



# Finance & Facilities Committee Meeting

University of North Florida

Virtual

2026-02-19 10:00 - 11:00 EST

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## Finance & Facilities Committee Meeting

University of North Florida

Thursday, February 19, 2026, 10:00 AM\* to 11:00 AM

Virtual

*\*to begin upon the adjournment of the previous meeting*

### Agenda

#### I. Call to Order

#### II. Roll Call

#### III. Public Comments

#### IV. Approval Items

##### A. FF-1: Consent Agenda

###### 1. Draft November 17, 2025 Finance and Facilities Committee Meeting Minutes

###### 2. Annual Review of Finance and Facilities Committee Charter

Presenter: Scott Bennett, Senior VP of Administration and Finance

##### B. FF-2: Warehouse Purchase

10:00 AM

Presenter: Scott Bennett, Senior VP of Administration and Finance

##### C. FF-3: Fixed Capital Outlay Reallocation

10:08 AM

Presenter: Scott Bennett, Senior VP of Administration and Finance

##### D. FF-4: Student Success Center Construction Contract Amendment

10:21 AM

Presenter: Scott Bennett, Senior VP of Administration and Finance

##### E. FF-5: Athletics Foundation Line of Credit

10:26 AM

Presenter: Scott Bennett, Senior VP of Administration and Finance

##### F. FF-6: Proposed Amended Regulation 10.0010R Traffic and Vehicle Use

10:31 AM

Presenter: Robyn Blank, Associate Vice President, Chief Compliance and Ethics Officer

##### G. FF-7: Proposed Amended Regulation 4.0040R Americans with Disabilities Act Compliance

10:34 AM

Presenter: Robyn Blank, Associate Vice President, Chief Compliance and Ethics Officer

##### H. FF-8: Proposed Amended Regulation 11.0040R Waiver and Exemption of Tuition and Fees

10:37 AM

Presenter: Robyn Blank, Associate Vice President, Chief Compliance and Ethics Officer

#### V. Discussion Items

##### A. Reports and Ratios

10:40 AM

Presenter: Scott Bennett, Senior VP of Administration and Finance

###### 1. Budget Report

###### 2. Treasurer's Report

###### 3. SUS Ratios

###### 4. Capital Projects and Change Orders Report

###### 5. Administration and Finance Update by Vice President Bennett

#### VI. Adjournment

11:00 AM



**UNF Board of Trustees  
Finance and Facilities Committee  
February 19, 2026**

**Subject: Warehouse Purchase**

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**Recommended Action:**

Approve purchase and give Sr. VP for A&F authorization and direction to execute the necessary documents to complete the transaction outlined here to effect the acquisition of the property and vest title to the property to the UNF BOT in coordination with the University's Office of General Counsel.

**Background Information:**

The university seeks to purchase an approximately 27,000 SF warehouse on an estimated 2-acre parcel located adjacent to the UNF campus in the Eastpark business park. Given the adjacency of the property to campus, this is a strategic acquisition to accommodate University growth.

**Property Specifics**

- Warehouse is approximately 27,000 SF on 2 acres adjacent to campus including parking
- Storage space is currently lacking and was noted in the recent educational plant survey
- Supports our growth strategy

**Financing**

- Purchase price is \$4.7M
- \$50,000 in earnest money
- 60-day due diligence period with 30 day close
- Closing costs: Seller pays deed stamps, owner's title insurance, survey, broker's commission; Purchaser pays recording fees, environmental audit, inspections.
- Will be funded internally through various auxiliary fund balances
- Housing (\$1.7M), Parking (\$2M), and Central Auxiliary (\$1M)
- Housing and Parking will be paid back through an internal loan agreement at 3.5% over 10 years.

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**Supporting documentation:**

1. Purchase and Sale Agreement
2. Property Map
3. Purchase of Property Motion



Board of Trustees

**Presenter:**

Scott Bennett, Senior VP, Administration & Finance



**UNF Board of Trustees  
Finance and Facilities Committee  
February 19, 2026**

**Subject: Fixed Capital Outlay Budget Reallocation**

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**Recommended Action:**

Approval to reallocate \$2M in carry-forward funds.

**Background Information:**

Requesting approval to reallocate \$2M in carry-forward funds from the Public Safety Building Radio Repeater project: \$1.5M to the Student Success Center project to incorporate the addition of two connector bridges to the Thomas G. Carpenter Library, \$500k to small carry-forward projects. Authority: Board of Governors regulation 14.003(4)(b).

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**Supporting documentation:**

1. Revised Fixed Capital Outlay Budget

**Presenter:**

Scott Bennett, Senior VP, Administration & Finance



**UNF Board of Trustees  
Finance and Facilities Committee  
February 19, 2026**

**Subject: Student Success Center Construction Contract Amendment**

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**Recommended Action:**

Approval to increase the contracted GMP for the Student Success Center.

**Background Information:**

This request requires approval of the increase to the contracted GMP in the amount of \$1,888,122 to incorporate the 2<sup>nd</sup> and 3<sup>rd</sup> floor pedestrian crossing bridge connections between the new Student Success Center and the Thomas G. Carpenter Library.

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**Supporting documentation:**

1. GMP Proposal

**Presenter:**

Scott Bennett, Senior VP of Administration and Finance



**UNF Board of Trustees**  
**Finance and Facilities Committee**  
*February 19, 2026*

**Subject: Athletics Foundation Line of Credit**

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**Recommended Action:**

Approval of the Non-Revolving Line of Credit Agreement between Athletics and UNF Foundation.

**Background Information:**

Approval is requested for a Non-Revolving Line of Credit Agreement between the UNF Board of Trustees and UNF Foundation, Inc. providing up to a \$5.5M line of credit for Athletics projects, with a 10-year term and 4.0% fixed interest rate. All loan advances and repayments will occur between Foundation accounts based upon funds raised through gifts and donations with full repayment due at maturity and prepayment permitted without penalty.

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**Supporting documentation:**

1. Non-Revolving Line of Credit Agreement

**Presenter:**

Scott Bennett, Senior VP of Administration and Finance



**UNF Board of Trustees  
Finance and Facilities Committee  
February 19, 2026**

**Subject: Proposed Amended Regulation 10.0010R, Traffic and Vehicle Use**

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**Recommended Action:**

Approval of Amendments to UNF Regulation 10.0010R

**Background Information:**

This regulation describes UNF's authority to govern the use of motorized vehicles on campus, including both motorized and non-motorized vehicles. Minor revisions reflect the increased use of e-scooters and similar devices, consistent with revisions to Regulations 10.0030R and 10.0040R that were approved in June 2025.

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**Supporting documentation:**

1. Redline version of proposed amended regulation
2. Clean version of proposed amended regulation

**Presenter:**

Robyn Blank, Associate Vice President and Chief Compliance and Ethics Officer



**UNF Board of Trustees  
Finance and Facilities Committee  
February 19, 2026**

**Subject: Proposed Amended Regulation 4.0070R, Americans with Disability Act Compliance**

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**Recommended Action:**

Approval of Amendments to UNF Regulation 4.0070R

**Background Information:**

This regulation describes UNF's commitment to, and process for, compliance with the Americans with Disabilities Act and Section 504 of the Rehabilitation Act, which require equal access to programs, activities, and employment for persons with disabilities. Major revisions update the names and contact information of the Student Accessibility Center (formerly Office of Student Accessibility Services) and the Office of Title IX and Civil Rights (formerly Equal Opportunity and Inclusion) and reorganize sections for ease of reading.

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**Supporting documentation:**

1. Redline version of proposed amended regulation
2. Clean version of proposed amended regulation

**Presenter:**

Robyn Blank, Associate Vice President and Chief Compliance and Ethics Officer



**UNF Board of Trustees  
Finance and Facilities Committee  
February 19, 2026**

**Subject: Proposed Amended Regulation 11.0040R, Waiver and Exemption of Tuition and Fees**

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**Recommended Action:**

Approval of Amendments to UNF Regulation 11.0040R

**Background Information:**

This regulation describes UNF's authority to waive in-state tuition and out-of-state fees, as allowed by the Board of Governors, the UNF Board of Trustees, and Florida law. Minor revisions consistent with BOG Regulation 9.016 update language that allows for Board of Trustees waivers in circumstances that align with the University's strategic plan.

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**Supporting documentation:**

1. Redline version of proposed amended regulation
2. Clean version of proposed amended regulation

**Presenter:**

Robyn Blank, Associate Vice President and Chief Compliance and Ethics Officer



**UNF Board of Trustees**  
**Finance and Facilities Committee**  
*February 19, 2026*

**Subject: Financial Reports and Ratios**

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**Recommended Action:**

No action is required. These reports are informational only.

**Background Information:**

Fiscal Year 2026 second quarter financial reports and a final comparison of Fiscal Year 2025 SUS Universities Financial Statement Ratios will be presented.

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**Supporting documentation:**

1. Budget Reports (E&G and Auxiliary)
2. Capital Projects and Change Orders Report
3. SUS Ratios
4. Treasurer's Report

**Presenter:**

Scott Bennett, Senior VP, Administration & Finance