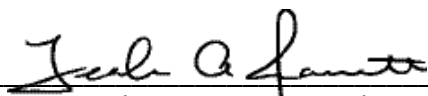




Monitoring Report
EL-10
March 10, 2022

I hereby present my monitoring report on the **Executive Limitations Policy EL-10: Land Development** according to monitoring report schedule (BPD-04). I certify that the information contained in this report is true and represents compliance with a reasonable interpretation of all aspects of the policy unless specifically stated otherwise.

Signed 
Leah A. Barrett, President

Date 10 March 2022

The President 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.

INTERPRETATION

I interpret “Land development” to mean the process of evaluating and planning for either: a) the acquisition of real property, or b) the renovation, repurposing or refurbishing of real property, prior to the Construction Phase.

I interpret Land Development that:

Is “not inconsistent with the core business of the College” to mean development that is consistent with the Board’s Ends policies, as well as the Mission, Vision, Values and Strategic Priorities of the College [<https://northeast.edu/about-us/mission-vision-values>] and the statutory purpose, [Nebraska Revised Statute 85-962](#).

Is “not aesthetically displeasing” to mean development that is within Northeast design and building standards.

Is “not environmentally irresponsible” to mean development that complies with all applicable federal, state and local environmental laws, codes and regulations.

Does “not make the most effective use of the land” to mean development that has not undergone proper environmental impact assessment, hazardous materials survey, and utilization report by the appropriate civil, structural, mechanical, or electrical engineer.

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.

EVIDENCE

The College completed a Master Site and Facilities Plan (MSFP) in 2017. [<https://neccweb.azureedge.net/documents/about-us/master-facilities-plan/Northeast-MSFP.pdf>]. This MSFP continues to serve as the guiding document for land development of the College, with the goal that the “resulting campus will be as efficient, ordered and as attractive as possible.” (page 17)

...the President shall not:

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

EVIDENCE

The following are the current “joint ventures or partnerships” which involve land development. Separate design and building standards were jointly agreed upon by the partners and are contained in the plans and specifications for each building.

Partner	Purpose
Wayne State College	Operation of College Center building on South Sioux City campus
University of Nebraska Medical Center	Operation of College of Nursing building on Norfolk campus

...the President shall not:

3. Permit development that does not minimize adverse environmental impacts to the extent reasonably practicable.

EVIDENCE

Prior to any Land Development, an environmental assessment is conducted on the property as part of the due diligence process. This process is currently internal to Physical Plant operations staff and the goal prior to the next Monitoring Report will be to develop and publish a Land Development due diligence checklist as part of permanent Physical Plant protocols.

...the President shall not:

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

- a) Provision of enhanced learning and ancillary space consistent with Ends achievement.**
- b) Extending the College's alliances with business and industry.**
- c) Creation of opportunity to generate new revenue streams.**
- d) An opportunity to differentiate the College's learning environment.**
- e) Positioning the College as an innovative leader in new programs targeted at future market opportunities.**

EVIDENCE

Proposed New Development	Criteria
Workforce Training Building and CDL Driving Range - South Sioux City Campus	a), b), e)
Fabrication Lab – Downtown Norfolk	a), b), c), d), e)
Maclay Building – Norfolk Campus	a), d)