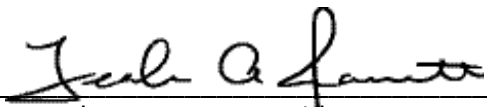




**Monitoring Report**  
**EL-10: Land Development**  
**February 13, 2025**

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 11 February 2025

**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.**

INTERPRETATION

Compliance will be shown when the College Master Site and Facilities Plan (MSFP) provides recommendations regarding utilities and infrastructure.

EVIDENCE

Utilities and infrastructure recommendations are addressed beginning on page 49 of the current Master Site and Facilities Plan (MSFP). [<https://neccweb.azureedge.net/documents/about-us/master-facilities-plan/Northeast-MSFP.pdf>].

**...the President shall not:**

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

INTERPRETATION

Compliance will be shown when all joint ventures or partnerships are consistent with the Northeast Guidelines for Building 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. All facilities utilized by College partners are consistent with the [College Guidelines for Building Design](#).

Partner	Purpose
<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

**...the President shall not:**

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

**INTERPRETATION**

Compliance will be shown when, prior to any Land Development, an environmental assessment is conducted on the property as part of the due diligence process. This is reasonable because an assessment by engineers with expertise in the abatement of environmental hazards is standard in the industry prior to the commencement of new construction or renovation of existing facilities.

**EVIDENCE**

Verification by the Vice President of Administrative Services on February 7, 2025, confirms that, during the period since the last Monitoring Report, a proper environmental assessment was conducted by College architect and engineers on any College property or facility prior to the commencement of new construction or renovation.

**...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.**

### INTERPRETATION

Compliance will be shown when, prior to any Land Development, the project purpose aligns with the criteria and with the MSFP.

### EVIDENCE

<b>Proposed New Development</b>	<b>Criteria</b>
Cox Activities Center – Restroom and Front Entrance Remodel	a)
Ag Allied Health Building – Art Room Relocation	a), d)
Weller Building Renovation	a), b), d), e)