MINUTES OF THE MAY 19, 2026 MEETING OF THE BOARD OF TRUSTEES OF ST. PETERSBURG COLLEGE

The Board of Trustees of St. Petersburg College met on Tuesday, May 19, 2026 at the St. Petersburg College EpiCenter, 1-453, 13805 58th Street N, Clearwater, Florida. The following Board members were present: Chair Jason Butts (zoom), Katie Cole, Richard Franz (zoom), Danielle Marolf and Thomas Kidwell. Also present was Tonjua Williams, President of St. Petersburg College and Secretary to the Board of Trustees. Proof of public notice of this meeting is included as part of these minutes. Notices were duly posted.

NOTICE OF MEETING
BOARD OF TRUSTEES, ST. PETERSBURG COLLEGE

The Board of Trustees of St. Petersburg College will hold a public meeting to which all persons are invited, commencing at 9:00 a.m. on Tuesday, May 19, 2026 at the St. Petersburg College EpiCenter, 1-453, 13805 58th Street N, Clearwater, Florida. The meeting will be held for the purpose of considering routine business of the College; however, there are no rules being presented for adoption or amendment at this meeting.

A copy of the agenda may be obtained within seven (7) days of the meeting on the SPC Board of Trustees website at www.spcollege.edu, or by calling the Board Clerk at (727) 341-3241.

Members of the public are given the opportunity to provide public comment at meetings of the Board of Trustees concerning matters and propositions on the agenda for discussion and Board action. At the Board meeting, in advance of the time for public comment on the agenda, individuals desiring to speak shall submit a registration card to the Board Clerk, Ms. Rebecca Brown, at the staff table. Policy and procedures regarding public comment can be found on the SPC Board of Trustees website at www.spcollege.edu

If any person wishes to appeal a decision made with respect to any matter considered by the Board, he or she will need a record of the proceedings. It is the obligation of such person to ensure that a verbatim record of the proceedings is made. Section 286.0105, Florida Statutes.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the agency five business days before the meeting by contacting the Board Clerk at 727-341-3241. If you are planning to attend the meeting and are hearing impaired, please contact the agency five business days before the meeting by calling 727-791-2422 (V/TTY) or 727-474-1907 (VP).

In accordance with the Administrative Procedure Act, the following Agenda was prepared:

ST. PETERSBURG COLLEGE

Board of Trustees Meeting
May 19, 2026
EpiCenter, Collaborative Labs
13805 58th Street N
Clearwater, FL

Special Meeting: 9:00AM

I. CALL TO ORDER

A. Invocation
B. Pledge of Allegiance

II. COMMENTS

A. Board Chair
B. Board Members
C. President
D. Public Comment pursuant to §286.0105 FS

III. REVIEW AND APPROVAL OF MINUTES

Board of Trustees' Meeting of April 21, 2026 *(Action)*

IV. CONSENT AGENDA

A. OLD BUSINESS **(items previously considered but not finalized) -** None

B. NEW BUSINESS

1. ADMINISTRATIVE MATTERS
   a. Human Resources
      i. Executive/Administrative/Managerial and Professional Contract Recommendations *(Action)*

MINUTES OF THE MAY 19, 2026 MEETING OF THE BOARD OF TRUSTEES OF ST. PETERSBURG COLLEGE

V. ADJOURNMENT

Items summarized on the Agenda may not contain full information regarding the matter being considered. Further information regarding these items may be obtained by calling the Board Clerk at (727) 341-3241.

Date Advertised: May 8, 2026

Under Item I, Call to Order
The meeting was convened by Vice Chair Cole at 9:00 a.m. The invocation was given by Trustee Marolf and was immediately followed by the Pledge of Allegiance.

Under Item II Board Comments
The Board reflected on the recent commencement ceremony and recognized the faculty and staff whose efforts contributed to its success.

Under Item II Public Comments
None

Under Item III, Review and Approval of Minutes
The minutes of the April 21, 2026 Meeting Minutes of the Board of Trustees of St. Petersburg College were presented by the chairman for approval. Mr. Kidwell moved approval of the minutes as submitted. Ms. Marolf seconded the motion. The motion passed unanimously

Under Item IV New Business
The Board considered Item VI – B.1a. Mr. Kidwell moved approval. Ms. Marolf seconded the motion. The motion passed unanimously.

V. ADJOURNMENT

Having no further business to come before the Board, Vice Chair Cole adjourned the meeting at 9:07am

Tonjua Williams, Ph.D.	**Jason Butts**
Secretary, Board of Trustees	**Chairman, Board of Trustees**
St. Petersburg College	St. Petersburg College
FLORIDA	FLORIDA

Agenda Item VI – B.1

May 19, 2026

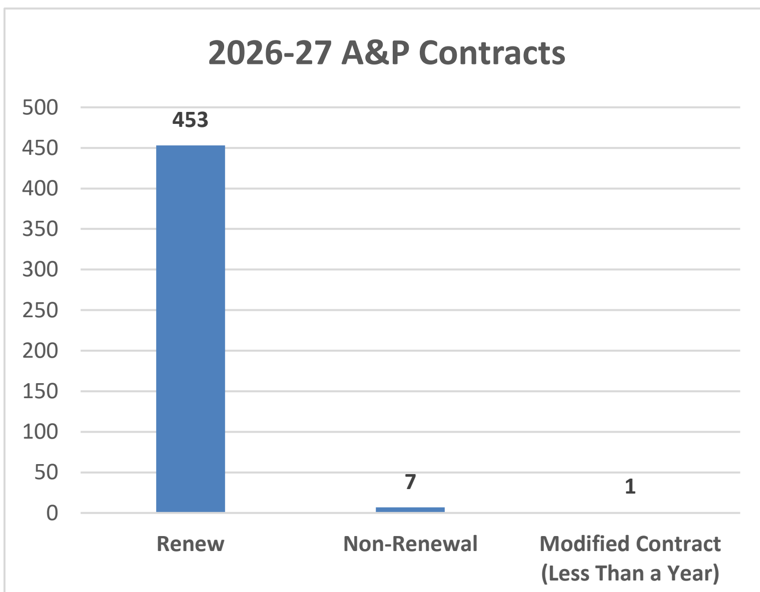
M E M O R A N D U M

TO: Board of Trustees, St. Petersburg College

FROM: Tonjua Williams, Ph.D., President

SUBJECT: Executive/Administrative/Managerial and Professional Annual Contract Recommendations (2026-27)

Approval is sought for the following recommended personnel transactions concerning Administrative and Professional appointments, which shall be enforced via contracts for employment.



Belinthia Berry, Dean, Workforce and Corporate Partnerships; Mia Conza, Vice President General Counsel and Compliance; Janette Hunt, Vice President, Finance and Business Operations; Patrick Rinard, Vice President, Information Technology; Mark Strickland, Vice President, Student Affairs; Jesse Turtle, Vice President, Institutional Advancement & Foundation Executive Director; and Brian Lucas, Acting Associate VP, Human Resources.

MINUTES OF THE MAY 19, 2026 MEETING OF THE BOARD OF TRUSTEES OF ST. PETERSBURG COLLEGE

The Board of Trustees of St. Petersburg College met on Tuesday, May 19, 2026 at the St. Petersburg College EpiCenter, 1-453, 13805 58th Street N, Clearwater, Florida. The following Board members were present: Chair Jason Butts (zoom), Katie Cole, Richard Franz (zoom), Danielle Marolf and Thomas Kidwell. Also present was Tonjua Williams, President of St. Petersburg College and Secretary to the Board of Trustees. Proof of public notice of this meeting is included as part of these minutes. Notices were duly posted.

NOTICE OF MEETING
BOARD OF TRUSTEES, ST. PETERSBURG COLLEGE

The Board of Trustees of St. Petersburg College will hold a workshop to which all persons are invited, commencing directly after the 9:00am special meeting on Tuesday, May 19, 2026 at the St. Petersburg College EpiCenter, 1-453, 13805 58th Street N, Clearwater, Florida. The meeting will be held for the purpose of considering routine business of the College; however, there are no rules being presented for adoption or amendment at this meeting.

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In accordance with the Administrative Procedure Act, the following Agendas was prepared:

MINUTES OF THE MAY 19, 2026 MEETING OF THE BOARD OF TRUSTEES OF ST. PETERSBURG COLLEGE

ST. PETERSBURG COLLEGE

Board of Trustees Meeting
May 19, 2026
EpiCenter, Collaborative Labs
13805 58th Street N
Clearwater, FL

Workshop

I. CALL TO ORDER……………………………………………………………………………….Ms. Katherine Cole
Vice Chair

II. Public Safety ……………………………………………………………………………Mr. Andrew MacPherson
Associate Vice President, Safey and Emergency Management

III. Master Plan & Real Estate Update……………………………………………………………Ms. Janette Hunt
Vice President, Finance and Business Operations
Mr. Adam Colby
Associate Vice President, Facilities Planning and Institutional Services

IV. Financial Health & Proposed FY26/27 Budget………………………………………………Dr. Hector Lora
Associate Vice President, Budgeting
Mr. Mike Meigs
Associate Vice President, Accounting, Business and Financial Services

V. Adjournment

MINUTES OF THE MAY 19, 2026 MEETING OF THE BOARD OF TRUSTEES OF ST. PETERSBURG COLLEGE

Under Item I, Call to Order
The meeting was convened by Vice Chair Cole at 9:00 a.m.

Ms. Janette Hunt, Vice President, Finance Business Operations welcomed the Board and provided an overview of the workshop objectives and format. The workshop was organized as a discussion-driven session in which each topic included a focused framing presentation to set context, followed by a facilitated Board discussion organized around three consistent governance themes: (1) Strategic Priorities and Initiatives, (2) Institutional Risks and Stewardship, and (3) Long-Term Sustainability. Discussion groups comprised of College leadership were assigned to each topic to support the conversation and report out.

Under Item II – Public Safety
Mr. Andrew MacPherson, Associate Vice President, Safety and Emergency Management, presented a proposal to establish a sworn police department within the College's Public Safety Department. He introduced Mr. Tracy Smith, Director of Public Safety Operations and proposed future Deputy Chief of Police, highlighting her prior experience with the Polk County Sheriff's Office in patrol and command, multi-agency incident command, emergency management leadership during major hurricanes impacting Polk County, and threat management training for Polk County Schools.

Mr. MacPherson outlined the rationale for a sworn department at SPC, including: alignment with the College's mission to provide a safe, learning-centered environment; full authority and capacity to investigate potential threats in support of the mandates of Florida House Bill 757; positioning sworn officers not just as enforcers but as dedicated, approachable resources who actively support student success; a proactive community policing model designed to build lasting, positive relationships with diverse campus communities; officer involvement in educating and training the campus community on critical safety protocols, including active shooter response; enhanced Clery Act reporting accuracy and robust threat-assessment integration tailored to higher education; and significant liability mitigation through direct supervision, specialized policies, and trauma-informed response capabilities.

He reviewed a five-phase implementation timeline targeting establishment in 2026: Phase 1 (May–June) – Board authorization, engagement with FDLE for authorization, and obtaining an FBI ORI number; Phase 2 (May–July) – updates to Board procedures, development of internal standard operating procedures, and contracts with the Pinellas County Sheriff's Office for dispatch and reporting; Phase 3 (July–September) – acquisition of systems (RMS/CAD, radios), procurement of fleet, uniforms, and gear, and facility readiness; Phase 4 (August–September) – background processes for leadership and appointment of a Chief and Deputy Chief, with finalization at the September Board of Trustees meeting; and Phase 5 (September onward) – a campus communication plan, community engagement activities, and department integration.

Budget considerations were presented for the initial phase in FY2027, including two officers (utilizing staff already employed, with no new FTE impact other than FRS benefits for one position), approximately $21,000 for initial uniforms, duty gear, and essential technology, and approximately $80,000 for patrol fleet acquisition, graphics, and upfitting. The FY2028 expansion phase contemplates five officers, partially funded through reallocation of currently unfilled contract security positions, approximately $60,000 for expanded uniforms, technology, body-worn camera integration, and gear, with vehicle costs to be determined based on ongoing fleet evaluation and operational demand. Strategic funding and cost mitigation will include reallocating funds from unfilled security roles and establishing MOUs for cost-sharing and shared operational services. The proposed hybrid model includes sworn officers, armed security, unarmed security, and Guardians, with officers assigned to the St. Petersburg/Gibbs, Downtown/Midtown, Clearwater, and Seminole campuses, and a fifth officer serving in an outreach capacity, possibly as a therapy K-9 handler. Mr. MacPherson also reviewed critical incident data from August through May, noting that incident trends show an increasing need for rapid on-site response, that the majority of incidents involve intervention, de-escalation, and behavioral concerns, that sworn officers provide enhanced investigative and threat assessment capabilities, and that the data supports strategic deployment across high-activity campuses.

During discussion, Chair Butts asked about the impact on the College's liability insurance; Mr. MacPherson responded that, based on the experience of other Florida College System institutions, there is none, and staff will verify. Trustee Cole commented that the officers' training will be helpful for College employees and staff. Trustee Marolf offered a mental health perspective, stating that students seeing officers on campus will feel safer and supported, which she believes will translate to better testing and better scores — when students feel safe, they perform better — and expressed her full support for sworn officers on campus. She asked about the distinction between police officers, who are trained in de-escalation, and the Guardians on campus, whose focus is being armed for an active assailant, and about the timeframe before intervention occurs. Mr. MacPherson responded that in the last two months the College has had to initiate Baker Act interventions for students, with an immediate response at Tarpon Springs, emphasizing that time is critical in connecting individuals to needed mental health care and that the College will continue to work with local municipalities and government.

Trustee Cole asked whether the College could contract with the Sheriff's Office rather than establishing its own law enforcement. Staff explained that a contract of this type at a prior institution cost approximately $150,000 per year, that a contracted arrangement does not provide a guaranteed, consistent individual, that contracted personnel do not have the same support for or connection with SPC, and that the College's own department would operate under its own standard operating procedures. Trustee Kidwell asked how the College will market and publicize the initiative before rollout; Mr. Macpherson responded that it will be introduced at the New Employee Welcome and new student orientation, that the College will control the narrative by presenting it as a great opportunity and informing faculty and students, and that the College will continue its safety-first campaign. Trustee Marolf asked about the blue emergency poles on campus and how students access security. Mr. MacPherson noted that students can reach out on their cell phones, and stated that in light of HB 757 the College is looking at pushing out a public-facing app for receiving and sending messages; Fortify Florida is K-12 only, but staff will be evaluating the College's technology options.

Trustee Cole asked whether officers will serve the Collegiate High Schools on campus in conjunction with the Guardians. Mr. MacPherson confirmed that the College will still have Guardians, matching the Pinellas County Schools approach, that the officers will be paid at a higher rate, and that officers will be encouraged to work closely with the Guardians. Trustee Kidwell stated the initiative has the Board's full support. Dr. Williams asked about threats from online students and whether the model will cover de-escalation for online situations. Mr. MacPherson responded that authority will be jurisdictional, which is a benefit of having the College's own sworn officers, and Dr. Williams suggested a marketing campaign for online students, noting that the College's mental health contract allows SPC to serve online students. Trustee Cole asked whether community policing opportunities that exist on campuses — specifically at Midtown — will continue; staff confirmed that the St. Petersburg Police Department presence at Midtown and the Community Resource Group will continue and that the College will look into other jurisdictional partnerships, noting that the City of Seminole contracts with the Sheriff's Office, which has a parking space at the Seminole campus, that the Pinellas Park Police Department does the same at HEC, and that the Tarpon Springs Police Department has an office at the Tarpon Springs campus.

Under Item III, Master Plan & Real Estate Update

Ms. Janette Hunt, Vice President, Finance and Business Operations, co-presented with Mr. Adam Colby, Associate Vice President, Facilities Planning and Institutional Services, an update on the facilities master plan, now three years into the Board-approved multi-year plan.

Ms. Hunt began with historical background. In 2021, the College operated across 16 properties throughout Pinellas County, totaling approximately 2.6 million square feet of space across 406 acres. In addition, the College leases approximately 200,000 square feet of space across its locations, ranging from individual office spaces to suites and buildings. A significant number of these agreements have lease fees that reference the state-established operating rate of $7.88 per square foot, while the College's actual operating cost is approximately $15 per square foot, as the College provides utilities, custodial services, grounds maintenance, security, and ongoing facility support — a gap of roughly $7 per square foot. In response to trustee questions, Ms. Hunt clarified that the state-mandated operating fee is calculated each year, that some colleges charge market rates, and that certain existing SPC leases negotiated prior to the current administration reference the state operating fee. She noted that the College's long-term lease agreements are generally more favorable to the tenant, not only in rate but in other areas such as termination clauses, and that two lease agreements at the EpiCenter are coterminous, remaining in place as long as both parties continue to occupy the space. As part of ongoing master plan implementation, the College continues evaluating lease agreements from operational, legal, and financial sustainability perspectives.

Ms. Hunt then reviewed the basis for the master plan. The College engaged Cushman & Wakefield and Gordian to conduct a comprehensive evaluation of the facilities portfolio, utilization rates, and long-term space strategy, including visioning sessions with trustees, executive leadership, and internal and external stakeholders. Three major themes emerged: align facilities with future academic and workforce priorities; improve operational efficiency and utilization; and optimize the College's real estate portfolio in a fiscally sustainable way. Cushman & Wakefield categorized properties into tiers of potential future disposition consideration, creating an objective framework for prioritizing long-term capital investment. One of the most significant findings of the utilization assessment was a college-wide space utilization rate of 28%, confirming that the College was overextended in physical space. As a result, the Board established priorities to focus on academic synergy, reduce long-term maintenance and operational costs, ensure capital investments support future strategic initiatives, and reinforce the principle that the College should not operate as a landlord. For the benefit of newer trustees, Ms. Hunt explained that the state's OPPAGA report, last conducted in 2018 and released in 2019, functions as a report card on how efficiently the College uses its space and weighs into future capital improvement requests for renovations and new buildings, and that SPC, as one of the first institutions to expand online learning, had accumulated state-supplemented space that was underutilized.

In 2022, the Board approved the multi-year facilities master plan, which projected an approximately 18% reduction in the College's overall footprint and a $24.1 million reduction in maintenance costs over ten years once completed; this also formed a significant part of the College's business case in requesting new state dollars for a new Allied Health building. The Board identified the Allstate Center and Health Education Center (HEC) projects as priorities. Since implementation began, the College has reduced its overall footprint by approximately 171,000 square feet, with a planned total reduction of 282,000 square feet by the end of the calendar year upon the sale of the Allstate Center; proceeds will help support funding of the future Allied Health building at the Clearwater campus. Completed divestitures include the District Office, the Coliseum parking lot, the Health Education Center South Annex, the SP/Gibbs Wellness Center, and the Veterinary Technology Center. The sale of the HEC main property is on hold, as it remains tied to the future development of a new Allied Health building at the Clearwater campus, with funding pending the outcome of this year's state appropriation; the College submitted the request both through the Capital Improvement Plan (CIP) process and a legislative budget request. The project supports modernization of space for the nursing and respiratory therapy programs while reducing long-term operating liabilities, as the current facility is over 50 years old. The College is also exploring future opportunities for the sale of the Bay Pines STEM Center property.

Mr. Colby presented the master plan capital project status. Early in implementation, the College transitioned away from a separate veterinary technology building and relocated that program to the Seminole campus. The next stage of the master plan is organized into two primary focus areas: Allstate and HEC. The current focus has been on vacating, repositioning, and reinvesting around Allstate. The central project in this phase is a new building for the Law Enforcement and Corrections programs on the remaining Allstate parcels, which allows the College to keep the core public safety and corrections training programs together near essential training assets such as the firing range; in response to Trustee Marolf's question, Mr. Colby confirmed this is a long-term arrangement. Other programs impacted by the Allstate transition include the Emergency Medical Services programs (paramedic and emergency medical technician), moving from Allstate and HEC to the St. Petersburg/Gibbs campus; the Lineworker program, moving from Allstate to St. Petersburg/Gibbs; and the Testing Center, transitioning from Allstate to the EpiCenter. Separately, the College is developing a STEM Workforce Center at the Midtown campus to help prepare students for the advanced manufacturing workforce, and plans to bring a night and weekend nursing program to Midtown by developing new instructional space in the Jamerson building.

After completing the Allstate-related projects, the next major focus will be the relocation of programs currently housed at HEC. This phase requires careful sequencing because it involves constructing a new building, demolishing a building on the Clearwater campus, and relocating multiple academic programs in a manner that protects continuity of instruction, student support, accreditation requirements, and operational stability. The critical project in this phase is the new building on the Clearwater campus dedicated to nursing and respiratory therapy, which will require significant time to design, fund, construct, and occupy; only after that building is complete and operational will the HEC campus be positioned for disposition. Additional HEC programs to be relocated include physical therapy, dental, surgical technology, and radiology, planned for the Seminole campus, and funeral services, planned for the Tarpon Springs campus. Mr. Colby reviewed the capital projects schedule: all Allstate-related projects are underway, with the new Law Enforcement and Corrections building expected to be completed in August and the Lineworker program complete and moved to Gibbs shortly after in September. EMS and the Testing Center will move into temporary locations for the fall term, with intent to occupy permanent spaces by January 2027. Construction of the STEM Workforce Center at Midtown is expected to be complete by the end of October, although additional time may be needed for equipment installation and final operational readiness. Design work for the Midtown nursing instructional spaces is expected to begin in January 2027. The proposed new building at Clearwater is dependent on state funding; if funding is provided in the upcoming budget year, design would begin in January 2027, and if additional state construction funding is approved, project completion is anticipated around February 2031. In the meantime, the College is performing due diligence through pre-planning related to site location, program requirements, and project sequencing. Design for the dental, physical therapy, and surgical technology relocations is anticipated to begin in July 2027, with funeral services design beginning in July 2028 — sequencing intended to manage workload and allow these projects to be completed before or near the completion of the new Clearwater building.

Next steps include: continuing the financial analysis of lease agreements; evaluating termination clauses and renewal provisions while managing risk; standardizing lease request language where appropriate; advancing due diligence related to the Bay Pines property disposition; monitoring state funding opportunities for the new Allied Health building; and continuing implementation of priority capital projects across the College.

Mr. Colby provided additional context on the Bay Pines STEM Center, located in Seminole. The facility is approximately 12,569 square feet (built in 2017), including specialized marine science instructional lab space, offices, and a conference area, on an irregular 55.3-acre site (7.46 acres uplands); a unique characteristic of the property is that the College also owns the submerged land around the building, referred to as Hurricane Hole. The utilization assessment conducted during the master plan review showed approximately 7% utilization, with operating expenses of approximately $100,000 per year and a cost per scheduled class hour of nearly $9,000, compared to the institutional average of less than $3,000. The property was originally deeded to the College by the U.S. Government via quitclaim deed, and the building construction was funded 80% through Public Education Capital Outlay (PECO) appropriations; the property is also subject to an easement appurtenant benefiting the adjacent public school. As the College continues its due diligence and develops a formal disposition plan, the required actions will be brought to the Board, including a request to determine the property is unnecessary for educational purposes, approval of any site plan survey updates to the capital improvement plan if needed, and, at the appropriate time, approval of a resolution to close.

During the presentation, Trustee Marolf asked whether any necessary programs are being dropped with the adjustments to the real estate portfolio. Dr. Williams explained that the state master plan identifies which programs meet state salary standards, that SPC students have had the highest salaries among the 28 Florida colleges for the last seven or eight years, and that the provosts and deans have been involved in determining where programs are best suited. She shared that under the new Workforce Pell provisions, the College reviewed all programs that graduated fewer than ten students in the last three years, identifying approximately six programs being evaluated for improvement or teach-out — a quality review independent of the master plan. Ms. Hunt added that the master plan process begins with the academic plan, which drives the physical footprint, and includes many charrettes with internal and external stakeholders to discuss impacts; the plan is approved by the Board and submitted to the state, and each June the Board approves the capital improvement plan, including any edits, for submission to the state. Trustee Marolf asked whether the relocations will require new buildings; Mr. Colby responded that staff are currently evaluating whether new space is needed or whether existing space can be renovated.

In response to the first discussion question, regarding how the College's current approach to managing its physical footprint and real estate aligns with the Board's approved expectations, Trustee Kidwell shared that the College has made a lot of progress since the overall downsizing strategy has been at the forefront. Trustee Cole stated that the Board's goal and stated goal — having students on campus with in-person instruction, which yields the highest success rates — is the driving force for getting programs onto the main core campuses. Trustee Kidwell added that the effort is about building culture and fiscal responsibility, bringing more people together by downsizing. Trustee Marolf emphasized being fiscally responsible and driving culture. Ms. Hunt noted the success of the Veterinary Technology program's move to the Seminole campus, with faculty sharing that being on campus has been a positive change. Dr. Williams added that the College is decreasing its footprint while increasing synergy on the campuses — parking lots are full, students are growing, and success rates are moving — and noted that she had spoken with Dr. Hernandez-Agosto regarding his plans for online instruction improvements and support, which the College will review going forward.

Trustee Cole inquired about Bay Pines and the opportunity to offer the College's resources in partnership with USF; Dr. Williams noted that the College has offered its science labs at Downtown and Midtown to USF and is waiting to hear back, and that in her discussions over the last nine years USF has not appeared interested in leaving its downtown hub. Trustee Cole also asked that the Board not lose track of the College-owned parking lot across from the Palladium, noting that the Palladium renovations may trigger consideration of it; she envisioned the lot as an opportunity for a public-private partnership for workforce housing or a public parking garage, characterizing it as opportunistic rather than an intentional disposition. Chair Butts encouraged considering it with a thoughtful approach, supported exploring every opportunity to maximize the value of the Bay Pines property, stated that the USF partnership should be the priority, and asked for continued updates on these items. Dr. Williams asked the Board to help prioritize, noting that the team is stretched thin and that state timelines and requirements make clear priorities critical; she asked the Board for the opportunity to look at the options for Bay Pines, which represents a large cost to the College at 7% utilization. Ms. Hunt explained that staff are completing background research and due diligence — including title searches and document review, along with a risk and political check — before bringing the Board a request to determine the property unnecessary for educational purposes and to begin the disposition process, anticipated to come back to the Board in June or August. Chair Butts stated that based on the data presented and the conversations had over the last few months, it is clear the space is not meeting the College's needs, and asked whether the property fronts deep water; staff were unsure of the water depth. Trustee Marolf stated that keeping fiscal responsibility and building culture as the main priorities moves Bay Pines up the priority list, ahead of the parking lot.

Trustee Cole noted that the general community has an idea that something is happening and encouraged marketing around the relocation of the programs to the community, economic development organizations, elected officials, and students; while the loss of programs at HEC will be significant for the City of Pinellas Park, the addition of those programs at the other campuses will be seen as hugely beneficial to those communities. Trustee Cole also requested, building on the independent review of the College's leases, that General Counsel review the active leases against the master plan and provide the Board a full picture — the terms of each lease and which leases the College might recommend divesting, set aside from political considerations regarding the tenants and recognizing that any termination carries risk, including potential litigation — along with recommendations for next steps in a perfect world. Ms. Conza indicated that she is working with Ms. Hunt on this review. Chair Butts thanked the team for its continued work and effort, noting that the College inherited a large footprint across the county and that he wants to make sure the team is recognized, as it will be exciting to see what St. Petersburg College looks like over the next 10 to 15 years. Mr. Colby thanked the project coordinators, who are managing the master plan alongside the deferred maintenance program, the Downtown Collegiate High School, and the Palladium projects, as well as the IT staff, the design and in-house construction teams, and the deans, provosts, and program directors who participated in the charrettes and program scoping — a massive team effort throughout the College. Dr. Williams thanked the team as well and acknowledged the $52 million deferred maintenance appropriation secured with the support of former Speaker Chris Sprowls, noting the College is on a clock to have those funds spent.

Under Item IV, **Annual Financial Health & Proposed FY26/27 Budget**

Mr. Mike Meigs, Associate Vice President, Accounting, Business and Financial Services, presented the annual report on the financial health of the College, reporting very strong fiscal year 2025 results as of June 30, 2025.

Mr. Meigs reported that Total Net Position decreased by $15.3 million, primarily due to changes in the pension liability offset by a decrease in the OPEB (other post-employment benefits) liability, as computed by the state actuaries, noting that these actuarial computations can swing significantly from year to year. Net Capital Assets decreased by $11.6 million, attributable to depreciation expense of $12.4 million offset by additions. Overall debt decreased by $1.6 million, or 20.1%, to $6.3 million, continuing the College's commitment to reducing debt, with all bond debt projected to be completely paid off within four years (by 2030), assuming no additional bond debt is issued.

Mr. Meigs reviewed key performance indicators against higher education industry benchmarks. The primary reserve ratio, which demonstrates financial strength and flexibility by indicating how long the institution could function using its expendable reserves, came in at 56.6% for FY 2025, exceeding the benchmark of greater than 40% (which indicates the ability to cover approximately five months of average expenses); the ratio was 64.9% last year and 33.8% six years ago. It was noted that the College now maintains over 150 days of operating cash, and Dr. Williams congratulated the team on this achievement. The current ratio, measuring liquidity, came in at 7.41 — meaning for every dollar of liability there is $7.41 to pay for it — well above the higher education target of at least 2.0, with healthy institutions around 4.0, affirming the strength of the College's balance sheet. The debt ratio, measuring leverage as the ratio of total debt to total assets, came in at 1.5%, compared to 1.8% last year and 7.7% eight years ago, well below the typical range of 25–40%. The capitalization ratio came in at 60.2%, slightly below last year, against a higher education target of below 50%; with the master plan and the College's focus on optimizing its real estate footprint, staff are confident this ratio will fall within the benchmark over the next two to three years. The College's third-party consultant, Baker Tilly, assessed that SPC's metrics reflect healthy reserves, strong liquidity, and the ability to meet all near-term obligations, and that overall SPC is well positioned with healthy capitalization and limited reliance on debt.

Regarding cash position, operating cash and cash equivalents at June 30, 2025 totaled $63.9 million, comprised of $33.8 million in the Florida PRIME investment pool administered by the State Board of Administration, $21.2 million in the State Treasury Special Purpose Investment Account, $3.7 million in certificates of deposit, and $5.2 million in cash to support operations. Total cash, cash equivalents, and investments for all funds totaled $117.8 million, compared to $115.6 million last year — an increase of 1.4% from FY24 and approximately 359% since FY16 — positioning the College very well from a cash flow perspective. Fund balances for other key funds were also shared: the Capital Outlay fund balance of $55 million, primarily comprised of deferred maintenance ($20.6 million), student capital improvement fees ($6.9 million), master plan transfers in ($6.1 million), license tag fees ($2.1 million), EpiCenter District Office sale proceeds ($7.4 million), Wellness Center, HEC Annex, and Coliseum lot sale proceeds ($6.8 million), Pinellas County funds for the Fire Training Center ($1.2 million), and various PECO projects ($2.2 million); the Student Activities fund balance of $2.3 million, compared to $3 million last year; and the Auxiliary fund balance of $7.9 million, compared to $2.9 million five years ago. Ms. Hunt explained the statutory reserve requirements: institutions with 15,000 or more FTE are required to maintain reserves of at least 7% (at least 5% for institutions under 15,000 FTE); institutions falling below the requirement must submit a plan for how they will improve, and institutions above the 7% threshold maintain a spending plan for the excess.

Dr. Hector Lora, Associate Vice President, Budgeting, presented the budget overview and the process for the proposed FY 2026-27 budget, noting that the budget is contingent upon Governor approval and that the presentation was intended for Board workshop discussion. He walked the Board through the budget planning timeline: data gathering and budget input begin in January; budget highlights are presented in May and June, including the budget workshop; Board approval is sought in June; and the final budget is submitted to the State of Florida by the end of June so that the disbursement of funds becomes effective July 15. He reviewed the budget structure, including the operating budget and the capital outlay budget — the two primary budgets brought to the Board for approval — along with proposed FY 2026-27 revenue and college-wide expenses. In response to trustee questions, staff explained the distinction between capital expenses within the operating budget and the capital outlay budget, and Trustee Marolf confirmed her understanding that student-paid fees included in tuition (such as activity and technology fees) are pooled into one bucket in accordance with statute rather than tracked to the individual student, and that this is separate from and independent of the Foundation's scholarships.

Trustee Marolf asked whether the College receives PECO funding every year; Dr. Lora responded that the College has not received it every year. Ms. Hunt discussed the Sum of Digits funding through which the College historically received approximately $2–3 million each year for deferred maintenance, which paused for several years before the state received federal dollars resulting in the $52 million deferred maintenance appropriation the College has been spending. Ms. Gonzalez shared that Sum of Digits funding is back in play this year, and that the PECO process has changed to require a legislative act; the College submitted the request for the new Allied Health building — an $83 million project — directly through PECO with a legislative ask, with answers expected by the end of the week. Dr. Lora also reviewed appropriations for mental health and law enforcement, which are recognized as revenue with offsetting expenses over time, noting the same process applies to the funds received from the City of St. Petersburg for St. Pete Edge, including $775,000 and $4.3 million for the ERP project. Trustee Marolf asked whether auxiliary fund transfers require Board approval; Ms. Hunt and Dr. Lora confirmed that they do. Dr. Lora also reviewed the capital outlay budget, with total funding available of approximately $92.7 million, including the capital improvement fund collected from students of approximately $50 million, approximately $8.9 million for college-wide infrastructure and renovation (including infrastructure, network, and IT projects), and approximately $10 million identified to help support the investment in the new Allied Health building, subject to legislative approval.

As part of the budget presentation, each Vice President presented one slide on the key budget impacts for their division. Ms. Hunt, for Finance and Business Operations, noted that approximately 73% of the College's budget is personnel and addressed looking at ways to be more efficient and automated, driving operational efficiency across core administrative functions, prioritizing safety and security enhancements across campuses, strengthening talent development, professional development, recruitment, and workforce analytics, advancing sustainability initiatives and long-term stability and resource planning, and continuing implementation of the facilities master plan and capital priorities. Dr. Emmanuel Hernandez-Agosto, Interim Vice President, Academic Affairs, addressed delivering excellence in teaching, rolling out Dropout Detective to increase retention, continuing technology implementation to increase retention and completion, leveraging technology to achieve efficiencies across departments, a focus on CTE programs and leveraging articulation agreements, leveraging non-credit programs to invigorate the market, increasing academic offerings through new credit and non-credit programs, and strengthening a collaborative academic culture, including bringing students and staff in to learn more about utilizing these tools. Ms. Mia Conza, Vice President, General Counsel and Compliance, addressed risk management and legal impacts, including the property and casualty/optional insurance renewal premium (with the FY26-27 renewal down 8% from the prior fiscal year), external legal costs related to the uncertainty of legal claims, labor relations, and the facilities master plan, insurance deductibles and workers' compensation claims, and technology investments including a document management system and a Board of Trustees rules and procedures system. Mr. Jesse Turtle, Vice President, Institutional Advancement, addressed the Foundation's focus on new endowments to provide sustainability and predictable funding, identifying new grant opportunities outside of federal and state grants, and marketing and communications strategies, including a segmented marketing approach to increase requests for information and keying in on the College's 100th anniversary as a branding strategy. Mr. Patrick Rinard, Vice President, Information Technology, addressed leveraging AI to drive operational efficiency, strengthening decision-making through strategic data insights and analytics, advancing a strong and resilient information security posture, modernizing core platforms to reduce technical debt and friction, and delivering reliable, modern technology to support teaching and operations. Dr. Mark Strickland, for the Student Success slide, addressed leveraging technology to transform advising and student support — including the partnership with Druid.AI, an agentic AI platform launching July 1 that has significantly reduced reliance on the third-party call center (a projected 68% reduction) — integrating predictive analytics into advising, the restructuring of the Student Support Resources and Programs Department with career ladders, the creation of a mentor program and college-wide mentoring, expanding Titans Cares to all main campuses, and strengthening student financial wellness and reducing loan dependency by incorporating financial wellness into orientation and embedding financial literacy into key math courses. Dr. Williams thanked Ms. Kellie Ziemak for all of her work and for the Chancellor's visit last month.

In response to the first discussion question, regarding the alignment of resources to the College's strategic priorities, Trustee Marolf stated she is very impressed with what she is seeing. In response to the second discussion question, regarding responsible stewardship as the College approaches its next century, Trustee Cole noted that the state puts a lot of constraints on the College's reserves and commended the team on what it has accomplished; she asked whether the College is approaching this the right way, whether there are other ways to position the institution — for example, through the Foundation — and how the College can truly position itself for the future in light of statutory restrictions. Ms. Hunt responded that she and her team are constantly evaluating these questions, which is the reason Baker Tilly was brought in to provide an external look at how the College is doing; Phase 1 focused on identifying any red flags, and Phase 2 will focus on ideas for the future.

V. ADJOURNMENT

Having no further business to come before the Board, Vice Chair Cole adjourned the meeting at 11:44am

Tonjua Williams, Ph.D.	**Jason Butts**
Secretary, Board of Trustees	**Chairman, Board of Trustees**
St. Petersburg College	St. Petersburg College
FLORIDA	FLORIDA

St. Petersburg College

SPC

Board of Trustees Workshop

May 19, 2026

Board Workshop Agenda

St. Petersburg College
SPC

Opening Remarks
Welcome and overview of workshop objectives

9:00 - 9:10 AM

1. Public Safety Enhancements
Sworn Officer Implementation Proposal

Presenter: Andrew MacPherson

10 min + 15 min discussion

2. Master Plan & Real Estate Update
Physical footprint and asset management

Presenters: Adam Colby & Janette Hunt

20 min + 15 min discussion

3. Financial Health & Proposed FY26/27 Budget
Budget review and fiscal sustainability

Presenters: Mike Meigs & Hector Lora

60 min + 20 min discussion

Closing Remarks
Summary and next steps

11:40 - 12:00 PM

Public Safety Group
Pat Rinard, Melissa Gonzalez, Tracy Smith, Rod Davis, Susan Demers, Ralph Sibbio

Real Estate Group
Jesse Turtle, Mia Conza, Deanna Stentiford, Keron Jean-Baptiste, Charm Callahan

$ Fiscal Group
Mark Strickland, Emmanual Hernandez-Agosto, Lisa Borowski, Joseph Smiley, Brian Lucas

Meeting Format & Structure

Discussion-driven workshop with focused presentations and facilitated Board discussion

St. Petersburg College
SPC

Workshop Format

Short framing presentations followed by facilitated Board discussion. Each discussion. Each topic includes a focused presentation to set context, then context, then guided discussion using three consistent questions.

1 Presentation → 2 Discussion → 3 Report Out

Discussion Themes

3 Themes

Strategic Priorities & Initiatives

1

Alignment with College's strategic direction, core principles, and expectations for implementation

Institutional Risks & Stewardship

2

Risk assessment, community impact, employee & student perceptions, coordination considerations

Long-term Sustainability

3

Financial sustainability, multi-year planning, reserves, and future flexibility

All topics will address these three governance themes

Public Safety Enhancements

St. Petersburg College
SPC

Public Safety Enhancements

Presenter

Andrew MacPherson

AVP, Public Safety

Duration

25 minutes

10 min presentation + 15 min discussion

Discussion Group Members

Pat Rinard
Melissa Gonzalez
Tracy Smith
Rod Davis
Susan Demers
Ralph Sibbio

Topic Focus

Strategic Alignment & Risk

Discussion Type

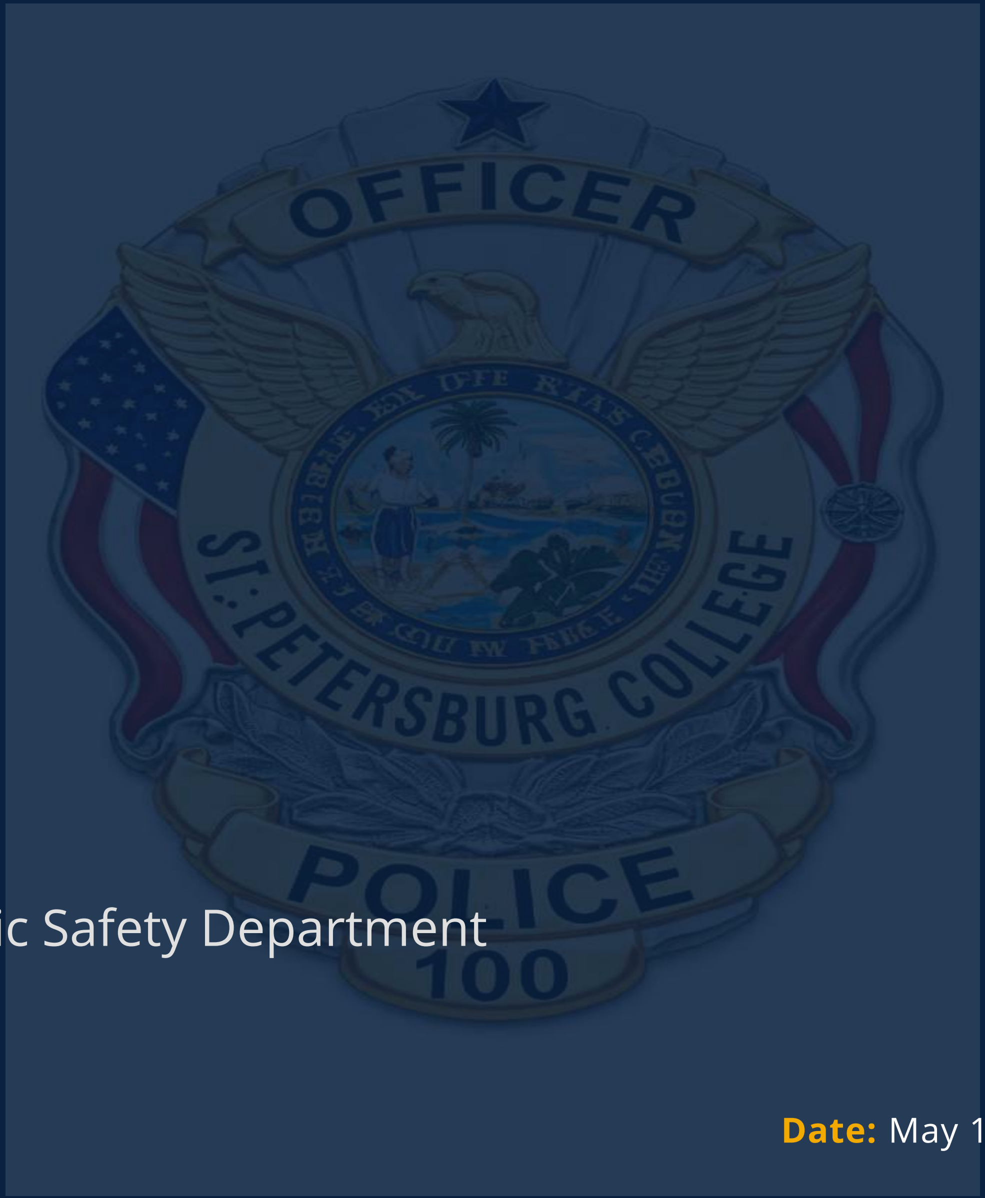
Board Discussion

Expected Outcome

Directional Guidance

St. Petersburg College
Public Safety

Establishing a sworn department within the Public Safety Department



Presented to: St. Petersburg College Board of Trustees
Prepared by: Andrew MacPherson, AVP Public Safety

Date: May 19, 2026

Tracy Smith

Director of Public Safety Operations

Future Deputy Chief of Police

Prior Experience: Polk County Sheriff's Office (PCSO) Patrol & Command, Multi-Agency Incident Commander, Liaison for Polk County Schools

Operational Leadership: Proven track record coordinating high-risk incidents (SWAT, detectives) and managing operations across seven distinct agencies

Emergency Management: Extensive hands-on EM leadership and coordination during major hurricanes impacting Polk County

Training & Certifications: ICS/NIMS certified; Head Trainer for Threat Management (Polk County Schools); Police Academy Instructor

Community Engagement: Focuses on visibility, approachability, and open dialogue to build trust and partnerships with students and staff

Focus Areas at SPC: Campus safety, staff training, policy documentation, and threat assessment

Why a Sworn Police Department at SPC

Mission Alignment: Provide a safe, learning-centered environment.

Investigating Threats (HB 757): Full authority and capacity to investigate potential threats, directly aligning with and supporting the mandates of Florida House Bill 757.

Officers as Student Resources: Positioning sworn officers not just as enforcers, but as dedicated, approachable resources who actively support student success.

Community Trust Building: Employing a proactive community policing model designed to build lasting, positive relationships between police and diverse campus communities.

Campus Safety Training: Officers will be highly involved in educating and training the campus community on critical safety protocols, including active shooter response.

Compliance & Assessment: Enhanced Clery Act reporting accuracy and robust threat-assessment integration tailored to higher education.

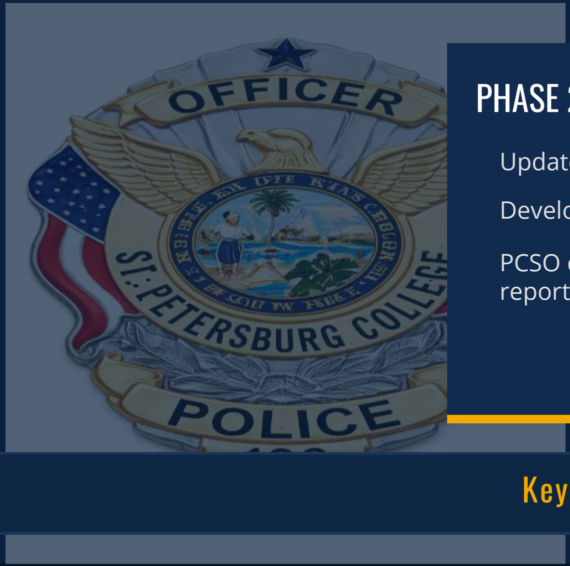
Risk Control & Mitigation: Significant liability mitigation through direct supervision, specialized policies, and trauma-informed response capabilities.

FSCJ
Florida State College at Jacksonville

Implementation Timeline — Target EST. 2026

PHASE 1 (May–Jun)

- Board authorization
- Engage FDLE for authorization
- Obtain FBI ORI number

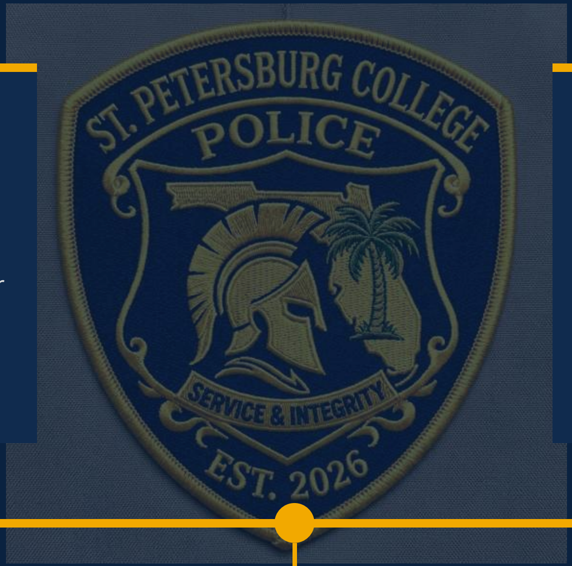


PHASE 2 (May–Jul)

- Update Board procedures
- Develop internal SOPs
- PCSO contracts for dispatch & reporting

PHASE 3 (Jul–Sep)

- Acquire systems (RMS/CAD, radios)
- Procure fleet, uniforms & gear
- Ensure facility readiness



PHASE 4 (Aug–Sep)

- Background process for leadership
- Appoint Chief & Deputy Chief
- September BOT meeting finalization

PHASE 5 (Sep Onward)

- Campus communication plan
- Community engagement activities
- Department integration

Key Milestones: Board Auth • ORI/FDLE • SOPs & Contracts • Procurement • Appointments

Budget Considerations

FY2027 Budget (Initial Phase)

Personnel: 2 officers (staff already currently employed, no new FTE impact except for FRS Benefits for one)

Equipment: ~$21,000 budgeted for initial uniforms, duty gear, and essential technology

Vehicles & Associated Costs: ~$80,000 for patrol fleet acquisition, graphics, and upfitting

Focus: Laying the foundational operational infrastructure and establishing core policies

FY2028 Budget (Expansion Phase)

Personnel: 5 officers (partially funded through reallocation of currently unfilled contract security positions)

Equipment: ~$60,000 for expanded uniforms, technology, BWC integration, and gear

Vehicles: Costs TBD based on ongoing fleet evaluation and operational demand

Focus: Scaling operations to meet full campus coverage and community policing goals

Strategic Funding & Cost Mitigation

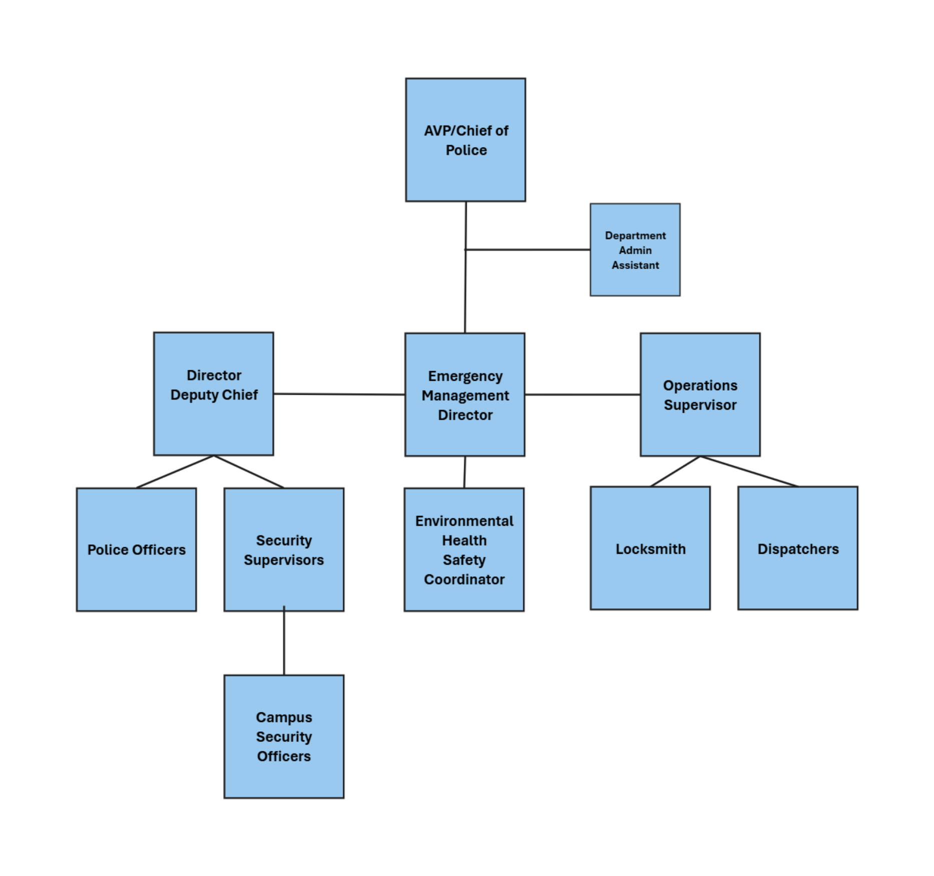
Reallocation: Actively shifting funds from unfilled security roles to cover partial FTEs for sworn personnel

Partnerships: Establishing MOUs for cost-sharing and shared operational services

Sworn Police Department at SPC

Mission Alignment: Reinforce institutional readiness and compliance with evolving safety mandates

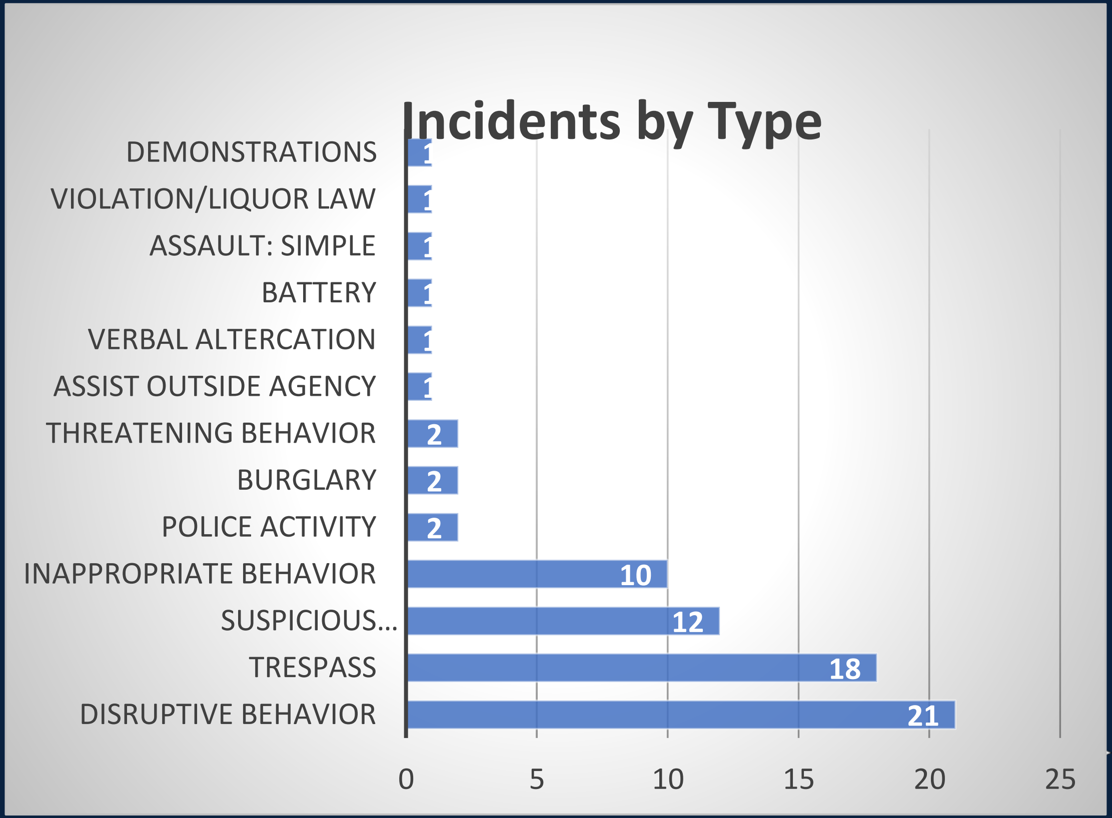
- Hybrid Model: includes Sworn, Armed Security, Unarmed Security, and Guardians
- Officers assigned to Gibbs, Downtown/Midtown, Clearwater, Seminole, and 5th officer serving as Outreach (possible Therapy K-9 handler)



Critical Incidents August – May at SPC

Mission Alignment: Improve safety through data-informed response strategies

- Incident trends show increasing need for rapid on-site response
- Majority of incidents involve intervention, de-escalation, and behavioral concerns
- Sworn officers provide enhanced investigative and threat assessment capabilities
- Data supports strategic deployment across high-activity campuses.



St. Petersburg College SPC

Public Safety

Presenter: Andrew MacPherson

Group: Pat Rinard, Melissa Gonzalez, Tracy Smith, Rod Davis, Susan Demers, Ralph Sibbio

1. How does this proposal align with the College's strategic direction, and are there additional core principles or expectations the Board would want reflected as we move forward?

   Strategic Alignment

2. What institutional risks should we be most attentive to as we implement this model, including community impact, employee & student perceptions, and coordination with local law enforcement partners?

   Institutional Risk

3. What guidance would you offer regarding long-term sustainability?

   Long-term Sustainability

Master Plan & Real Estate Update

Presenters

Janette Hunt & Adam Colby

VP, Finance & Business Operations &
AVP, Facilities Planning & Institutional Services

Duration

35 minutes

20 min presentation + 15 min discussion

Discussion Group Members

- Jesse Turtle
- Mia Conza
- Deanna Stentiford
- Keron Jean-Baptiste
- Charm Callahan

Topic Focus

Asset Stewardship & Planning

Discussion Type

Board Discussion

Expected Outcome

Strategic Direction

St. Petersburg College

SPC

Master Plan & Real Estate

Board of Trustees Workshop

Date

May 19, 2026

Janette Hunt, VP Finance & Business Operations | **Adam Colby**, AVP Facilities Planning & Institutional Services

3 Years Into Board Approved Multi-Year Master Plan

Campus Locations & Map

Overview of all 16 properties across the county

Tarpon Springs Campus 600 E. Klosterman Rd., Tarpon Springs, FL 34689	Seminole Campus 9200 113th St. N, Seminole, FL 33772	SPC Midtown Center Douglas L. Jamerson, Jr. Midtown Center & Gymnasium 1300 22nd St. S., St. Petersburg, FL 33712
Clearwater Campus 2465 Drew St., Clearwater, FL 33765	Health Education Center 7200 66th St. N, Pinellas Park, FL 33781	SPC Midtown Center Cecil B. Keene, Sr. Student Achievement Center 1048 22nd St. S, St. Petersburg, FL 33712
EpiCenter 13805 58th St. N, Clearwater, FL 33760	Health Education Center Annex 6698 68th Ave North, Pinellas Park, FL 33781	Allstate Center 3200 34th St. S, St. Petersburg, FL 33711
Epi Services 14025 58th St. N Clearwater, FL 33760	St. Petersburg/Gibbs Campus 6605 Fifth Ave. N , St. Petersburg, FL 33710	Bay Pines STEM Center 4723 Bay Pines Terrace, St. Petersburg, FL 33708
SPC Downtown Center 244 Second Ave. N, St. Petersburg, FL 33701	St. Petersburg/Gibbs Wellness Center 7045 Burlington Ave N, St. Petersburg, FL 33710	Veterinary Technology Center 12376 Ulmerton Rd., Largo, FL 33774

Campus Locations

Total Space
2.6M sq ft

Property
406 acres

Portfolio
16 pieces of property

St. Petersburg College
SPC

Leased Space Conditions

Current leased space status and metrics

St. Petersburg College SPC

Leased Space Overview

Key metrics and conditions for leased space management

~200K

Leased Square Footage

Leased square footage of the college campus

Active

7-9%

Leased Space

Approximately 7-9% of total space is leased

Within Range

$7.88/sq ft

State Mandated Operating Fee

State mandated standard operating fee rate

Current

St. Petersburg College SPC

Long Term Lease Agreements

Comprehensive lease portfolio overview

St. Petersburg College SPC

Lease Agreement Details

6 active lease agreements across multiple SPC sites

SPC Site	Lessee	Years	Yrs Remaining
EpiCenter	Juvenile Welfare Board	99	80
EpiCenter	Pinellas County Economic Development*	N/A	N/A
EpiCenter	Guardian Ad Litem*	N/A	N/A
Seminole	University of Florida Dental	40	19
Downtown	American Stage	40	21
Downtown	Florida Orchestra	40	21

Long-term Lessees: **6** Avg. Lease Term: **45 years** Active Sites: **4**

CUSHMAN & WAKEFIELD

Curriculum + Developmental Outcomes

SPC should emphasize **specific programs** that **prepare students** with the knowledge and skills **needed in local and national industries**

SPC should continue its focus on **student development** through active academic support systems, which are delivered in a **formalized in-person or online learning environment**

Target Market + Accessibility

Continue to offer a local **market-responsive curriculum** with **online and in-person opportunities** to capitalize on current market conditions

Integration of campus systems should be seen as an opportunity to **better serve student and community needs** while also **maximizing efficiencies and reducing long-term operating costs**.

Operation Paradigm + Financial Performance

SPC will **leverage financial capacities of current assets and potential third-party partners**, while limiting exposure to additional liabilities, to **optimize its real estate portfolio and generate additional revenues** while remaining true to its mission and purpose

Facilities should be **designed, built, configured, staffed, and operated** to **optimize financial performance and programming** that create a **common student experience** on each campus.

Along the way, the C&W team met with 65+ SPC stakeholders including Provosts and Deans

CUSHMAN & WAKEFIELD

Underutilized/Surplus Properties

	BUILDING/SITE	COMMENTS
Tier One	**St. Pete Gibbs Wellness Center**	Building in need of capital repairs, no longer supports SPC programs/functions
Tier One	**Coliseum Parking Lot**	Vacant land next to SPC Epi Center. No plans to be developed by SPC.
Tier One	**Health Education Center (Annex)**	Building in need of capital repairs, no longer supports SPC programs/functions
Tier One	**Bay Pines**	Bay Pines only has 3 classrooms and labs which are only utilized at 7% of capacity. This building is lightly utilized and therefore represents unnecessary cost to SPC
Tier One	**Vet Tech**	Vet Tech has 3 classrooms/labs that are utilized at 36% capacity, above the portfolio average of 28%. However, SPC is considering the program to be outside its core mission.
Strategic Projects	**EpiCenter** (excluding Services building)	This building is in good condition and the interiors are fit out well. The classrooms are not well utilized and the space in general is inefficient. SPC also leases space to Pinellas County at rates that only cover building operating costs.
Strategic Projects	**EpiCenter JWB Building**	JWB pays SPC a state legislature set rate of $7.05 per year for a 99 year ground lease. SPC is responsible for maintenance.
Strategic Projects	**All State Center**	Main buildings in need of capital repairs. Some programs appear to be non-core for SPC's mission. Land represents significant market value.
Strategic Projects	**Health Education Center (HEC)**	HEC Building is in need of capital repairs and is functionally obsolete for some HEC needs. A 2018 Castaldi report estimates renovation costs of $21.9M Land and buildings represent significant market value.

Facilities Master Plan: multi-year strategy to align physical space to college plan, it provides framework for growth and capital improvements

In addition, the SPC Master Plan Addresses:

- Improve 28% space utilization
- Reduce oversubscription in physical footprint assets
- Enhance academic synergy
- Generate diverse funding for future capital projects that align with mission critical initiatives
- Reduce facilities maintenance costs in alignment with usage

Key Strategic Points per BOT:

- College should not be landlords
- Partnerships should be beneficial to both parties
- Board approved facilities plan in 2022
- Allstate and HEC projects are priority

Decision Criteria:

- Student Experience
- Campus Character & Atmosphere
- Community Interface
- Sustainability & Asset Stewardship
- Employee Experience

St. Petersburg College
SPC

Real Estate Update

St. Petersburg College
SPC

Real Estate Portfolio Status

**Decisions made to improve utilization of state resources and enhance program/operation synergy*

Divested — Completed

District Office
6021 142nd Ave N
Largo, FL 33760

Coliseum Parking Lot
13707 58th Street N
Largo, FL 33760

Health Education Center South Annex
6698 68th Avenue N
Pinellas Park, FL 33781

SP/Gibbs Wellness Center
7045 Burlington Avenue N
St. Petersburg, FL 32177

Veterinary Technology Center
12376 Ulmerton Road
Largo, FL 33774

Under Contract — In Progress

Allstate Center (Parcel 1 & 4)
3200 34th Street S
St. Petersburg, FL 33711

On Market — Pending

Health Education Center Main
7200 66th Street N
Pinellas Park, FL 33781

Explore — Planning

Bay Pines STEM Center
4723 Bay Pines Terrace
St. Petersburg, FL 33708

Allstate Focus

Strategic campus development and program relocation

St. Petersburg College

Allstate Campus Development

Multi-phase development plan for improved facility utilization

Complete Done

- Vet Tech moving to Seminole — Completed

In Progress Active

- New building for Law Enforcement and Corrections at Allstate — 75% complete
- EMT/EMS/Paramedic moving from Allstate Center and HEC to St. Pete/Gibbs — 60% complete
- Testing Center moving from Allstate Center to EpiTech — 45% complete
- Industry 4.0 at the Midtown Center — 30% complete

Future Plans Planned

- Night and Weekend Nursing from HEC to Midtown — Jan 2027

HEC Campus Development

Strategic relocation of healthcare programs to optimize facility utilization

In Progress

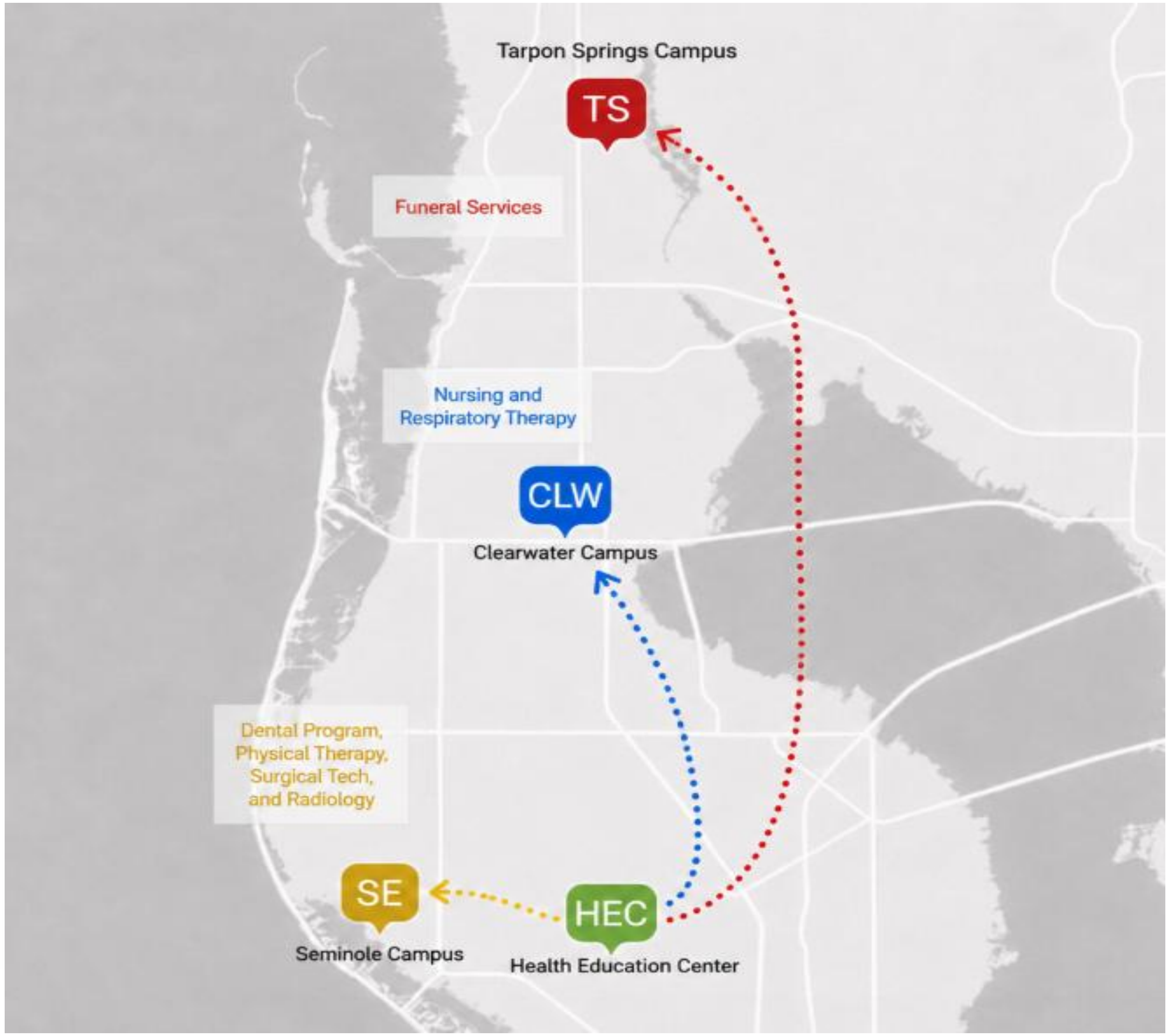
Active

- Funding request for new Nursing and Respiratory Therapy building at Clearwater

Future Plans

Planned

- Nursing and Respiratory Therapy to Clearwater — Jan 2027
- Dental program, Physical Therapy, Surgical Tech, and Radiology to Seminole Campus — Jul 2027
- Funeral Services to Tarpon Springs Campus — Jul 2028



Master Plan Capital Projects Timeline

Comprehensive implementation schedule for Allstate Focus and HEC Focus

St. Petersburg College
SPC

Capital Projects Schedule

Project	Campus/Center	Start	End	Status
Allstate Focus				
Vet Tech	Seminole	February 2024	August 2024	Complete
New Building for Law Enforcement and Corrections	Allstate	January 2025	August 2026	In Progress
Manufacturing Lab	Midtown	January 2025	October 2026	In Progress
Lineworker	SP/Gibbs	March 2025	September 2026	In Progress
EMT/Paramedic/EMS	SP/Gibbs	May 2025	January 2027	In Progress
Testing Center	EpiCenter	May 2025	January 2027	In Progress
Nursing *(Midtown Focus)*	Midtown	January 2027	January 2028	Future
HEC Focus				
New Building for Allied Health	Clearwater	January 2027	February 2031	Future
Dental Program	Seminole	July 2027	January 2029	Future
Physical Therapy	Seminole	July 2027	January 2029	Future
Surgical Tech	Seminole	July 2027	January 2029	Future
Funeral Services	Tarpon Springs	July 2028	February 2031	Future

3 Years Into Board Approved Multi-Year Master Plan

St. Petersburg College
SPC

Next Steps

1. **Fiscal Analysis**
   Review financial implications of current lease agreements

2. **Termination Clauses Review & Options**
   Examine termination clauses and available options for each lease

3. **Standard Lease Request Language**
   Develop standardized language for future lease agreements

4. **Bay Pines Due Diligence & Disposition Plan**
   Complete due diligence and create disposition strategy

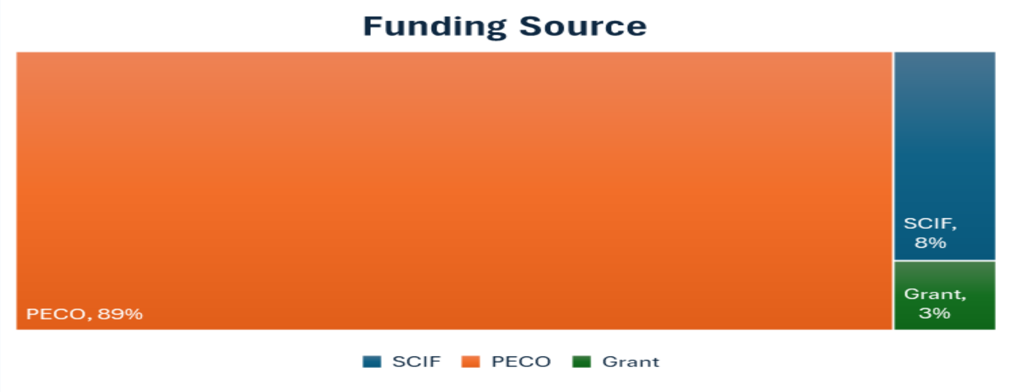
5. **Funding Request Monitoring**
   Monitor funding request for New Allied Health building at Clearwater campus

6. **Master Plan Execution**
   Continue completion of master plan related projects

Bay Pines STEM Center

Property Profile, Utilization Metrics & Disposition Analysis

St. Petersburg College
SPC



Property Specifications

Address: 4723 Bay Pines Terrace, Seminole
Site Size: Irregular – 55.3 acres (7.46 acres uplands)
Zoning: (P/SP) Public/Semi-Public (Future: + Preservation)
Evac/Flood: Zone A/AE

Location Highlights:
South side of Bay Pines Blvd / Seminole Blvd / Alt US Hwy 19. Positioned west of Bay Pines VA Healthcare System and east of Madeira Beach K-8 Schools. Features waterfront access to Boca Ciega Bay to the south.

Building & Utilization Metrics

Building: 12,569 sq ft (includes 1,937 SF office) • Built 2017
Specialty: Marine Science (2 labs, prep, bay-view conf. room)
Operating Exp: $100K/year

Utilization Rate: 7%
Cost / Class Hour: $8,839
(vs. College Average: $2,957/hr)

Acquisition & Legal Restrictions

Ownership History: Acquired via Quitclaim Deed from U.S. Government. New build funded by PECO dollars.

Restrictions: Subject to an easement appurtenant by adjacent public school, limiting traffic during drop-off/pick-up times. Other previous US Gov sale restrictions appear to be voided (confirming).

Real Estate Portfolio Management

Presenters: Adam Colby & Janette Hunt

Group: Jesse Turtle, Mia Conza, Deanna Stentiford, Keron Jean-Baptiste, Charm Callahan

1. How does our current approach to managing the College's physical footprint and real estate align with your approved expectations, and are there additional guiding principles you would want us to consider as we move forward?

   Strategic Alignment

2. What institutional risks or stewardship considerations would you want the College to keep in mind as we continue to manage and make decisions about our real estate portfolio?

   Institutional Risk

3. Any other priorities you would like the College to consider?

   Long-term Sustainability

St. Petersburg College SPC

Financial Health & Proposed FY26/27 Budget

Presenters

Mike Meigs & Hector Lora

AVP, Accounting, Business & Financial Services
& AVP Budgeting

Duration

80 minutes

60 min presentation + 20 min discussion

Discussion Group Members

- Mark Strickland
- Emmanual Hernandez-Agosto
- Lisa Borzewski
- Joseph Smiley
- Brian Lucas

Topic Focus

Budget & Fiscal Health

Discussion Type

Board Discussion

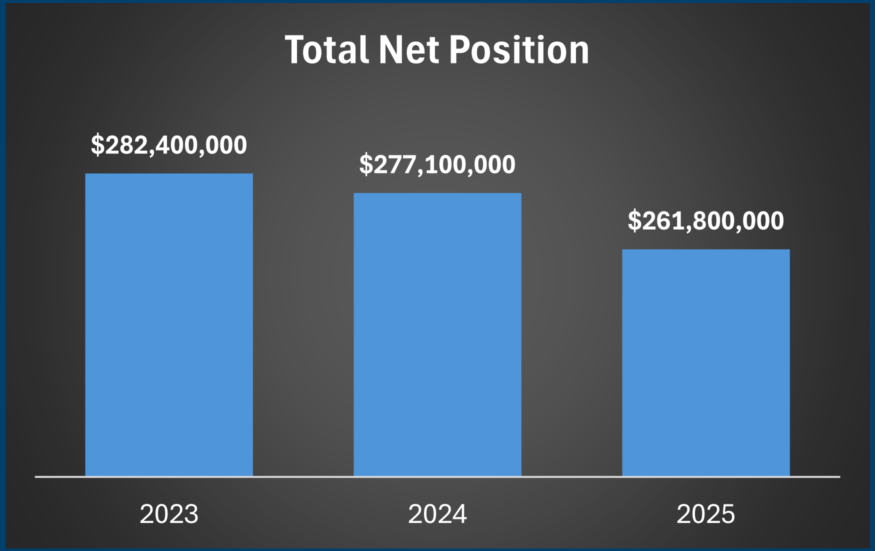
Expected Outcome

Budget Approval Guidance

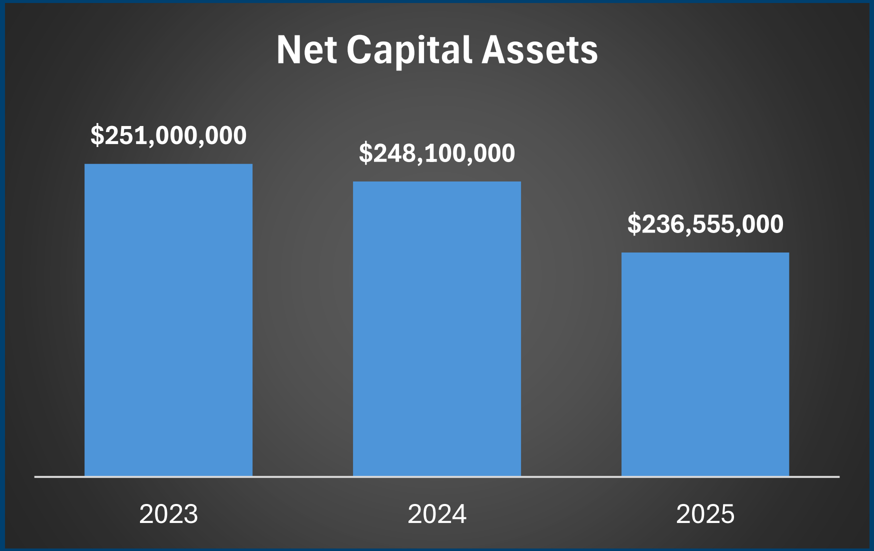
Annual Financial Health of the College & Proposed FY 2026-27 Budget

Janette Hunt - VP, Finance & Business Operations
Mike Meigs - AVP, Accounting, Business & Financial Services
Dr. Hector Lora - AVP, Budgeting

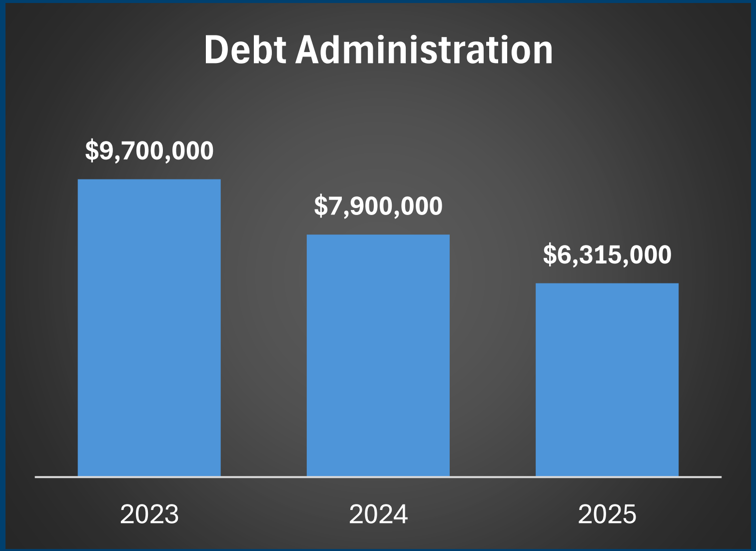
Report as of June 30, 2025*



Total net position declined by 5.5% from FY24 to FY25 and by 7.3% since FY23, primarily reflecting normal accounting and actuarial fluctuations rather than an operational concern. SPC continues to maintain strong liquidity and declining debt.

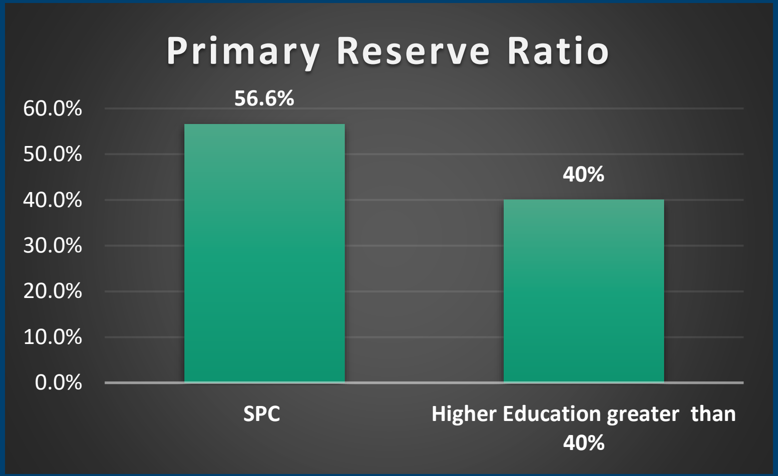


Net capital assets declined by 4.7% from FY24 to FY25 and by 5.8% since FY23, likely reflecting depreciation and capital asset activity that should be monitored for long-term reinvestment needs.

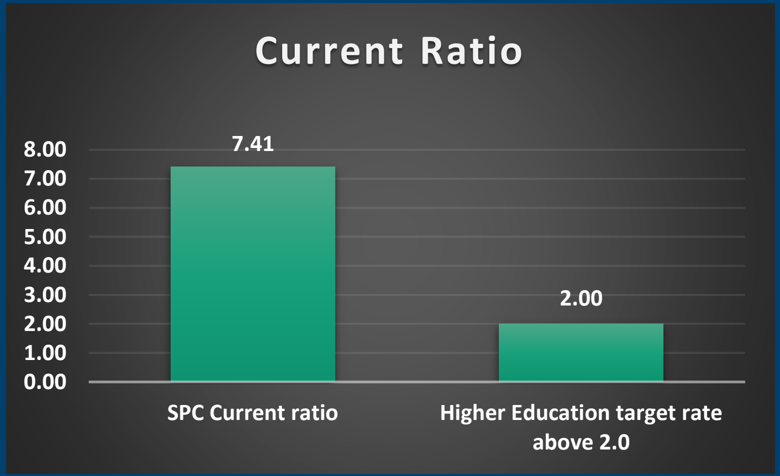


Debt decreased by 20.1% from FY24 to FY25 and by 34.9% since FY23, reflecting continued reduction in long-term obligations and stronger financial flexibility. A declining debt balance is favorable, particularly in the current higher education environment where many institutions are managing tighter margins, capital needs, and debt capacity concerns.

Key Performance Indicators (KPI) as of June 30, 2025*



Recommended threshold is 40x, which indicates the institution would have the ability to cover five months of expenses (on average). SPC is trending ahead of target.



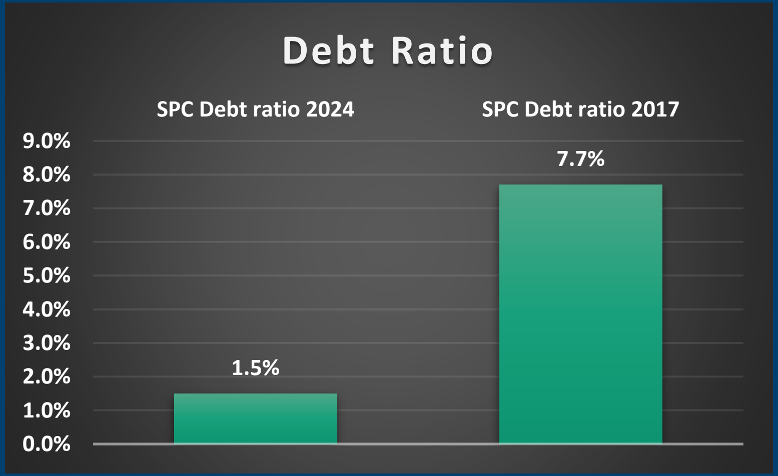
Within higher education, anything over a 2.0 is considered acceptable to strong showing 2x the assets to cover expenses. SPC is well above industry peers, including healthy industry peers which operate around 4.0. Anything over 6.0 could indicate an excess of idle assets worth investment.

Baker Tilly Assessment

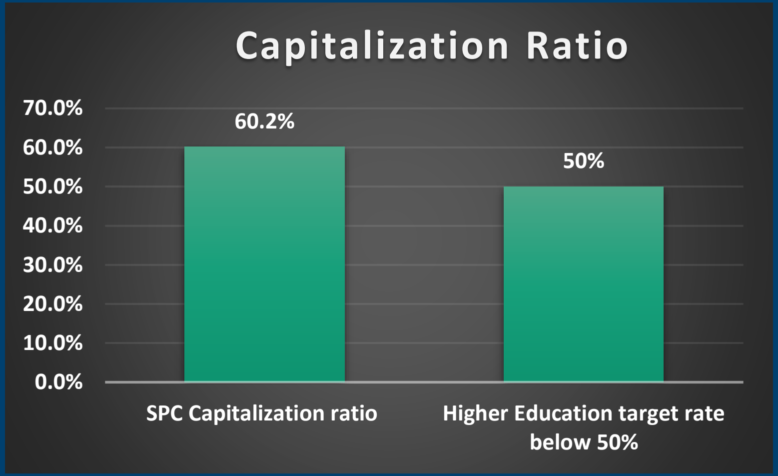
SPC's Primary Reserve Ratio and Current Ratio indicate a strong financial position with no major red flags identified. Both metrics exceed higher education benchmarks, reflecting healthy reserves, strong liquidity, and the ability to meet near-term obligations.

Overall, these indicators suggest SPC is trending in the right direction and is positioned favorably relative to commonly used higher education financial benchmarks.

Key Performance Indicators (KPI) as of June 30, 2025*



Debt ratio trending down. Typical organizations are between 25-40% of debt-to-assets ratio. SPC is well below that threshold.



Recommended boundaries are between 50% and 85%. Above 85%, the institution may find it beneficial to better leverage their assets. SPC is ahead of target, well under the upper boundary.

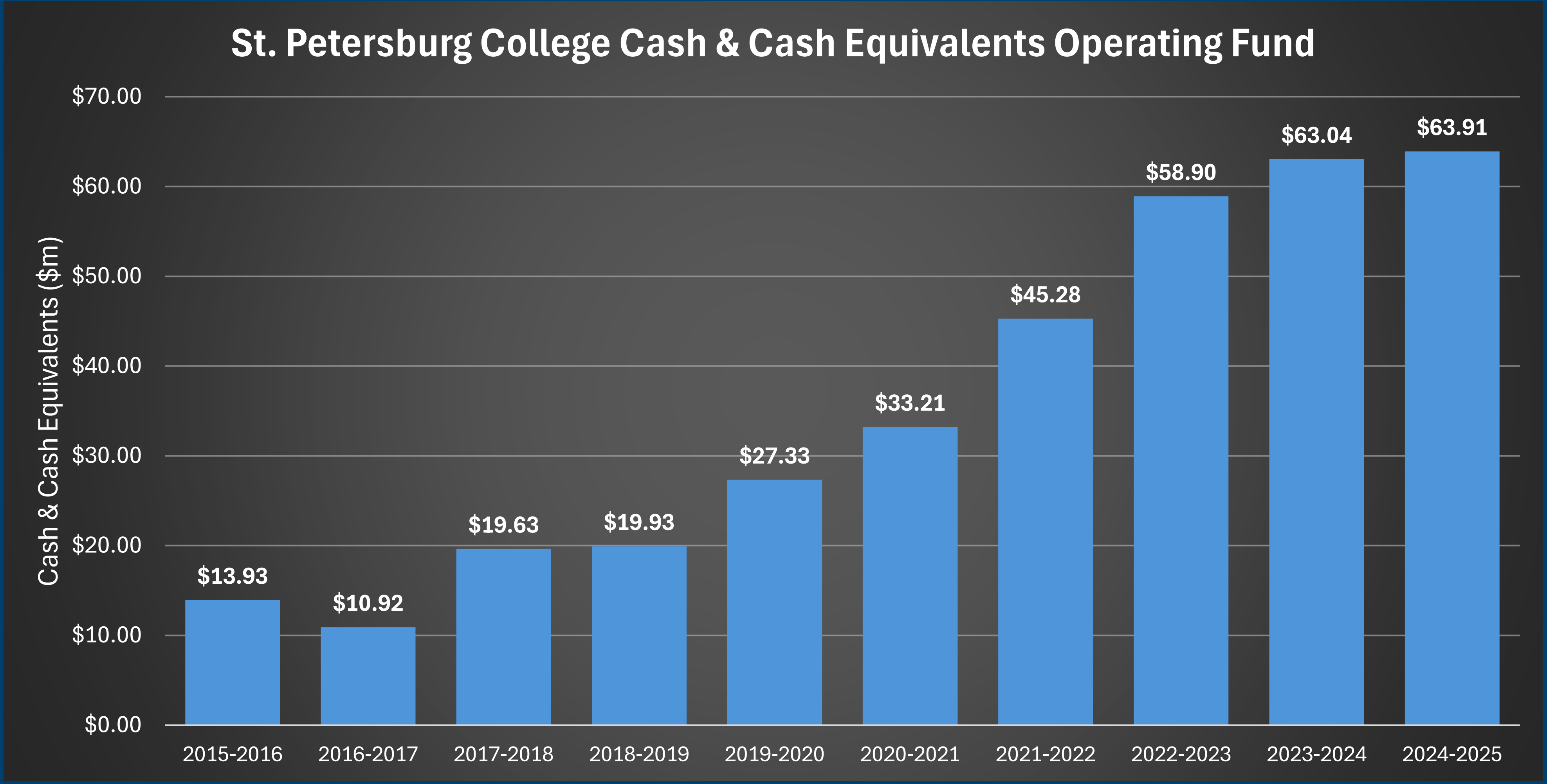
Baker Tilly Assessment

SPC's Debt Ratio and Capitalization Ratio indicate a favorable financial position with no major red flags identified. The debt ratio has declined significantly and remains well below typical higher education levels, reflecting a low debt burden and strong financial flexibility.

Overall, SPC appears well-positioned, with healthy capitalization and limited reliance on debt.

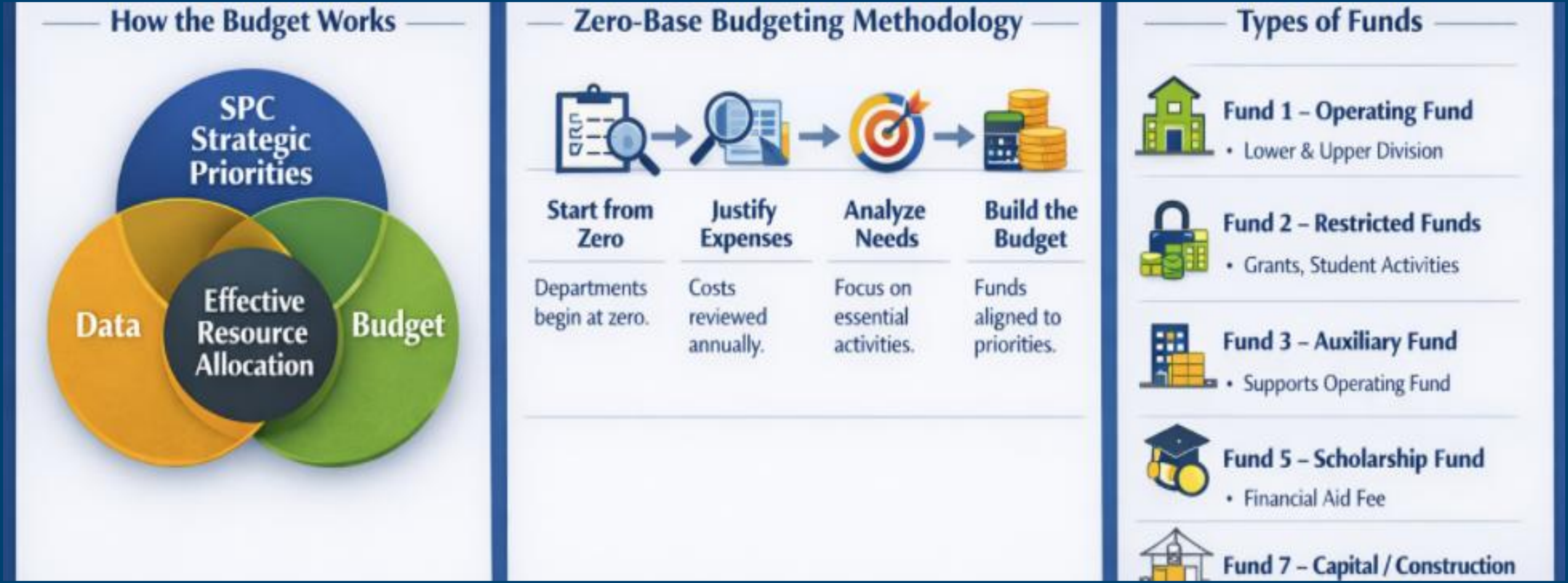
Cash Flow

Cash and cash equivalents increased by 1.4% from FY24 to FY25 and by approximately 359% since FY16, demonstrating that SPC has maintained a strong liquidity position over time. While FY25 reflects a more modest year-over-year increase, cash reserves remain near historic highs, providing significant financial flexibility to manage enrollment volatility, cost increases, capital needs, and funding uncertainty.



Source: PeopleSoft Financials

Budget Overview



FY 26/27 Budget Planning Timeline

January	February	March-April	May-June
President & Cabinet Budget Planning Session	Strategic Priorities	Legislative Session End	Budget Workshop
Legislative Session Convenes	Executive Summary	Vice-Presidents Budget Request Review	FY 2025-26 Year End
	Zero- Based Budgeting	FY 25/26 Operating Budget Report	Request Approval Proposed Budget FY26/27
	Budget Request Review		Submit Budget to State of Florida

FY 2026-27 Capital Outlay Budget

Funding Available $92.7M

↓

Construction Bond Payments $2.7M

↓

Major Construction Projects $58.4M

↓

College-wide Infrastructure& Renovations $8.9M

↓

Contingency $21.6M

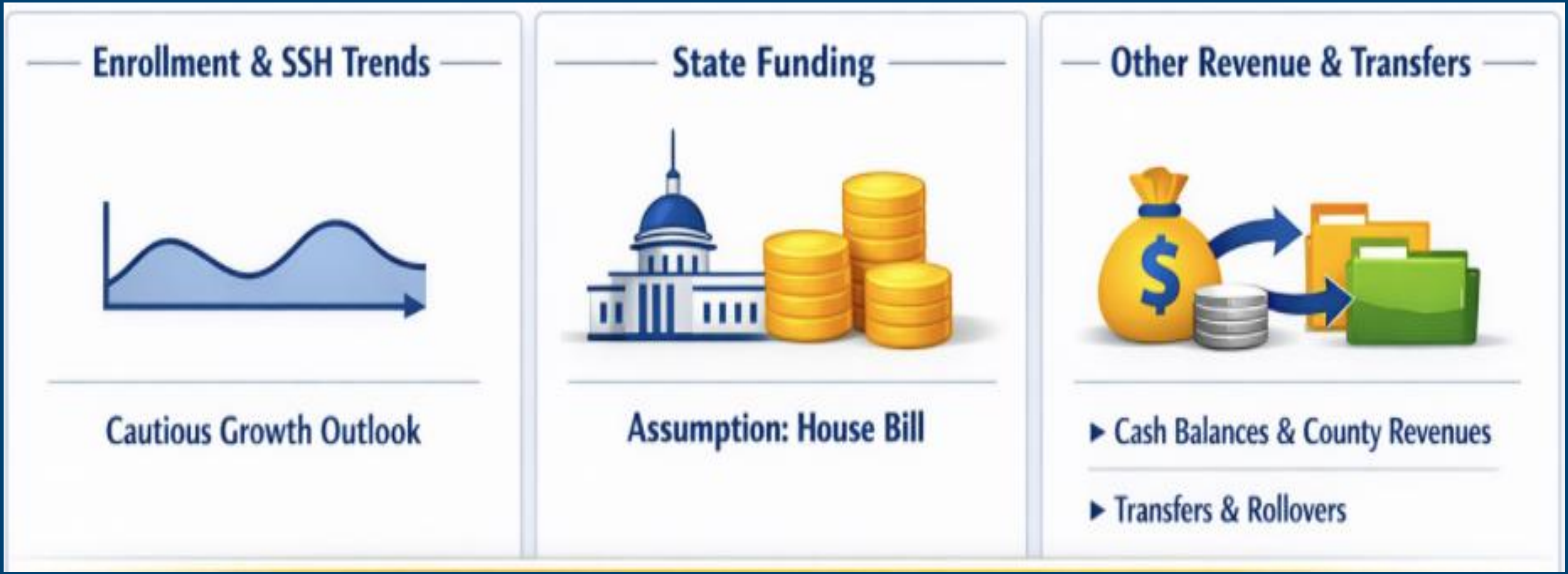
↓

Internal Construction Personnel and Existing Small Projects $1.1M

FY 2026-27 Revenue

	2025-2026 Budget	2026-2027 Budget	YOY%
Student Tuition & Fees	52,754,962	55,774,167	6%
State Funding	98,334,997	97,034,997	-1%
Other Revenues	10,706,832	12,957,150	21%
Reserves (Transfers in 1013.841, F.S, PO)	17,843,050	9,409,887	-47%
Fund Transfers In	2,500,000	2,500,000	0%
Total Operating Revenue	**182,139,841**	**177,676,201**	**-2%**

FY 2026-27 Revenue Overview



Source: https://edr.state.fl.us/content/conferences/communitycolleges/

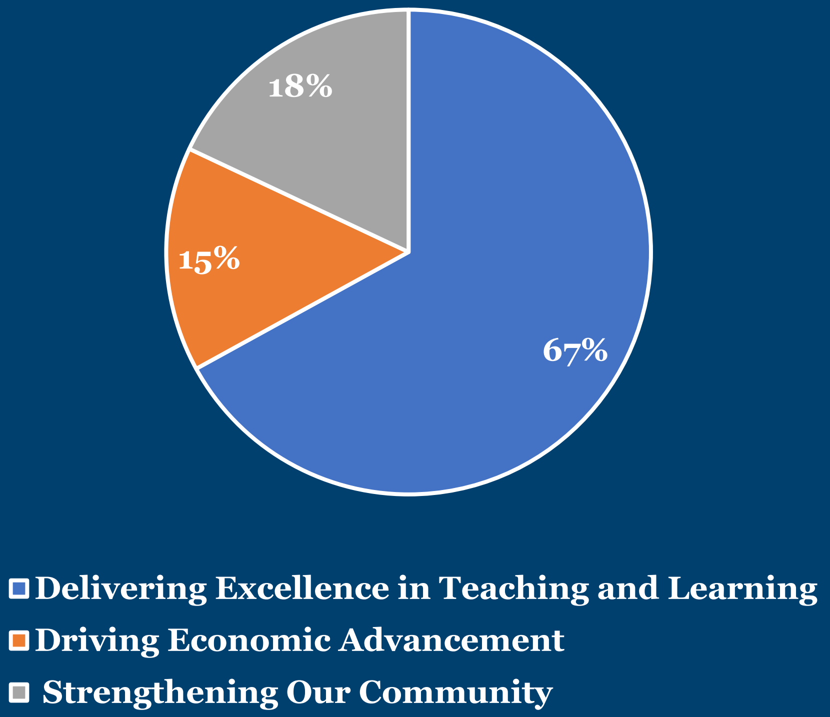
FY 2026-27 College-Wide Expenses

	2025-2026 Budget	2026-2027 Budget	YOY%
Direct Instruction	66,436,463	66,189,340	0%
Academic Support	28,536,445	30,982,503	9%
Student Support	23,962,641	23,350,553	-3%
Instructional Functions	**118,935,549**	**120,522,395**	1%
Institutional Support	31,905,960	29,960,095	-6%
Physical Plant Operation and Maintenance	23,951,186	22,405,327	-6%
Student Financial Assistance	2,344,329	2,305,048	-2%
Contingency, Transfers, etc.	5,002,817	2,483,335	-50%
Administrative Functions	**63,204,292**	**57,153,806**	-10%
Total Operating Expenses	**182,139,841**	**177,676,201**	-2%
Balance	-	-	-

FY 2026-27 College-Wide Expenses Overview

Finance & Business Operations

Strategic Pillar Budget



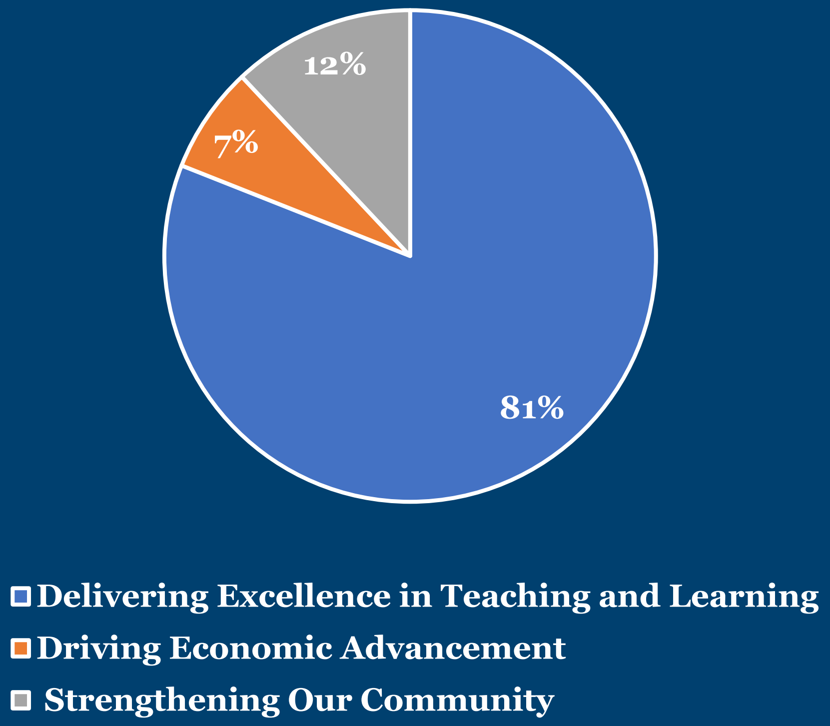
Key Budget Impacts:

- Drive **operational efficiency** across core administrative functions
- Prioritize **safety and security enhancements** across campuses
- Strengthen **talent development** and workforce analytics
- Advance **sustainability initiatives** and long-term resource planning
- Continue implementation of the **facilities master plan** and capital priorities

Academic Affairs

Key Budget Impacts:

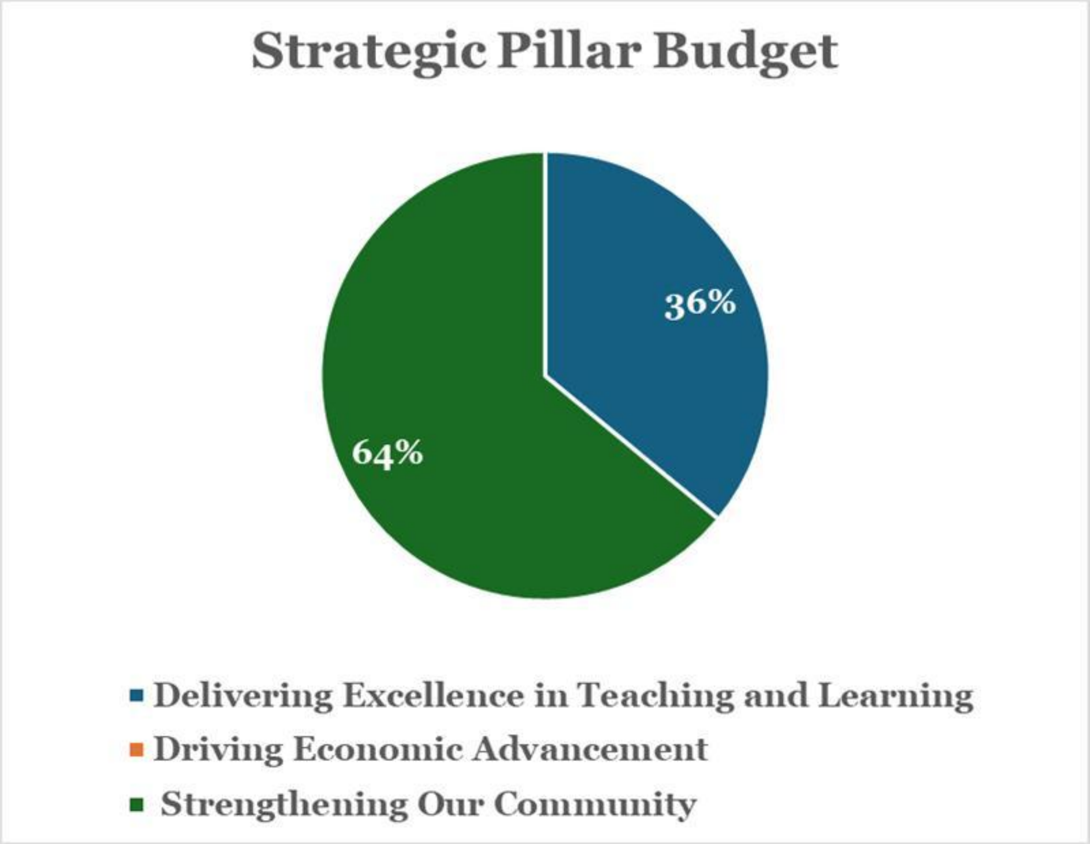
Strategic Pillar Budget



- Continue technology implementation to increase retention and completion
- Leverage technology to achieve efficiencies across departments
- Expand workforce/articulated programs to increase completion in CTE programs
- Increase academic offer (new credit/non-credit programs)
- Strengthen collaborative academic culture

General Counsel's Office

- Key Budget Impacts:
  - **Property & Casualty/Optional Insurance Renewal Premium**
    - FY26-27 Renewal down 8% from prior FY



External Legal Costs
- Uncertainty of legals claims
- Labor relations
- Facilities Master Plan

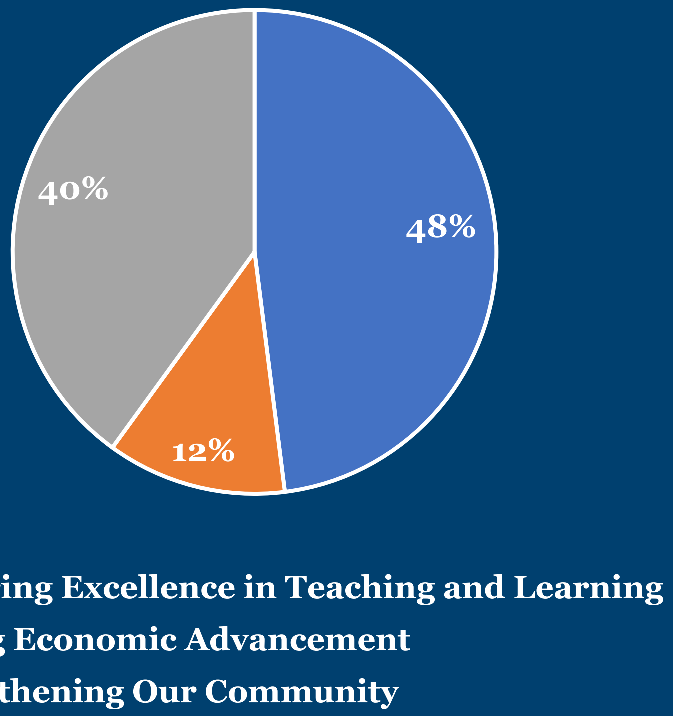
Insurance Deductibles and Workers' Compensation Claims
- Uncertainty of claims
- $10K deductible for Property & Casualty claims
- Workers' compensation settlement costs

Technology
- Document management system
- BOT Rules and Procedures system

Institutional Advancement

Key Budget Impacts:

Strategic Pillar Budget



Foundation

- Focus on new endowments to provide sustainability and predictable funding.

Grants

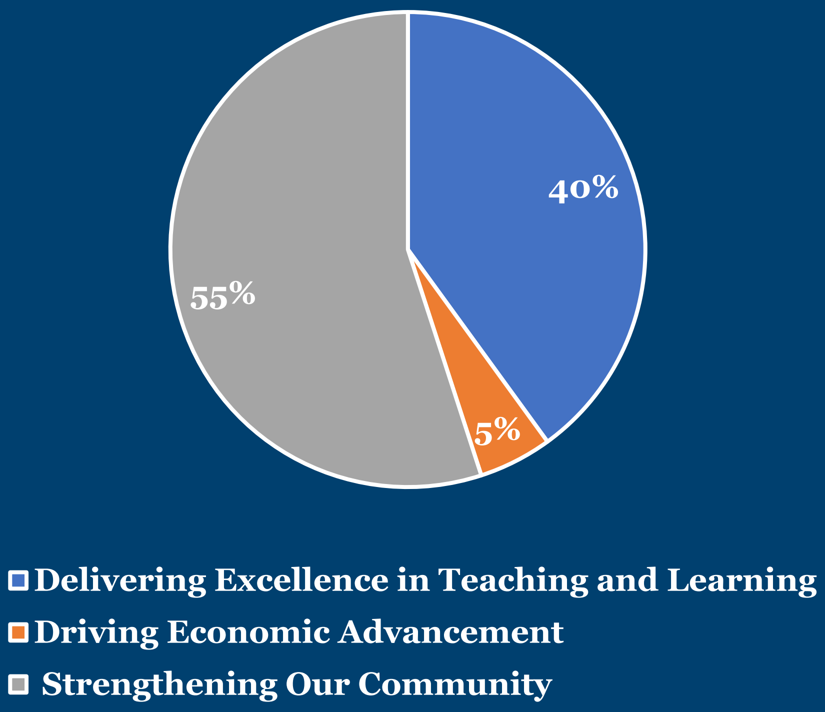
- Identify new opportunities outside of federal and state grants.

Marketing and Communications

- Utilizing segmented marketing approach to increase RFI (request for info)
- Key in on 100th Anniversary as a branding strategy.

Information Technology

Strategic Pillar Budget

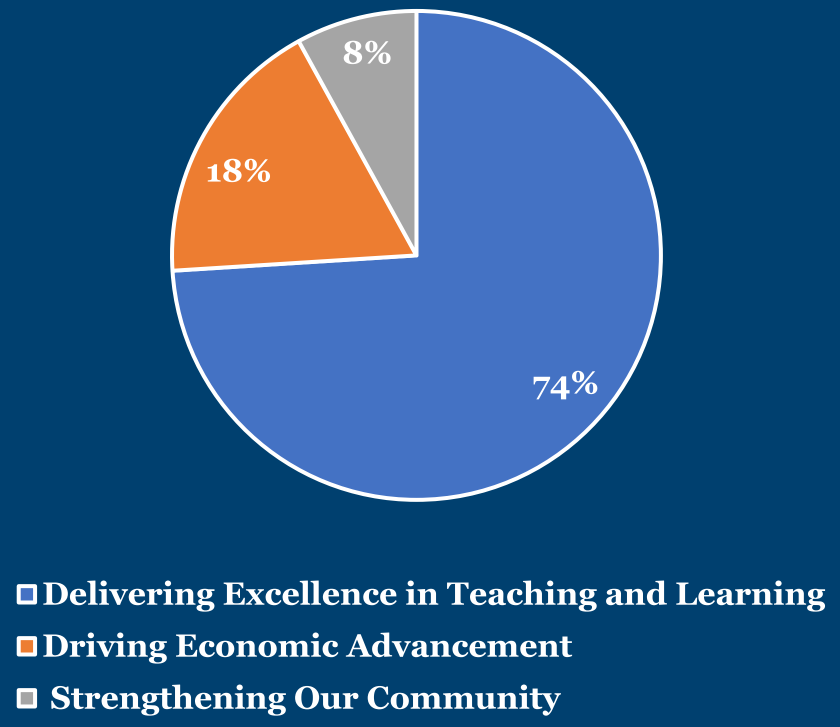


Key Budget Impacts:

- **Leverage AI** to drive operational efficiency
- Strengthen decision-making through, **strategic data insights & analytics**
- Advance a strong, resilient **information security posture**
- Modernize core platforms to **reduce technical debt and friction**
- Deliver **reliable, modern technology** to support teaching and operations

Student Affairs

Strategic Pillar Budget



- **Leverage Technology to Transform Advising and Student Support**
  - Partnered with Druid.AI an Agentic AI platform- July 1 launch.
  - Reduce reliance on 3rd party call center by 68%.
  - Integrating predictive analytics into advising.

- **Restructuring of the Student Support Resources and Programs Department**
  - Expanding Titans Cares to all main campuses.
  - College-wide mentoring.

- **Strengthen Student Financial Wellness and Reduce Loan Dependency**
  - Incorporating financial wellness into orientation
  - Embedding Financial Literacy into key math courses.

St. Petersburg College SPC

Budget Review & Strategic Resource Allocation

Presenters: Mike Meigs & Hector Lora   Group: Mark Strickland, Emmanual Hernandez-Agosto, Lisa Borzewski, Joseph Smiley, Brian Lucas

1. How do you view the proposed budget in terms of aligning resources to the College's strategic priorities, and are there any areas where you would want to see greater emphasis or refinement?

   Strategic Alignment

2. What does responsible stewardship look like for SPC as we approach our next century?

   Responsible Stewardship

3. What guidance would you offer regarding our approach to long-term financial sustainability, including reserves, multi-year planning, and the balance between ongoing commitments and future flexibility?

   Long-term Sustainability

St. Petersburg College

SPC

Board Workshop - May 19, 2026

Closing Remarks

- Review Discussion Summary
- Action Items
- Follow-up Timeline

Thank You