

Board of Directors  
Des Moines Area Community College

Regular Board Meeting  
October 12, 2026 – 4:00 p.m.

DMACC Boone Campus  
Room 146  
1125 Hancock Dr, Boone, IA

## Agenda

|                                                                                                                                                                                                                                                                                                                                                                                                                  | Page #  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| 1. Call to order.                                                                                                                                                                                                                                                                                                                                                                                                |         |
| 2. Roll call.                                                                                                                                                                                                                                                                                                                                                                                                    |         |
| 3. Consideration of tentative agenda.                                                                                                                                                                                                                                                                                                                                                                            |         |
| 4. Public comments.<br><i>The Board welcomes public input. A person wishing to address the Board shall complete a Request to Address Board form at least 2 business days before the Board meeting.</i>                                                                                                                                                                                                           |         |
| 5. Presentation: Erin Neumann, Interim Executive Campus Dean                                                                                                                                                                                                                                                                                                                                                     |         |
| 6. Consent Items.                                                                                                                                                                                                                                                                                                                                                                                                |         |
| a. Consideration of minutes from September 8, 2026 Joint Board Meeting with Heartland AEA and Regular Board Meeting.                                                                                                                                                                                                                                                                                             | 1 - 6   |
| b. Human Resources report.                                                                                                                                                                                                                                                                                                                                                                                       | 7       |
| c. Consideration of payables.                                                                                                                                                                                                                                                                                                                                                                                    | PDF     |
| 7. <u>Board Report 26-086</u> . 2027-2028 and 2028-2029 Academic Calendars.                                                                                                                                                                                                                                                                                                                                      | 8 - 10  |
| 8. <u>Board Report 26-087</u> . Approval of the Workforce Training and Economic Development Fund FY2027 Proposed Plan.                                                                                                                                                                                                                                                                                           | 11 - 12 |
| 9. <u>Board Report 26-088</u> . A Resolution Directing the Advertisement for Sale of New Jobs Training Certificates, Approving the Preliminary Official Statement (POS) for the Issuance of \$14,080,000 New Jobs Training Certificates (Multiple Projects 57) and Allowing the Vice President of Finance to Accept the New Jobs Training Certificates (Multiple Projects 57) Bids on October 26 <sup>th</sup> . | 13      |

|     |                                                                                                                                                                                                                                                            |         |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| 10. | <u>Board Report 26-089</u> . A Resolution Approving the Form and Content and Execution and Delivery of a Workforce Training and Economic Development Training Contract Under <b>Chapter 260C</b> , Code of Iowa, for <b>Pella Corporation Project #6</b> . | 14      |
| 11. | Presentation of Financial Report.                                                                                                                                                                                                                          | 15 - 19 |
| 12. | President's Report.                                                                                                                                                                                                                                        |         |
| 13. | Board Members' Reports.                                                                                                                                                                                                                                    |         |
| 14. | Closed Session – Iowa Code Section 21.5(1)(c)                                                                                                                                                                                                              |         |
| 15. | Return to Open Session.                                                                                                                                                                                                                                    |         |
| 16. | <u>Board Report 26-090</u> . Approval of Resolution Accepting Urban Campus Student Center Rework Project.                                                                                                                                                  | 20 – 22 |
| 17. | <u>Board Report 26-091</u> . Approval of Resolution Adopting Settlement Agreement & Accepting Urban Campus Student Center Project.                                                                                                                         | 23 - 25 |
| 18. | Adjourn.                                                                                                                                                                                                                                                   |         |

Board of Directors  
Des Moines Area Community College

JOINT MEETING WITH  
HEARTLAND AEA 11  
September 8, 2026

A special meeting of the Des Moines Area Community College Board of Directors was held in Conference Rooms 107A/B at Heartland AEA, 6500 Corporate Drive in Johnston on September 8, 2026. Board President Kevin Halterman called the meeting to order at 3:02 p.m.

ROLL CALL

DMACC Board Members present: Dr. Felix Gallagher, Fred Greiner, Kevin Halterman, \*Angela Jackson, Cheryl Langston, Denny Presnall, Trish Roberts, and Madelyn Tursi.

Members absent: Chaz Allen

Others present: Dr. Lori Suddick, President/CEO; Brooke Stowe, Board Secretary; Ben Voaklander, Board Treasurer; DMACC staff and administrators.

*\*Angela Jackson joined at 3:04 p.m.*

Heartland AEA Board Members Present: Ms. Tiara Mays-Sims, Mr. Shawn Holloway, Mr. Kasey Huebner, Mr. Mark Lane, Ms. Mary Poulter, Ms. Margie Schwenk, and Ms. Heather Sievers.

Members absent: Ms. Elizabeth Brennan

Others present: Mr. Kevin Fangman, Chief Human Resources Officer; Ms. Valerie Hubert, Executive Assistant; Dr. Susie Meade, Chief Academic Officer; Ms. Jenny Ugolini, Executive Assistant/Board Secretary; Dr. Kristi Upah, Chief Student Services Officer; Dr. Cindy Yelick, Chief Administrator; and Mr. Brian Whalen, Director of Business Services.

CONSIDERATION OF  
AGENDA

Gallagher moved; seconded by Poulter to approve the agenda. Motion passed unanimously.

DMACC AND HEARTLAND  
AEA UPDATES

DMACC president Dr. Lori Suddick discussed her new role as President and CEO of DMACC. She shared information about the upcoming listening and visioning sessions she will be leading with K-12 partners and community members. She highlighted the upcoming accreditation visits, new buildings on the Ankeny campus, and high schools DMACC currently serves.

Heartland AEA Chief Administrator Dr. Cindy Yelick provided an Agency update as result of the implementation of House File 2612. She noted the changes to the Board's governance structure, growth in services for fee purchases from districts, and shared that the work remains focused on supporting all learners. The Agency continues to grow as several school districts have chosen to obtain their special education services from Heartland. Non-public school districts and charter school numbers continue to grow within the service area.

ADJOURN

Roberts moved to adjourn; seconded by Greiner. Motion passed unanimously and at 3:39 p.m., Board President Halterman adjourned the meeting.

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KEVIN HALTERMAN, Board President

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BROOKE STOWE, Board Secretary

Board of Directors  
Des Moines Area Community College

REGULAR BOARD  
MEETING  
September 8, 2026

The regular meeting of the Des Moines Area Community College Board of Directors was held in Conference Rooms 107A/B at Heartland AEA, 6500 Corporate Drive in Johnston on September 8, 2026. Board President Kevin Halterman called the meeting to order at 4:02 p.m.

ROLL CALL

Members present: Dr. Felix Gallagher, Fred Greiner, Kevin Halterman, Angela Jackson, Cheryl Langston, Denny Presnall, Trish Roberts, Madelyn Tursi.

Members absent: Chaz Allen

Others present: Dr. Lori Suddick, President/CEO; Brooke Stowe, Board Secretary; Ben Voaklander, Board Treasurer; administrators, faculty, and, staff.

CONSIDERATION OF  
AGENDA

Tursi moved; seconded by Jackson to approve the agenda as presented. Motion passed unanimously. Aye-Gallagher, Greiner, Halterman, Jackson, Langston, Presnall, Roberts, Tursi. Nay-none.

PUBLIC COMMENTS

None

PRESENTATIONS

DMAcc President Lori Suddick briefed the Board on her first 12 weeks, emphasizing cross-college communication, shared governance, student retention and the need to align college activities with a clearly defined purpose.

CONSENT ITEMS

Halterman noted on consent item d) Separation and Release Agreement there is an amendment to section 2B changing 2027 to 2026.

Presnall moved; seconded Greiner to approve the consent items: a) Minutes from the July 13, 2026 Regular Board Meeting and July 13, 2026 Audit Committee Meeting; b) Human Resources Report and Addendum (Attachment #1); and c) Payables (Attachment #2); d) Separation and Release Agreement; e) Ratification of Des Moines Regional Transit Authority (DART) Program Agreement; f) Approval of Memorandum of Understanding Iowa Jobs for America's Graduates Inc (iJAG); g) Consideration and possible action regarding limited waiver of attorney-client privilege.

Motion passed on a roll call vote. Aye- Gallagher, Greiner, Halterman, Jackson, Langston, Presnall, Roberts, Tursi. Nay-none.

2<sup>nd</sup> READING OF CHAPTER  
2 POLICIES: COMMUNITY  
COLLEGE

Board Report 26-077. Roberts moved; seconded by Tursi recommending the Board approve the finalized Chapter 2 policies.

Motion passed on a roll call vote. Aye- Gallagher, Greiner, Halterman, Jackson, Langston, Presnall, Roberts, Tursi. Nay-none.

APPROVAL OF 2026-2027  
CAREER AND TECHNICAL  
ADVISORY COUNCIL

Board Report 26-078. Gallagher moved; seconded by Tursi recommending that the Board approve the new appointees of the Career and Technical Advisory Councils for the 2026-2027 academic year.

Motion passed unanimously. Aye- Gallagher, Greiner, Halterman, Jackson, Langston, Presnall, Roberts, Tursi. Nay-none.

APPROVE RETRAINING OR  
TRAINING AGREEMENTS

Tursi moved; seconded by Roberts to approve Items #9 through #12 as one consent item.

Motion passed on a roll call vote. Aye- Gallagher, Greiner, Halterman, Jackson, Langston, Presnall, Roberts, Tursi. Nay-none.

*Iowa Orthopedic Center  
PC DBA Iowa Ortho,  
Project #2*

Board Report 26-079. Attachment #3. A resolution approving the form and content and execution and delivery of a Workforce Training and Economic Development Training Contract under **Chapter 260C**, Code of Iowa, for **Iowa Orthopedic Center PC DBA Iowa Ortho, Project #2.**

*Leighton State Bank  
Project #3*

Board Report 26-080. Attachment #4. A resolution approving the form and content and execution and delivery of a Workforce Training and Economic Development Training Contract under **Chapter 260C**, Code of Iowa, for **Leighton State Bank Project #3.**

*Miller Pest & Termite LLC  
dba Miller Pest Solutions,  
Project #2*

Board Report 26-081. Attachment #5. A resolution approving the form and content and execution and delivery of a Workforce Training and Economic Development Training Contract under **Chapter 260C**, Code of Iowa, for **Miller Pest & Termite LLC dba Miller Pest Solutions, Project #2.**

*Polk County Conservation  
Board, Project #1*

Board Report 26-082. Attachment #6. A resolution approving the form and content and execution and delivery of a Workforce Training and Economic Development Training Contract under **Chapter 260C**, Code of Iowa, for **Polk County Conservation Board, Project #1.**

|                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|---------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| NAMING THE ANKENY<br>CAMPUS CHILD<br>DEVELOPMENT CENTER                                                 | <p><u>Board Report 26-083.</u> Presnall moved; seconded by Tursi recommending that the Board approve the naming of the Child Development Center area of Building Nine (9) in honor of Rani Jane Schaben on the DMACC Ankeny Campus in recognition of the Shaben Family's Contributions.</p> <p>Motion passed on a roll call vote. Aye- Gallagher, Greiner, Halterman, Jackson, Langston, Presnall, Roberts, Tursi. Nay-none.</p>                                                                                                                                                                                                                               |
| INTENT TO ISSUE NEW<br>JOBS TRAINING<br>CERTIFICATES AND DIRECT<br>ADVERTISEMENT OF<br>CERTIFICATE SALE | <p>Gallagher moved; seconded by Tursi to approve items #14-15 as one consent item.</p> <p>Motion passed on a roll call vote. Aye- Gallagher, Greiner, Halterman, Jackson, Langston, Presnall, Roberts, Tursi. Nay-none.</p> <p><u>Board Report 26-084.</u> Attachment #7. A resolution directing the publication of a notice of intention to issue not to exceed \$14,080,000 aggregate principal amount of new jobs training certificates and calling a public hearing on the proposal to issue said certificates.</p> <p><u>Board Report 26-085.</u> Attachment #8. A Resolution directing the advertisement for sale of new jobs training certificates.</p> |
| FINANCIAL REPORT                                                                                        | Vice President of Finance Ben Voaklander presented the July and August 2026 financial report as shown in Attachment #9 to these minutes.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| CLOSED SESSION                                                                                          | <p>Jackson moved; seconded by Tursi to hold a Closed Session as provided in Section 21.5(1)(c) of the Open Meetings Law to discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation.</p> <p>Motion passed on a roll call vote. Aye- Gallagher, Greiner, Halterman, Jackson, Langston, Presnall, Roberts, Tursi. Nay-none.</p>                                                                                                                                                      |
| RETURN TO OPEN<br>SESSION                                                                               | The Board returned to Open Session at 5:45 pm                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| APPROVAL OF<br>RECOMMENDATION OF<br>COUNSEL – DENTONS                                                   | <p>Tursi moved; seconded by Jackson to approve the recommendation of counsel on the topic presented by Dentons.</p> <p>Motion passed on a roll call vote. Aye- Gallagher, Greiner, Halterman, Jackson, Langston, Presnall, Roberts, Tursi. Nay-none.</p>                                                                                                                                                                                                                                                                                                                                                                                                       |

APPROVAL OF  
RECOMMENDATION OF  
COUNSEL – FREDRIKSON  
& BYRON P.A.

Jackson moved; seconded by Langston to approve the recommendation of counsel on the topic presented by Fredrikson & Byron P.A.

Motion passed on a roll call vote. Aye- Gallagher, Greiner, Halterman, Jackson, Langston, Presnall, Roberts, Tursi. Nay-none.

ADJOURN

Tursi moved; seconded by Presnall to adjourn. Motion passed unanimously and at 5:46 p.m. Board President Kevin Halterman adjourned the meeting.

Aye- Gallagher, Greiner, Halterman, Jackson, Langston, Presnall, Roberts, Tursi. Nay-none.

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KEVIN HALTERMAN, Board President

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BROOKE STOWE, Board Secretary

## **CONSENT AGENDA ITEM 6.B**

### **Human Resources Report**

#### **Replacement Position**

| <b>Name</b>  | <b>Title</b>        | <b>Campus</b> | <b>Effective</b> |
|--------------|---------------------|---------------|------------------|
| Mariah Smith | Instructor, Nursing | Ankeny        | 10/19/2026       |

## **RECOMMENDATION**

It is recommended the Board approve the above personnel actions.

Lori Suddick, Ed.D  
President & CEO



# ***BOARD REPORT***

*To the Board of Directors of  
Des Moines Area Community College*

*Number: 26-086*

*Date: October 12, 2026*

## **AGENDA ITEM**

2027-2028 and 2028-2029 Academic Calendars

## **BACKGROUND**

The Academic Calendar Committee has prepared the 2027-2028 and 2028-2029 Academic Calendars for Board approval. A two-year calendar allows for planning and consistency of operations and scheduling.

The only significant change to these calendars is the addition of a Winterim session. Winterim is a shortened term, largely between the Fall and Spring semesters, which can allow students to get ahead, catch up, or experience some flexibility in their schedules and will be piloted in 2026.

## **RECOMMENDATION**

It is recommended that the Board adopt the 2027-2028 and 2028-2029 Academic Calendars.

Lori Suddick, Ed.D  
President & CEO

# DMACC Academic Calendar 2027-2028

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## Fall 2027

| Date           | Event                         |
|----------------|-------------------------------|
| August 25      | Start of Fall Semester        |
| September 6    | Labor Day - College Closed    |
| October 22     | In-Service Day                |
| November 24    | No Classes - Offices Open     |
| November 25-26 | Thanksgiving - College Closed |
| December 16    | End of Fall Semester          |

## Winterim

| Date              | Event                  |
|-------------------|------------------------|
| December 21, 2027 | Start of Winterim Term |
| January 17, 2028  | End of Winterim Term   |

## Spring 2028

| Date        | Event                                       |
|-------------|---------------------------------------------|
| January 10  | Start of Spring Semester                    |
| January 17  | Martin Luther King Jr. Day - College Closed |
| February 18 | In-Service Day                              |
| March 13-17 | Spring Break - No Classes                   |
| May 4       | End of Spring Semester                      |

## Summer 2028

| Date     | Event                             |
|----------|-----------------------------------|
| May 22   | Start of Summer Semester          |
| May 29   | Memorial Day - College Closed     |
| July 4   | Independence Day - College Closed |
| August 2 | End of Summer Semester            |

# DMACC Academic Calendar 2028-2029

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## Fall 2028

| Date           | Event                         |
|----------------|-------------------------------|
| August 23      | Start of Fall Semester        |
| September 4    | Labor Day - College Closed    |
| October 20     | In-Service Day                |
| November 22    | No Classes - Offices Open     |
| November 23-24 | Thanksgiving - College Closed |
| December 14    | End of Fall Semester          |

## Winterim

| Date              | Event                  |
|-------------------|------------------------|
| December 19, 2028 | Start of Winterim Term |
| January 16, 2029  | End of Winterim Term   |

## Spring 2029

| Date        | Event                                       |
|-------------|---------------------------------------------|
| January 8   | Start of Spring Semester                    |
| January 15  | Martin Luther King Jr. Day - College Closed |
| February 16 | In-Service Day                              |
| March 12-16 | Spring Break - No Classes                   |
| May 3       | End of Spring Semester                      |

## Summer 2029

| Date     | Event                             |
|----------|-----------------------------------|
| May 21   | Start of Summer Semester          |
| May 28   | Memorial Day - College Closed     |
| July 4   | Independence Day - College Closed |
| August 1 | End of Summer Semester            |



# **BOARD REPORT**

*To the Board of Directors of  
Des Moines Area Community College*

*Number: 26-087*

*Date: October 12, 2026*

## **AGENDA ITEM**

Approval of the Proposed Workforce Training and Economic Development Fund FY2027 Plan

## **BACKGROUND**

The Workforce Training and Economic Development (WTED) Fund was established in 2003 as part of the Grow Iowa Values Fund. The WTED fund requires application of 70 percent of appropriated funds be used to support projects, programs and initiatives that fall within Iowa's targeted industry clusters defined in statute as advanced manufacturing, information technology and insurance, alternative and renewable energy, and life sciences which include the areas of biotechnology, health care, and nursing technology. The funds provide educational services and training to individuals and companies throughout the district to support a sufficient skilled talent pipeline.

The funding is allocated annually to the 15 community colleges in Iowa as provided for in Section 260C.18A of the Iowa Code. The funds are distributed to the community colleges through the Iowa Department of Education; the rules require that the plan for each year be approved by the College Board.

DMACC's FY27 WTED allocation totals \$3,992,551 and will be allocated as noted in the attachment.

## **RECOMMENDATION**

It is recommended that the DMACC Board of Directors adopt the FY27 Des Moines Area Community College plan for use of the Workforce Training and Economic Development Fund allocation.

Lori Suddick, Ed.D  
President & CEO

## FY27 WTED Funding Plan

| Category                                            | Amount             | Share         |
|-----------------------------------------------------|--------------------|---------------|
| Personnel                                           | \$2,575,653        | 65.6%         |
| Instructional programs and operations               | \$978,858          | 25.0%         |
| Workforce and student support                       | \$180,000          | 4.6%          |
| Required/partner allocation                         | \$150,000          | 3.8%          |
| Professional development, marketing and recruitment | \$38,000           | 1.0%          |
| <b>Total planned expenditures</b>                   | <b>\$3,922,511</b> | <b>100.0%</b> |

The program and industry areas supported through the resources are noted below:

| Program or Initiative                            | Amount             | Planned Use                                    |
|--------------------------------------------------|--------------------|------------------------------------------------|
| Salaries                                         | \$2,575,653        | Personnel for WTED programs                    |
| Nursing                                          | \$442,092          | Consumable materials                           |
| Transportation Institute                         | \$230,000          | Truck and trailer leasing                      |
| Automotive/Diesel                                | \$196,000          | New Trades Building                            |
| Supplement Workforce Training Academy            | \$160,000          | Tuition assistance                             |
| 260C Allocation                                  | \$150,000          | Business Resources                             |
| Cybersecurity                                    | \$76,600           | Equipment                                      |
| Health Science & Fitness Pathway CTE Programs    | \$27,000           | Equipment                                      |
| WTED Scholarships                                | \$20,000           | Student scholarships                           |
| CTELearns                                        | \$18,000           | Online professional development for FT faculty |
| Career and Technical Education Program Marketing | \$10,000           | All Career and Technical Education programs    |
| Build My Future Event                            | \$10,000           | Recruitment event for high school students.    |
| Welding                                          | \$7,166            | Equipment                                      |
| <b>Total planned expenditures</b>                | <b>\$3,922,511</b> |                                                |



# **BOARD REPORT**

*To the Board of Directors of  
Des Moines Area Community College*

*Number: 26-088*

*Date: October 12, 2026*

## **AGENDA ITEM**

A Resolution Directing the Advertisement for Sale of New Jobs Training Certificates, Approving the Preliminary Official Statement (POS) for the Issuance of \$14,080,000 New Jobs Training Certificates (Multiple Projects 57) and Allowing the Vice President of Finance to Accept the New Jobs Training Certificates (Multiple Projects 57) Bids on October 26<sup>th</sup>.

## **BACKGROUND**

At the September Board meeting, the Board initiated the MP57 certificate sale by directing the notice of intent to issue certificates and directing the publication of a notice of intention to issue not to exceed \$14,080,000 Aggregate Principal Amount of New Jobs Training Certificates (the "Publication Resolution"). The notice of intent was published in the Des Moines Register on September 30<sup>th</sup>. In the past few years, the Publication Resolution has been passed in October resolutions because either there was fifteen days between the October meeting and the sale date or all of the projects had not been approved in enough time to pass the Publication Resolution earlier. This year all projects and related agreements were passed in June and allowed for the earlier approval of the Publication Notice in order to publish notice and start the fifteen day objection period.

For the October Board meeting, the Board is asked to approve the resolution directing advertisement for the sale of the New Jobs Training Certificates for 13 companies at a total amount not to exceed \$14,080,000 and approval of the preliminary official statement (POS) and the parameter resolution allowing the Vice President of Finance to accept the bids for the certificate sale.

## **RECOMMENDATION**

It is recommended that the Board adopt a resolution directing the advertisement for the sale of the Certificates and approving the preliminary official statement (POS), and allowing the Vice President of Finance to accept the certificate bids.

Lori Suddick, Ed.D  
President & CEO



# **BOARD REPORT**

*To the Board of Directors of  
Des Moines Area Community College*

*Number: 26-089*

*Date: October 12, 2026*

## **AGENDA ITEM**

A Resolution Approving the Form and Content and Execution and Delivery of a Workforce Training and Economic Development Training Contract Under **Chapter 260C**, Code of Iowa, for **Pella Corporation Project #6**.

## **BACKGROUND**

Chapter 260C.18A, Code of Iowa, provides for retraining programs for businesses currently conducting retooling of a production facility and training programs for small businesses which meet other criteria established by the State of Iowa. Workforce Training and Economic Development Funds for projects are obtained from the State of Iowa through the Iowa Department of Education. The company identified below has met state criteria and DMACC is prepared to enter into an agreement to provide retraining or training as follows:

|                                  |                                                                |
|----------------------------------|----------------------------------------------------------------|
| <b>Company Name/Address:</b>     | Pella Corporation<br>1750 E US Highway 30<br>Carroll, IA 51401 |
| <b>Product/Service:</b>          | This company manufactures windows and doors                    |
| <b>Type of Project:</b>          | Retraining project for existing work force                     |
| <b>Nature of Project:</b>        | This project will provide for Welding Training                 |
| <b>Training Period:</b>          | February 1, 2027 – January 31, 2028                            |
| <b>Average Wage Rate:</b>        | \$30.50/hour                                                   |
| <b>Number of Jobs Affected:</b>  | 4                                                              |
| <b>First Year of Operation:</b>  | 2025                                                           |
| <b>Available Training Funds:</b> | \$18,878                                                       |
| <b>Form of Training Funds:</b>   | Forgivable loan                                                |

## **RECOMMENDATION**

The proposed Resolution, Contract and Budget are on file with the Board Secretary and available for inspection. It is recommended that the Board adopt the Resolution approving the form and content and execution and delivery of the Contract for this project.

Lori Suddick, Ed.D  
President & CEO

**Des Moines Area Community College**  
**Balance Sheet**  
**9/30/2026**

|                                             | <b>Unrestricted<br/>General<br/>Fund 1</b> | <b>Restricted<br/>General<br/>Fund 2</b> | <b>Auxiliary<br/>Fund 3</b> | <b>Agency<br/>Fund 4</b> | <b>Scholar-<br/>ship<br/>Fund 5</b> | <b>Loan<br/>Fund 6</b> | <b>Plant<br/>Fund 7</b> | <b>Total</b>          |
|---------------------------------------------|--------------------------------------------|------------------------------------------|-----------------------------|--------------------------|-------------------------------------|------------------------|-------------------------|-----------------------|
| <b>ASSETS</b>                               |                                            |                                          |                             |                          |                                     |                        |                         |                       |
| <b>Current Assets:</b>                      |                                            |                                          |                             |                          |                                     |                        |                         |                       |
| Cash in Banks and Investments               | \$ 18,479,690                              | \$ 46,779,411                            | \$ 210,766                  | \$ 2,761,466             | \$ (310,739)                        | \$ 33,071              | \$ 25,045,776           | \$ 92,999,441         |
| Accounts Receivable                         | 16,316,337                                 | 36,283,738                               | 54,382                      | 5,000                    | -                                   | -                      | 1,171,698               | 53,831,155            |
| Student Loans                               | -                                          | -                                        | -                           | -                        | -                                   | 2,885                  | -                       | 2,885                 |
| Deposits & Prepaid Expenses                 | 44,301                                     | 906                                      | -                           | -                        | -                                   | -                      | -                       | 45,207                |
| Inventories                                 | 22,084                                     | -                                        | 496,534                     | -                        | -                                   | -                      | -                       | 518,618               |
| Total Current Assets                        | 34,862,412                                 | 83,064,055                               | 761,682                     | 2,766,466                | (310,739)                           | 35,956                 | 26,217,474              | 147,397,306           |
| <b>Fixed Assets:</b>                        |                                            |                                          |                             |                          |                                     |                        |                         |                       |
| Land, Buildings & Improvements              | -                                          | -                                        | -                           | -                        | -                                   | -                      | 324,029,332             | 324,029,332           |
| Equipment                                   | -                                          | -                                        | -                           | -                        | -                                   | -                      | 24,895,841              | 24,895,841            |
| Accumulated Depreciation                    | -                                          | -                                        | -                           | -                        | -                                   | -                      | (135,719,180)           | (135,719,180)         |
| Total Fixed Assets                          | -                                          | -                                        | -                           | -                        | -                                   | -                      | 213,205,993             | 213,205,993           |
| <b>TOTAL ASSETS</b>                         | <b>\$ 34,862,412</b>                       | <b>\$ 83,064,055</b>                     | <b>\$ 761,682</b>           | <b>\$ 2,766,466</b>      | <b>\$ (310,739)</b>                 | <b>\$ 35,956</b>       | <b>\$ 239,423,467</b>   | <b>\$ 360,603,299</b> |
| <b>LIABILITIES AND FUND BALANCES</b>        |                                            |                                          |                             |                          |                                     |                        |                         |                       |
| <b>Liabilities:</b>                         |                                            |                                          |                             |                          |                                     |                        |                         |                       |
| Current Liabilities                         | 4,099,055                                  | \$ 3,265,807                             | \$ 170,409                  | \$ 125                   | \$ -                                | \$ -                   | \$ 200,110              | \$ 7,735,506          |
| Long Term Liabilities                       | 2,180,000                                  | 3,441,197                                | 105,000                     | -                        | -                                   | -                      | 5,846,698               | 11,572,895            |
| Certificates/Bonds Payable                  | -                                          | 44,775,000                               | -                           | -                        | -                                   | -                      | 52,355,000              | 97,130,000            |
| Health & Dental Liabilities                 | -                                          | 3,705,547                                | -                           | -                        | -                                   | -                      | -                       | 3,705,547             |
| Deferred Revenue                            | 19,899,260                                 | 19,605,977                               | 500                         | -                        | -                                   | -                      | -                       | 39,505,737            |
| Deposits Held in Custody for Others         | 14,219                                     | -                                        | -                           | 2,766,341                | -                                   | -                      | -                       | 2,780,560             |
| Total Liabilities                           | 26,192,534                                 | 74,793,528                               | 275,909                     | 2,766,466                | -                                   | -                      | 58,401,808              | 162,430,245           |
| <b>Fund Balance:</b>                        |                                            |                                          |                             |                          |                                     |                        |                         |                       |
| Unrestricted                                | 8,669,878                                  | -                                        | 485,773                     | -                        | -                                   | -                      | -                       | 9,155,651             |
| Restricted-Specific Purposes                | -                                          | 8,270,527                                | -                           | -                        | (310,739)                           | 35,956                 | 20,170,666              | 28,166,410            |
| Net Investment in Plant                     | -                                          | -                                        | -                           | -                        | -                                   | -                      | 160,850,993             | 160,850,993           |
| Total Fund Balance                          | 8,669,878                                  | 8,270,527                                | 485,773                     | -                        | (310,739)                           | 35,956                 | 181,021,659             | 198,173,054           |
| <b>TOTAL LIABILITIES &amp; FUND BALANCE</b> | <b>\$ 34,862,412</b>                       | <b>\$ 83,064,055</b>                     | <b>\$ 761,682</b>           | <b>\$ 2,766,466</b>      | <b>\$ (310,739)</b>                 | <b>\$ 35,956</b>       | <b>\$ 239,423,467</b>   | <b>\$ 360,603,299</b> |

**Des Moines Area Community College**  
**Statement of Revenue, Expenditures and Changes in Fund Balances**  
**For the Three Months Ended September 30, 2026**

|                                               | <u>Unrestricted<br/>Fund 1</u> | <u>Restricted<br/>Fund 2</u> | <u>Auxiliary<br/>Fund 3</u> | <u>Agency<br/>Fund 4</u> | <u>Scholarship<br/>Fund 5</u> | <u>Loan<br/>Fund 6</u> | <u>Plant<br/>Fund 7</u> | <u>Total</u>          |
|-----------------------------------------------|--------------------------------|------------------------------|-----------------------------|--------------------------|-------------------------------|------------------------|-------------------------|-----------------------|
| <b>Revenue:</b>                               |                                |                              |                             |                          |                               |                        |                         |                       |
| Tuition and Fees                              | \$ 10,917,755                  | \$ 6,280                     | \$ 130,176                  | \$ 161,016               | \$ -                          | \$ -                   | \$ -                    | \$ 11,215,227         |
| Local Support (Property Taxes)                | 1,140,674                      | 2,260,438                    | -                           | -                        | -                             | -                      | 1,140,674               | 4,541,786             |
| State Support                                 | 10,949,832                     | 2,871,913                    | -                           | -                        | -                             | -                      | 166,667                 | 13,988,412            |
| Federal Support                               | 2,770                          | 418,891                      | -                           | -                        | 8,982,510                     | -                      | -                       | 9,404,170             |
| Sales and Services                            | 43,221                         | -                            | 999,947                     | 3,333                    | -                             | -                      | 12,000                  | 1,058,502             |
| Training Revenue / ACE                        | -                              | 3,122,371                    | -                           | -                        | -                             | -                      | -                       | 3,122,371             |
| Other Income                                  | 805,246                        | 5,053,723                    | 858,351                     | 472,479                  | -                             | -                      | 15,360                  | 7,205,160             |
| <b>Total Revenue</b>                          | <u>23,859,499</u>              | <u>13,733,616</u>            | <u>1,988,474</u>            | <u>636,829</u>           | <u>8,982,510</u>              | <u>-</u>               | <u>1,334,701</u>        | <u>50,535,629</u>     |
| <b>Transfers In - General</b>                 | <u>206,508</u>                 | <u>156,094</u>               | <u>9,200</u>                | <u>38,869</u>            | <u>-</u>                      | <u>-</u>               | <u>362,300</u>          | <u>772,971</u>        |
| <b>Total Revenue and Transfers In</b>         | <u>\$ 24,066,007</u>           | <u>\$ 13,889,710</u>         | <u>\$ 1,997,674</u>         | <u>\$ 675,697</u>        | <u>\$ 8,982,510</u>           | <u>\$ -</u>            | <u>\$ 1,697,001</u>     | <u>\$ 51,308,600</u>  |
| <b>Expenditures:</b>                          |                                |                              |                             |                          |                               |                        |                         |                       |
| Instruction                                   | \$ 14,155,664                  | \$ 2,994,259                 | \$ -                        | \$ -                     | \$ -                          | \$ -                   | \$ -                    | \$ 17,149,923         |
| Academic Support                              | 4,068,901                      | -                            | -                           | -                        | -                             | -                      | -                       | 4,068,901             |
| Student Services                              | 4,641,297                      | 231,264                      | -                           | -                        | -                             | -                      | -                       | 4,872,561             |
| Institutional Support                         | 4,295,447                      | 2,752,363                    | -                           | -                        | -                             | -                      | -                       | 7,047,810             |
| Operation and Maintenance of Plant            | 2,569,105                      | 9,854,725                    | -                           | -                        | -                             | -                      | -                       | 12,423,831            |
| Auxiliary Enterprise Expenditures             | -                              | -                            | 2,532,538                   | -                        | -                             | -                      | -                       | 2,532,538             |
| Scholarship Expense                           | -                              | -                            | -                           | -                        | 9,675,302                     | -                      | -                       | 9,675,302             |
| Loan Fund Expense                             | -                              | -                            | -                           | -                        | -                             | (459)                  | -                       | (459)                 |
| Plant Fund Expense                            | -                              | -                            | -                           | -                        | -                             | -                      | 4,138,315               | 4,138,315             |
| Agency Fund Expense                           | -                              | -                            | -                           | 249,204                  | -                             | -                      | -                       | 249,204               |
| <b>Total Expenditures</b>                     | <u>29,730,415</u>              | <u>15,832,612</u>            | <u>2,532,538</u>            | <u>249,204</u>           | <u>9,675,302</u>              | <u>(459)</u>           | <u>4,138,315</u>        | <u>62,157,926</u>     |
| <b>Transfers Out - General</b>                | <u>512,300</u>                 | <u>212,495</u>               | <u>408</u>                  | <u>47,719</u>            | <u>48</u>                     | <u>-</u>               | <u>-</u>                | <u>772,971</u>        |
| <b>Total Expenditures and Transfers Out</b>   | <u>30,242,715</u>              | <u>16,045,107</u>            | <u>2,532,947</u>            | <u>296,922</u>           | <u>9,675,350</u>              | <u>(459)</u>           | <u>4,138,315</u>        | <u>62,930,896</u>     |
| <b>Net Increase (Decrease) for the Period</b> | (6,176,708)                    | (2,155,397)                  | (535,272)                   | 378,775                  | (692,840)                     | 459                    | (2,441,313)             | (11,622,296)          |
| <b>Fund Balance at Beginning of Year</b>      | <u>14,846,586</u>              | <u>10,425,924</u>            | <u>1,021,045</u>            | <u>1,870,977</u>         | <u>382,101</u>                | <u>35,497</u>          | <u>183,462,972</u>      | <u>212,045,102</u>    |
| <b>Fund Balance at End of Period</b>          | <u>\$ 8,669,878</u>            | <u>\$ 8,270,527</u>          | <u>\$ 485,773</u>           | <u>\$ 2,249,752</u>      | <u>\$ (310,739)</u>           | <u>\$ 35,956</u>       | <u>\$ 181,021,659</u>   | <u>\$ 200,422,806</u> |

**DES MOINES AREA COMMUNITY COLLEGE**  
**INVESTMENT RECAP**  
**September 30, 2026**

**DEPOSITORY ACCOUNTS**

| <u>Bank</u>               | <u>Amount</u> | <u>Rate</u> | <u>Type</u>       |
|---------------------------|---------------|-------------|-------------------|
| Bankers Trust             | \$ 10,474,176 | 3.04%       | Money Market      |
| United Bank of Iowa       | \$ 5,966,386  | 3.42%       | Money Market      |
| Farmers State Bank        | \$ 5,951,890  | 3.48%       | Money Market      |
| Bank Iowa                 | \$ 3,020,541  | 3.45%       | Money Market      |
| Various Checking Accounts | \$ 1,047,225  | 0.75%       | Checking Accounts |
| Sub Total                 | \$ 26,460,218 |             |                   |

**ISJIT INVESTMENTS**

|                              |                   |               |       |              |
|------------------------------|-------------------|---------------|-------|--------------|
| Bank Iowa                    |                   | \$ 12,798,101 | 3.84% | Money Market |
| Bankers Trust - Des Moines   |                   | \$ 246        | 2.27% | Money Market |
| Community State Bank         |                   | \$ 19,966,179 | 3.95% | Money Market |
| Farmers State Bank           |                   | \$ 4,108,586  | 3.63% | Money Market |
| Green State (Collateralized) |                   | \$ 18,587,771 | 3.70% | Money Market |
| United Bank                  | October 15, 2026  | \$ 2,177,145  | 3.77% | CD           |
| United Bank                  | November 16, 2026 | \$ 1,549,974  | 3.77% | CD           |
| United Bank                  | December 15, 2026 | \$ 766,475    | 3.78% | CD           |
| ISJIT Diversified Fund       |                   | \$ 6,584,746  | 3.42% | Money Market |
| Total ISJIT Investments      |                   | \$ 66,539,223 |       |              |

Grand Total of Investments \$ 92,999,441

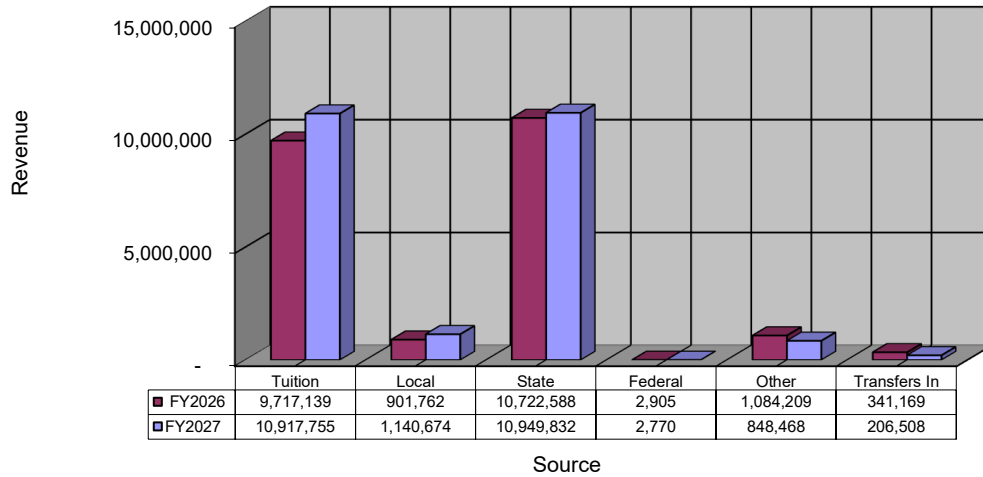
Grand Total Weighted Average of Investments 3.49%

**Des Moines Area Community College**  
**Fiscal Year Ending June 30, 2027 Budget Report**  
**Summary by Fund (All Funds)**  
**For the Three Months Ended September 30, 2026**

| <b>Fund Name</b>          | <b>Fund Number</b> | <b>Board Approved Budget</b> | <b>Working Budget</b> | <b>Amount Received/ Expended</b> | <b>Budget Commitments</b> | <b>Working Budget Balance</b> |
|---------------------------|--------------------|------------------------------|-----------------------|----------------------------------|---------------------------|-------------------------------|
| <b>Revenue</b>            |                    |                              |                       |                                  |                           |                               |
| Unrestricted Current      | 1                  | \$ 140,729,693               | \$ 142,020,857        | \$ 24,066,007                    |                           | \$ 117,954,850                |
| Restricted Current        | 2                  | 90,899,156                   | 90,102,412            | 13,889,710                       |                           | 76,212,702                    |
| Auxiliary                 | 3                  | 8,377,493                    | 7,760,493             | 1,997,674                        |                           | 5,762,819                     |
| Agency                    | 4                  | 429,200                      | 520,900               | 675,697                          |                           | (154,797)                     |
| Scholarship               | 5                  | 21,084,225                   | 21,228,405            | 8,982,510                        |                           | 12,245,895                    |
| Loan                      | 6                  | 5,000                        | 5,000                 | -                                |                           | 5,000                         |
| Plant                     | 7                  | 27,947,665                   | 27,947,665            | 1,697,001                        |                           | 26,250,664                    |
| <b>Total Revenue</b>      |                    | <b>\$ 289,472,432</b>        | <b>\$ 289,585,732</b> | <b>\$ 51,308,600</b>             |                           | <b>\$ 238,277,132</b>         |
| <b>Expenditures</b>       |                    |                              |                       |                                  |                           |                               |
| Unrestricted Current      | 1                  | \$ 140,691,999               | \$ 142,049,567        | \$ 30,242,715                    | \$ 58,951,272             | \$ 52,855,581                 |
| Restricted Current        | 2                  | 90,846,235                   | 87,811,220            | 16,045,107                       | 4,937,161                 | 66,828,952                    |
| Auxiliary                 | 3                  | 8,602,132                    | 8,034,929             | 2,532,947                        | 1,553,057                 | 3,948,926                     |
| Agency                    | 4                  | 368,700                      | 534,400               | 296,922                          | 2,483                     | 234,995                       |
| Scholarship               | 5                  | 21,214,225                   | 21,488,405            | 9,675,350                        |                           | 11,813,055                    |
| Loan                      | 6                  | 5,000                        | 5,000                 | (459)                            |                           | 5,459                         |
| Plant                     | 7                  | 58,556,441                   | 58,595,605            | 4,138,315                        | 279,932                   | 54,177,359                    |
| <b>Total Expenditures</b> |                    | <b>\$ 320,284,732</b>        | <b>\$ 318,519,127</b> | <b>\$ 62,930,896</b>             | <b>\$ 65,723,905</b>      | <b>\$ 189,864,326</b>         |

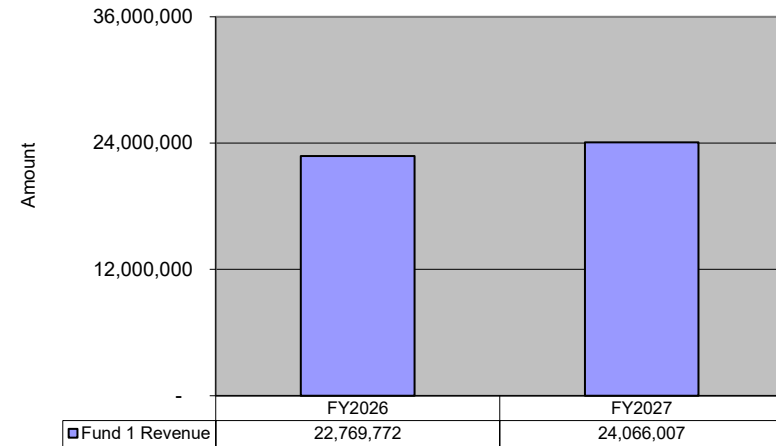
**Des Moines Area Community College  
Revenue/Expense Comparison With Prior Year  
For the Three Months Ended September 30, 2026**

**Fund 1 Revenue  
September 30, 2026**

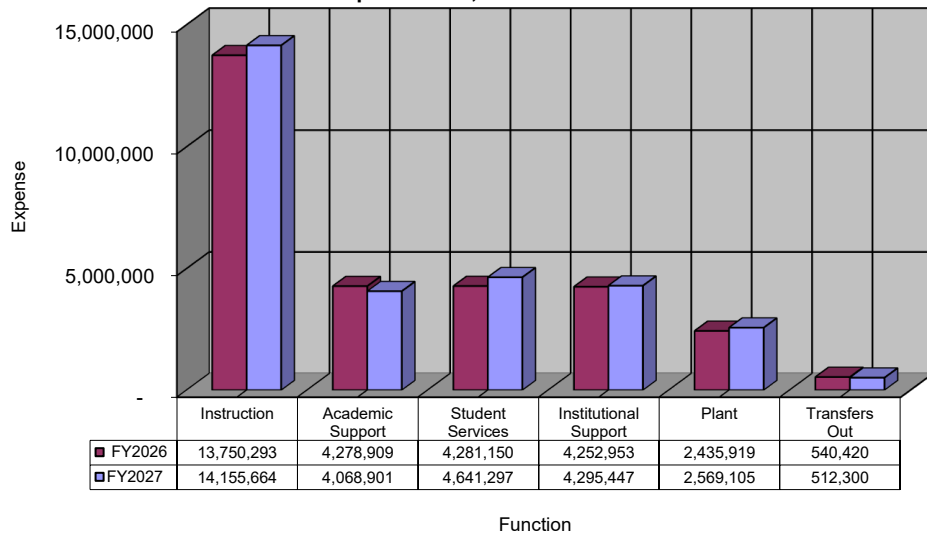


|                         |               |
|-------------------------|---------------|
| <b>Tuition Increase</b> | <b>12.36%</b> |
| <b>Overall Increase</b> | <b>5.69%</b>  |

**Fund 1 Revenue  
September 30, 2026**

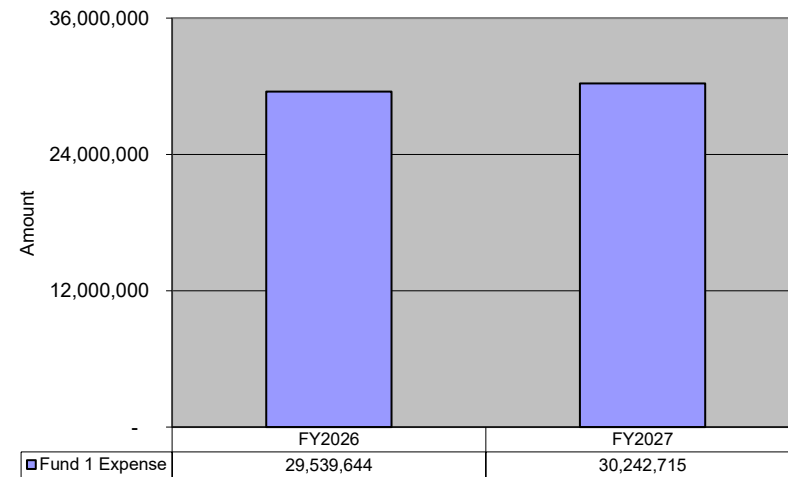


**Fund 1 Expense Comparison by Function  
September 30, 2026**



|                         |              |
|-------------------------|--------------|
| <b>Overall Increase</b> | <b>2.38%</b> |
|-------------------------|--------------|

**Fund 1 Expense  
September 30, 2026**





# **BOARD REPORT**

*To the Board of Directors of  
Des Moines Area Community College*

*Number: 26-090*

*Date: October 12, 2026*

## **AGENDA ITEM**

Approval of Resolution Accepting Urban Campus Student Center Rework Project.

## **BACKGROUND**

The Rework Project was instituted to complete and repair certain work items within the scope of the original Urban Campus Project (“the **“Project”**). The Hansen Company, Inc. (“**Hansen**”) served as DMACC’s construction manager for the Rework Project, and Shive-Hattery, Inc. (“**Shive**”) served as the architect for the Rework Project (as it did for the original Project). The work was bid and completed by three different contractors: Elder Corp. (completing sidewalk, handrail, and parking lot work), Alpha Landscapes (completing utility and site work), and Neumann Brothers (completing interior and exterior building work). Shive and Hansen report that the Rework Project is now fully and finally complete.

## **RECOMMENDATION**

It is recommended that the Board adopt a Resolution formally accepting the project as complete and authorizing that the retainage be released to the prime contractors 31 days after passage of this Resolution, assuming there are no pending Chapter 573 claims on file.

Lori Suddick, Ed.D  
President & CEO

**RESOLUTION OF DES MOINES AREA COMMUNITY COLLEGE**  
**A RESOLUTION ACCEPTING URBAN CAMPUS STUDENT CENTER**  
**REWORK PROJECT**

**WHEREAS**, this Resolution relates to the public construction project known as the Urban Campus Student Center Rework Project (the “**Rework Project**”) instituted to correct and complete certain work performed as part of the initial Urban Campus Student Center Project (the “**Project**”) which concerned the construction of a student life building and the renovation of an existing academic building located at 1144 7th St, Des Moines, IA 50314;

**WHEREAS**, Des Moines Area Community College (“**DMACC**”) is a public entity;  
and

**WHEREAS**, following DMACC’s termination of its general contractor on the Project, there was remaining certain items of defective and incomplete work;

**WHEREAS**, DMACC instituted the Rework Project to correct and complete such work;  
and

**WHEREAS**, the Rework Project is now completed; and

**WHEREAS**, DMACC believes it would be prudent to formally accept the Rework Project.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF DMACC:**

Section 1. Acceptance. DMACC deems the Rework Project to have reached final completion and accepts the Project as final and completed as of the date of this Resolution.

Section 2. Authorization. DMACC is authorized to take such further actions as may be necessary to carry out the intent and purpose of this Resolution and, specifically, is authorized to release the respective retainage amounts to each of the three prime contractors after 31 days of passage of this Resolution assuming there are no Chapter 573 claims on file by the subcontractors for each prime contractor and otherwise pursuant to Iowa Chapter 573.

Section 3. Repeal. To the extent any other resolution conflicts with this Resolution in whole or in part, it is hereby repealed to the extent of such conflict.

**PASSED AND APPROVED** this \_\_\_\_ day of \_\_\_\_\_, 2026.

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Kevin Halterman  
President, Board of Directors

ATTEST:

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Secretary, Board of Directors



# ***BOARD REPORT***

*To the Board of Directors of  
Des Moines Area Community College*

*Number: 26-091*

*Date: September 8, 2026*

## **CONTRACT**

Approval of Resolution Adopting Settlement Agreement & Accepting  
Urban Campus Student Center Project

## **BACKGROUND**

DMACC began the Urban Campus Student Center Project in 2019. After disputes involving performance, schedule, and contract obligations, Graphite Construction Group filed suit in 2023, and DMACC filed counterclaims and terminated Graphite for cause.

Mediation in September 2026 produced a proposed settlement.

## **RECOMMENDATION**

It is recommended that the Board approve the attached Resolution which accepts the Urban Campus Student Center Project as finally complete and approves a settlement agreement that fully resolves the lawsuit filed in the Iowa District Court for Polk County, Case No. LACL155856 regarding the Project.

Lori Suddick, Ed.D  
President & CEO

## **RESOLUTION OF DES MOINES AREA COMMUNITY COLLEGE**

### **A RESOLUTION ACCEPTING URBAN CAMPUS STUDENT CENTER PROJECT AND APPROVING SETTLEMENT AGREEMENT REGARDING LITIGATION**

**WHEREAS**, this Resolution relates to the public construction project known as the Urban Campus Student Center Project (the “**Project**”) for the construction of a student life building and the renovation of an existing academic building located at 1144 7th St, Des Moines, IA 50314;

**WHEREAS**, Des Moines Area Community College (“**DMACC**”) is a public entity; and

**WHEREAS**, DMACC contracted with Graphite Construction Group, Inc. f/k/a Rochon Corporation of Iowa, Inc. (“**Graphite**”) as its general contractor on the Project; and

**WHEREAS**, Graphite subsequently entered into various subcontracts with other entities on the Project; and

**WHEREAS**, DMACC terminated Graphite from the Project on November 1, 2023; and

**WHEREAS**, for the purpose of filing under Iowa Code Chapter 573, the Project was deemed complete at the time of termination (*see* Iowa Code § 573.23), thus requiring subcontractors and suppliers to file any claim under Iowa Code Chapter 573 within 30 days, i.e. by December 1, 2023; and

**WHEREAS**, there is currently a lawsuit pending in the Iowa District Court for Polk County, Iowa (Case No. LACL155856) (the “**Lawsuit**”) related to the Project involving DMACC, Graphite, and various subcontractors; and

**WHEREAS**, the parties in the Lawsuit have reached a proposed settlement agreement that would resolve the Lawsuit and other claims, the terms of which are outlined in the accompanying Board Report and set forth in a written settlement agreement (“**Settlement Agreement**”); and

**WHEREAS**, although the Project was already deemed completed, formal acceptance of the Project for purposes of efficient closeout of the Project is a condition precedent to the proposed settlement, and DMACC otherwise believes it would be prudent to formally accept the Project.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF DMACC:**

Section 1. Acceptance. DMACC deems the Project to have reached final completion and accepts the Project as final and completed.

Section 2. Approval. DMACC approves the written Settlement Agreement.

Section 3. Authorization. DMACC is authorized to take such further actions as may be necessary to carry out the intent and purpose of this Resolution and the Settlement Agreement.

Section 4. Settlement Funds. As outlined in the Settlement Agreement, DMACC shall be compensated in the total amount of \$1,000,000. That total includes \$120,000 in settlement funds to be received by DMACC under the Settlement Agreement and approximately \$880,000 in retainage on the Project that DMACC will keep that it would have otherwise been required to pay out to for completed work on the Project.

Section 5. Repeal. To the extent any other resolution conflicts with this Resolution in whole or in part, it is hereby repealed to the extent of such conflict.

**PASSED AND APPROVED** this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Kevin Halterman  
President, Board of Directors

ATTEST:

\_\_\_\_\_  
Secretary, Board of Directors