

**Minutes of the Student Success & Academic Affairs Committee Meeting
Northern Kentucky University Board of Regents
Tuesday, June 10, 2025**

Meeting Opened: Chair Himes called the meeting to order at 4:01 p.m.

Roll Call: The following members of the Student Success & Academic Affairs Committee were present: Lucy Burns, Ashley Himes, Nathan Smith, and Sandra Spataro, who joined virtually.
Absent: André Ward

NKU Senior Staff in attendance: Bob Alston, AVP and Dean of Students; Chris Calvert, Vice President for Administration & Finance/CFO; Grant Garber, Vice President for Legal Affairs/General Counsel; Tammy Knochelmann, Executive Assistant to the President & Secretary to the Board; Diana McGill, EVP Academic Affairs & Provost; Scott Patton, Director, University Housing; Cady Short-Thompson, President; Mary Paula Schuh, Sr. Director, Planning, Design, and Construction, Brandon Thompson, Vice President for Student Affairs

Approval of Minutes: Regent Burns seconded Regent Smith's motion to approve the February 25, 2025, Student Success & Academic Affairs Committee meeting minutes. (Motion Carried)

Following the approval of the minutes, Chair Himes proceeded to the next item on the agenda, business items.

Business Items:

1. Business Item: Northern Terrace Kitchens – Chris Calvert and Mary Paula Schuh

The Northern Terrace Kitchen Project is reported to be on schedule and within budget.

Scott Patton provided an update on occupancy: Two returning students have already moved into newly kitchen-equipped units, and several incoming students have expressed interest for the fall. Contracts are awaiting final pricing approval, with signing to follow once confirmed. Occupancy is projected to reach full by the end of July, and discussions have covered unit layouts, pricing strategies, and how these units compare in the broader rental market. Unit configurations, pricing, and competitive landscape were reviewed.

2. Business Item: Housing Update – Scott Patton

Fall 2025 housing assignments are up by 46 students year-over-year, with current occupancy at 64% (up from 54% last year), though a recent dip was attributed to fewer orientation sessions and changes in real-time cancellation processing. To address this, process improvements—like immediate cancellation updates—have been introduced to provide more accurate occupancy data, enhance forecasting, and reduce no-show rates. Graduate housing contracts have risen from 38 to 68, but challenges with law student placement have prompted refined messaging and closer collaboration with the law school, all while focusing on balancing institutional policies with student preferences for cost and amenities to maintain on-campus appeal.

3. Business Item: Update on Initiatives and Lessons Learned – Scott Patton

Scott Patton shared that entrepreneurial housing initiatives had mixed outcomes—some were successful, while others didn't prove cost-effective. Graduate housing contracts jumped from 38 to 68, though law students encountered challenges like contract confusion, financial aid issues, and internship logistics. To address this, the team plans to enhance communication and strengthen collaboration with the law school. They also noted that students are primarily driven by cost and amenities, keeping off-campus options highly appealing—even as on-campus housing continues to be a key strategic focus.

4. Business Item: Athletics Housing on Campus – Cady Short-Thompson

President Short-Thompson led a discussion on the Athlete Housing Pipeline and Housing Strategy, reporting that the team is beginning discussions about creating a pipeline for student-athletes to live in university-managed student housing.

The proposal is to shift from giving athletes cash to providing them with on-campus housing to help fill housing capacity and Norse Hall is favored due to kitchenettes, which are attractive to athletes.

Overall, this initiative aims to better utilize campus housing while supporting athlete preferences and needs.

5. Business Item: Clearview Norse Neighborhood and Small House Strategies – Grant Garber

The university will pilot a new student housing model in Fall 2025 at 16 Clearview, featuring a 4-bedroom hybrid off-/on-campus setup with furnished bedrooms and utilities covered by NKU. Students provide other items and handle trash and snow removal, with assigned parking but no meal plan required. Plans for Fall 2026 include expanding to more houses and targeted groups like Greek life. Challenges include uncertainty about house use for student organizations and neighborhood concerns over noise, traffic, and impacts on nearby residents.

6. Updates on Student Forum Events & Next Steps – Cady Short-Thompson

Two student forums were held to gather feedback on housing improvements, revealing strong interest in shared kitchens, group-style housing, and proximity to campus. Suggestions included adding kitchens in Callahan Hall and extending dining hours to better serve students. Athletes, Greek life, and international students expressed interest in specialized housing options, such as an International Union House. Callahan Hall is being considered for relocating student groups, with potential floor allocations for different organizations. Clear communication with student organizations about housing options and expectations is emphasized, and city officials are generally supportive despite some neighborhood concerns. The university aims to expand student housing, manage move logistics, and alleviate nearby rent pressures, with further forums planned and decisions expected post-October based on occupancy and market feedback.

7. VP Student Affairs: Initial Observations and Opportunities in NKU Housing – Brandon Thompson

Brandon Thompson highlighted several strategic opportunities to enhance NKU housing:

He emphasized the importance of a 5–10-year master facilities plan to support occupancy growth and campus vibrancy, and called for facility-level revenue and occupancy analysis to optimize usage while cautioning against closing profitable buildings without data. He also proposed repurposing underutilized classroom space in residence halls for academic use and faculty-in-residence programming. He suggested leveraging positive student experiences—especially in exemption-zone housing—as a recruitment tool.

Follow-up meetings will be held with students to gather feedback on housing needs.

Having no further business to discuss, Chair Himes adjourned the meeting at 5:20 p.m.

The next meeting of the Student Success and Academic Affairs Committee is scheduled for September 16, 2025, at 4:00 p.m.

Respectfully submitted,



Tammy Knochelmann
Secretary to the Board

Approved by the Student Success & Academic Affairs Committee on September 16, 2025./TK