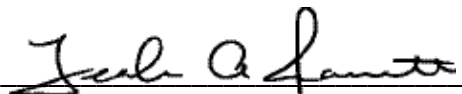




**Monitoring Report**  
**EL-10: Land Development**  
**January 11, 2024**

I hereby present my monitoring report on the **Executive Limitations Policy EL-10: Land Development** according to the 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 05 January 2024

**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:

a) 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>].

b) Is "not aesthetically displeasing" to mean development that is within Northeast [Guidelines for Building Design](#).

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

d) 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:

**... 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. As noted on the [[Building Condition Summary](#)] sheet from the MSFP, the College has remained consistent with addressing the conditions of the lowest rated buildings as recommended in the Plan. The College plans to update the MSFP in 2024 and anticipates completion by the date of the next Monitoring Report.

**...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.

<b>Partner</b>	<b>Purpose</b>
<a href="#">Wayne State College</a>	Operation of College Center building on South Sioux City campus
<a href="#">University of Nebraska Medical Center</a>	Operation of College of Nursing building on Norfolk campus

<a href="#">City of West Point/West Point Community Foundation</a>	Operation of Nielsen Career and Technical Training Facility on West Point campus
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**...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. A [Due Diligence Checklist](#) is followed for any new proposed Land Development project.

**...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

<b>Proposed New Development</b>	<b>Criteria</b>
South Sioux City Campus - CDL Training Building and Driving Range	a), b), e)
South Sioux City Campus – Workforce Training Building	a), b), d), e) [ON HOLD]
i-Hub – Downtown Norfolk	a), b), c), d), e)
Maclay Building – Norfolk Campus	a), d)
Library Resource Center – Norfolk Campus	a), d)
Ag Property	a), c), d)