machias the Gayle Kraus Science Building upon the retirement of Gayle Kraus from UMaine Machias.

Orchard Trails Apartments Lease Increase, UM

Jenny Boyden presented a request to extend and increase the University of Maine lease with Orchard Trails to provide access to 10 additional beds, equivalent to two and one-half four-bedroom apartments. She stated that the FY2027 cost is projected to be $90,480, charged to students and paid to Orchard Trails, with no E&G or auxiliary bottom-line impact. Chair Katz noted that the explanation of a half apartment could be handled offline.

TEXT OF PROPOSED RESOLUTION:

On a motion recorded in the captions as made by Trustee Eames and seconded by Trustee Cain, and approved by roll call vote of all Trustees present, the Finance, Facilities and Technology Committee approved the following resolution to be forwarded to the Consent Agenda for Board of Trustees approval at the May 18, 2026 Board Meeting:

> That the Board of Trustees accepts the recommendation of the the Finance, Facilities, and Technology Committee, and authorizes the University of Maine System, acting through the University of Maine, to extend the authorized lease agreement from twelve, 4-bedroom student apartments for $492,480 to two and half, 4-bedroom student apartments for a cost of $90,480, equating to a total expenditure $582,960 across the lease terms.

UMS Information Technology Portfolio Update

Chief Information Officer Robert Placido provided a periodic update on the University of Maine System information technology portfolio. He reported that the System has 155 major projects or initiatives across all seven universities, the School of Law, and enterprise shared services, including 61 in active execution or planning, 38 in the pipeline approved or under formal review, 20 on hold, and five delayed. He framed the portfolio in three categories: Run, Grow and Transform. Run includes core maintenance and compliance work, including Oracle upgrades, hardware refreshes, network maintenance, and the Hyper-V migration from VMware affecting approximately 850 virtual servers. Grow includes security modernization, phishing-resistant authentication, graduate workers union implementation, emergency notification work, and the Advancement CRM. Transform includes new capabilities such as cloud storage governance, vendor management frameworks, systemwide AI access, and data loss prevention. Mr. Placido identified integration-team capacity as the most persistent portfolio bottleneck.

Mr. Placido highlighted the Unified Catalog, which went live in Fall 2025. He described it as a single real-time view across all System universities that allows students to see offered courses with open seats and, when logged in, register through one student record, one transcript and one financial aid package. He stated that no other state has a single real-time enrollment system across all public universities. Trustee Cain requested written materials or slides in advance for future IT updates, noting that the information was detailed and would be easier to absorb in writing. Mr. Placido agreed to provide his portfolio summary to the Clerk and to prepare slides in the future. Trustee MacMahon asked whether non-students, including Maine Community

College System transfer counselors, could access the Unified Catalog. Mr. Placido said guest users can view the same course-search information without registration functionality and later confirmed that MCCS students are being introduced to the course-search tool through advisors or during the handoff as they explore UMS programs.

Mr. Placido also discussed security modernization, including migration of every faculty, staff and student login to a modern identity platform; the April 7 migration to the RAVE emergency notification platform and planned addition of Alertus desktop notifications; graduate workers union implementation, including the March 18 payroll cutover for approximately 800 graduate workers; cloud storage quota and chargeback planning; the migration of approximately 850 virtual servers from VMware to Hyper-V before June; and the Advancement CRM reset. On the Advancement CRM, he said a vendor change request signed April 9 extended the go-live timeline to September, with a formal go/no-go decision by the end of August; data migration is underway across 41 source data sets; and system integration services are being tested and validated.

Trustee Cain asked for greater focus on the Advancement CRM user experience, training, and the independent foundation partners who carry development operations at the System's largest universities. She emphasized that data must be consistently and nimbly usable by end users, including advancement staff, foundation partners, deans, directors, presidents' offices, events staff, and others involved in donor relationships. Mr. Placido responded that the project plan had been expanded to include more training and hands-on work, with weekly guides for internal staff and additional role-specific training. Trustee Cain expressed concern about framing independent foundations as external to implementation and emphasized the partnership role of those entities. Chair Riley echoed the importance of engaging 501(c)(3) foundation partners, noting their role in bringing dollars into the System. President Ferrini-Mundy thanked Mr. Placido for the progress made since his arrival and said she would propose consultative sessions with the independent foundations to better understand user needs.

Strategic Plan Tracking Update

Gretchen Catlin, Chief Facilities and General Services Officer, provided an update on strategic plan tracking as it relates to the facility portfolio. She cited the Jenness Hall renovations, continued investment in the Maine Center, and the proposed Darling Marine Center infrastructure upgrades as examples of aligning facility investment with academic and research priorities. She noted that the System had initiated systemwide master planning with Goody Clancy, beginning at the University of Maine, to guide future capital decisions and support a coordinated, data-informed approach across the universities. Vice Chancellor Low added that budget-related strategic plan tracking continues through the May Board approval process.

Chair Katz asked about the status of two RFPs related to facilities analysis. Ms. Catlin said the master planning and portfolio evaluation services RFP had been awarded to Goody Clancy and explained that separate portfolio evaluation services had been rolled into the master-planning effort because the same vendor was likely to perform that work. Chair Katz requested that portfolio evaluation be placed on a future FFT agenda.

Chancellor Malloy commented that the meeting covered substantial ground and that the infrastructure items reflected important progress after decades of underinvestment in facilities. Chair Katz acknowledged upcoming commencement ceremonies across the campuses and thanked the Presidents and campus communities for their work.

Adjournment

There being no further business, Chair Katz declared the meeting adjourned.

Additional information about the meeting can be found on the Board of Trustees website: https://www.maine.edu/board-of-trustees/meeting-agendas-materials/finance-facilities-technology/

Kayla Flewelling for

Elizabeth Stickler, Clerk