

From: The Sunflower
To: [Heldman, Lou](#)
Subject: [New post] Wichita State to use financial aid money to lease from private company
Date: Monday, July 17, 2017 9:18:31 PM

New post on **The Sunflower**



Wichita State to use financial aid money to lease from private company

by [Chance Swaim](#)

Wichita State has entered an agreement with MWCB LLC to allow use of students' federal financial aid money to pay for a lease on The Flats, a privately owned apartment complex.

According to Vice President of Student Affairs Teri Hall, Wichita State will lease The Flats, which is a privately-owned building on Innovation Campus. That will allow students who receive financial aid to use that money to pay rent at the apartment complex. Wichita State will then use students' rent to pay the lease to MWCB LLC. Any money collected that surpasses the lease price will be profit for the university.

"I assume something's been signed, but I haven't seen it yet," Hall said Friday. Hall said aspects of the agreement had been reached while she was on vacation the week before.

Details of the agreement have not been disclosed to the public.

Kansas Board of Regents policy states public universities must receive board approval before they "enter into agreements, written or verbal or implied relating to private housing; give preference to any owner or operator of private housing; guarantee occupancy in or payments for private housing; or provide public funds for the supervision, maintenance or operation of private housing."

In response to a Kansas Open Records Act records request for any "documents related to authorization of operation of a private housing facility at Wichita State University by the Kansas Board of Regents," the board of regents did not provide any documents approving Wichita State's agreement to lease the complex from MWCB. The board regents did send approval of the building The Flats on Innovation Campus from 2016.

In June 2016, Wichita State requested authorization "to lease property to the Wichita State Innovation Alliance (WSIA) who will in turn enter into a 40-year ground sublease agreement with MWCB, L.L.C. to construct apartments with approximately 200 beds for upper level students." The board authorized that agreement.

This June, the board of regents approved a campus master plan that included The Flats. The documents included no mention of Wichita State leasing the building from MWCB.

Wichita State has not responded to a similar request made by The Sunflower from the

university.

The Flats was originally to become a private apartment complex on Innovation Campus. Hall said 48 — out of 280 — students had signed up to rent rooms from The Flats. The university announced Friday it would be moving 300 students from university-owned Fairmount Towers to The Flats. Placing 300 students into a planned 280 student housing area will be accomplished by doubling the number of beds in certain rooms, Hall said.

Hall said students who signed up for The Flats will pay their agreed upon rates for rooms and all of the included amenities (such as underground parking and a full-sized bed).

Fairmount Towers costs \$4,380 to \$5,900 for a school year. Nine months at The Flats would cost from \$7,200 to \$8,460 at its listed rates.

Announced rates at The Flats were criticised vehemently by several students, including by a February column in The Sunflower.



Brian Hayes

John Tomblin, vice president for research and technology transfer, speaks at a student government association meeting. Tomblin is the president of the nonprofit organization that manages Innovation Campus. (File photo; Mar. 1, 2017)

"I think your article's wrong, and I don't mind telling you," John Tomblin said at a Feb. 23 Wichita State Innovation Alliance, Inc. board meeting of an opinion piece by The Sunflower that called the rent at the \$938-a-unit apartments "too damn high."

At that time, the university was not leasing the apartment complex from MWCB.

"We have no risk," Tomblin said in a Feb. 25 interview. "So if it doesn't fill and it's a complete failure, I mean, we still own the ground and we'll own what's above the ground."

Tomblin said the Flats being privately owned allowed the university to grow "without taxing the students, without taxing the state." He said the university had no control of the prices set by the private company.

May 19, Wichita State announced rates at The Flats had changed in response to student concerns.

"No public or university funds or student fees are being used to finance the project. It is being developed by MWCB LLC. WSU is marketing the complex, and WSU Housing and Residence Life will operate the complex as a new option for on-campus living and to help streamline the application process for students," the university announced in a May 19 statement about The Flats.

Now, depending on the details of the undisclosed lease agreement, it seems Wichita

State has assumed the financial risk of housing in the private apartment complex.



[Selena Favela](#)

Teri Hall, Vice President of Student Affairs, poses with her Towson University Wordle.

The university also controls rent prices for The Flats, Hall said.

“They’re kind of functioning as a landlord for us,” Hall said of MWCB’s role in the project.

“In most ways, we get to run it like a residence hall, without having to pay the bonds for it,” Hall said.

“It truly is better for students who receive financial aid to be able to have the property leased by the university so that their financial aid can be used there,” Hall said.

“Because, otherwise, if it’s not leased by the university, it’s seen as an off-campus property, even though it’s truly not, and they can’t use financial aid, so this agreement really benefits more students.”

When questioned if that meant she thought students taking on more loan debt was a good thing, Hall said she was talking about students who receive grants and other forms of financial aid.

“My point is, if we didn’t lease this property, students couldn’t use that money in The Flats,” Hall said.

“We’re going to try to make this as smooth a transition as possible and try to make people as happy as we can,” Hall said.

[Chance Swaim](#) | July 17, 2017 at 9:18 pm | Categories: [Campus](#), [Showcase](#) | URL: <http://wp.me/p81a5U-4Pa>

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<http://thesunflower.com/18548/showcase/wichita-state-to-use-financial-aid-money-to-lease-from-private-company/>

From: [Moses, David](#)
To: [Daniel Salazar](#)
Cc: [Bishop, Belinda](#); [Mazzullo, Lainie](#); [Heldman, Lou](#)
Subject: 1 of 4
Date: Tuesday, July 25, 2017 9:38:04 AM
Attachments: [WSIA to MWCB PRIVATE HOUSING - GROUND SUBLEASE 2016 09 16-FULLY EXECUTED.pdf](#)

Daniel: In response to the KORA request you made on 7/17/17 which I have highlighted in yellow, below, please see the attached 4 written agreements that exist, at this time. This will satisfy the request. Thx,
DHM

- The lease agreement for The Flats at WSU property with Wichita State Innovation Alliance and Wichita State University
- The sub-lease agreement to construct The Flats at WSU between Wichita State Innovation Alliance and MWCB, LLC
- Any other agreement featuring MWCB, LLC, the Wichita State Innovation Alliance and/or Wichita State University related to The Flats at WSU

David H. Moses
General Counsel
Wichita State University
316-978-6791, telephone
316-978-3046, telefacsimile

From: [Moses, David](#)
To: [Daniel Salazar](#)
Cc: [Bishop, Belinda](#); [Mazzullo, Lainie](#); [Heldman, Lou](#)
Subject: 2 of 4
Date: Tuesday, July 25, 2017 9:38:39 AM
Attachments: [WSIA to MWCB PRIVATE HOUSING - MEMO OF GROUND LEASE 2016 12 30 ROD 29662072.pdf](#)

Daniel: In response to the KORA request you made on 7/17/17 which I have highlighted in yellow, below, please see the attached 4 written agreements that exist, at this time. This will satisfy the request. Thx,
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From: [Moses, David](#)
To: [Daniel Salazar](#)
Cc: [Mazullo, Lainie](#); [Heldman, Lou](#); [Bishop, Belinda](#)
Subject: 3 of 4
Date: Tuesday, July 25, 2017 9:39:38 AM
Attachments: [WSU to WSIA PRIVATE HOUSING - GROUND LEASE 2016 09 15\(7\) FULLY EXECUTED.pdf](#)

Daniel: In response to the KORA request you made on 7/17/17 which I have highlighted in yellow, below, please see the attached 4 written agreements that exist, at this time. This will satisfy the request. Thx,
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316-978-3046, telefacsimile

From: [Moses, David](#)
To: [Daniel Salazar](#)
Cc: [Mazullo, Lainie](#); [Heldman, Lou](#); [Bishop, Belinda](#)
Subject: 4 of 4
Date: Tuesday, July 25, 2017 9:39:47 AM
Attachments: [WSU to WSIA PRIVATE HOUSING - MEMO OF MASTER GROUND LEASE 2016 12 30 ROD 29662071.pdf](#)

Daniel: In response to the KORA request you made on 7/17/17 which I have highlighted in yellow, below, please see the attached 4 written agreements that exist, at this time. This will satisfy the request. Thx,
DHM

- The lease agreement for The Flats at WSU property with Wichita State Innovation Alliance and Wichita State University
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- Any other agreement featuring MWCB, LLC, the Wichita State Innovation Alliance and/or Wichita State University related to The Flats at WSU

David H. Moses
General Counsel
Wichita State University
316-978-6791, telephone
316-978-3046, telefacsimile

From: [Coleman-Martins, Shelly](#)
To: [Tomblin, John](#); [Heldman, Lou](#); [Hall, Teri](#)
Cc: [Jensen, Scott](#)
Subject: 5/25/2017 Marketing Update for The Flats at WSU
Date: Thursday, May 25, 2017 4:57:54 PM
Attachments: [5.25.2017 Marketing Update.pdf](#)

5/25/2017 Marketing Update

Key takeaways

New all-inclusive rates have launched!

- Social media

- WSU Today / Shocker Blasts (coming soon)

- Website

- Apartments.com

- Facebook campaign

- Email blasts

- Shocker Hall 2016-17 residents

- Fairmount Towers 2016-17 residents

- Transfer students

- Earned media

- Wichita Eagle

- Wichita Business Journal

- Sunflower in progress

- Updated print items and signs

- Yard signs in progress

- Direct-call campaign to convert applicants to paid applicants

- Tours

Results / Status:

- Only 1 new applicant since launch of new campaign

Room placement to begin late this week

Background checks to begin late this week

OneStop now has The Flats at WSU information to share

	3/13/2017	4/20/2017	5/23/2017
Applications	100	96	101
Paid Applications	N/A	9	31
Paid Deposits	N/A	N/A	20

From: [Coleman-Martins, Shelly](#)
To: [Tomblin, John](#); [Heldman, Lou](#); [Hall, Teri](#)
Cc: [Jensen, Scott](#)
Subject: 5/25/2017 Marketing Update for The Flats at WSU
Date: Thursday, May 25, 2017 4:57:54 PM
Attachments: [5.25.2017 Marketing Update.pdf](#)

5/25/2017 Marketing Update

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New all-inclusive rates have launched!

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Wichita Business Journal

Sunflower – in progress

Updated print items and signs

Yard signs – in progress

Direct-call campaign to convert applicants to paid applicants

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Paid Deposits	N/A	N/A	20

From: [Heldman, Lou](#)
To: [Coleman-Martins, Shelly](#)
Subject: Accepted: The Flats mkt update

From: [Hart, Tim](#)
To: [Heldman, Lou](#); [Coleman-Martins, Shelly](#)
Subject: Analysis of the Sunflower article on the Fairmount/Flats issue
Date: Thursday, July 20, 2017 9:22:51 AM
Attachments: [4FE1741D-6BB4-4E27-AA58-DF44928F24BA\[4\].png](#)
[fairmount sunflower article analysis.docx](#)

Lou,

Attached is my analysis. Please check my assumptions about the financial arrangements with those in the know.

Thanks,

Tim

Tim Hart
Director of Web and New Media
Strategic Communications
Wichita State University
(316) 978-6192



From: [Heldman, Lou](#)
To: [Salazar, Daniel](#)
Cc: [Kleinsasser, Joe](#)
Subject: Andy Schlapp July 7 email to Blake Flanders
Date: Friday, July 21, 2017 10:09:15 AM

From: Schlapp, Andrew [<mailto:andy.schlapp@wichita.edu>]
Sent: Friday, July 7, 2017 4:19 PM
To: Flanders, Blake <bflanders@ksbor.org>
Cc: Bardo, Dr. John W. <john.bardo@wichita.edu>
Subject: Fairmount Towers

Increasing enrollment at WSU has been a continuing high priority of Dr. Bardo and his executive team. An important part of advancing WSU's reputation from commuter school to comprehensive research university has been to focus on the quality of student experience in the classroom and beyond.

His experience at several universities has been that having a critical mass of students in residence makes a big difference in expanding student engagement. WSU was facing two problems in that regard – the poor quality of existing housing stock and its location on the edges of campus, where students (and parents) felt uneasy.

The strategic goal of improved quantity and quality of housing was identified in the university's 2013 master plan. Page 58 says:

BUILD 2,000 TO 2,500 BEDS IN FIVE TO EIGHT YEARS - Providing new and improved housing options on the campus is a key objective of the university. In the next five to eight years, 2,000 to 2,500 beds are planned in response to campus life objectives and anticipated enrollment growth. By merging housing with the need for accessible study spaces, the aim is to create a strong living / learning environment that will enable students not only to have access to places for learning and studying, but also provide places for social activities.

The first step was to build a new housing facility in the center of campus (Shocker Hall) and close Brennen Hall and Wheat Shocker. That was accomplished for the 2014-15 academic year.

The second planned step was to build another on campus housing facility and close the 50+-year-old Fairmount Towers. This process has been delayed because revenue from Fairmount had been used to service the debt on Wheat Shocker and other housing projects.

The university has been unwilling to take on new debt other than for academic buildings.

The construction of the privately financed Flats at WSU apartment project has offered an

opportunity to:

- House students in a new, better-located facility at no additional cost to them.
- Close Fairmount Towers before additional costly repairs are required.
- Use new housing as a recruiting tool to attract students from Kansas and beyond.

Centralizing housing operations on the main campus creates a more positive environment for our students that aligns with the goals of the university and exposes students to the live, learn, work and play environment that fosters education, entrepreneurship, research and community.

To facilitate this in the most time efficient way, under the current pricing structure for Fairmount Towers residents, the developer of the Flats has agreed to operate the apartment complex at a loss this year to help accomplish the long-term strategic goal and move all student housing to the main campus. This is a win for the university because it greatly improves the quality and location of housing without taking on long-term debt. It's a win for the developers because it exposes 300 or more students to their new housing complex. The site has additional land where the developers already have the option of building more housing.

The University will ask the Board of Trustees to fund the remaining debt service on Fairmount Towers and pay to raze the building, as contemplated in the university's five-year capital plan.

We believe in future years, that this short-term capital constraint will be fixed and the students will have a better living environment that is consistent with our vision, mission and our master plan.

From: Daniel Salazar <dsalazar@wichitaeagle.com>

Date: Thursday, July 20, 2017 at 10:08 AM

To: Lou Heldman <Lou.Heldman@wichita.edu>

Subject: Re: From Andy Schlapp at your request

Do you have the initial request that was sent to Mr. Flanders?
DJS

On Wed, Jul 19, 2017 at 4:55 PM, Heldman, Lou <Lou.Heldman@wichita.edu> wrote:

From: Blake Flanders <bflanders@ksbor.org>

Date: Tuesday, July 18, 2017 at 4:37 PM

To: Andy Schlapp <andy.schlapp@wichita.edu>
Cc: John Bardo <john.bardo@wichita.edu>, Julene Miller
<jmiller@ksbor.org>, "Frisbie, Elaine" <efrisbie@ksbor.org>, "Henning,
Nelda" <nhenning@ksbor.org>, "Burlingham, Renee"
<rburlingham@ksbor.org>
Subject: RE: Fairmount Towers

Andy, thank you for communicating your intention to follow the WSU 2013 master plan. The Board policy related to private housing allows the President and CEO of the Board, upon recommendation of the Director of Facilities to approve, on behalf of the Board, any agreement relating to private housing that is less than one year (Chapter II,E:9).

Let me know if you have any questions or concerns.

Blake

Blake Flanders, Ph.D.
President & CEO
1000 SW Jackson, Suite 520
Topeka, KS 66612-1368
[785.430.4234](tel:785.430.4234)

--

Daniel Salazar
Reporter
The Wichita Eagle
Office: 316.269.6791
Mobile: 512.983.8808
dsalazar@wichitaeagle.com
[@imdanielsalazar](https://www.instagram.com/imdanielsalazar)

From: [Heldman, Lou](#)
To: [Joshua Heck](#)
Subject: Answers to your Innovation Campus questions
Date: Monday, July 10, 2017 1:33:34 PM
Attachments: [WBJ Innovation Campus Q&A LH.docx](#)

Josh,

The attached answers can be attributed to me.

Here's a link to the announcement from August 15, 2014 because I thought you might find it provides good context, <http://www.wichita.edu/thisis/stories/story.asp?si=2545>

You'll note some of the details have changed, but the vision has remained very consistent.

Here's a current quote from Dr. Bardo:

"When we outlined the vision of Innovation Campus and Innovation University three years ago, we didn't know it would develop this quickly. The rapid progress is a tribute to the broad support we've received from many of our students, faculty, staff, industry and government leaders.

"Those who have championed Innovation Campus understand that WSU's applied learning model is a great catalyst for new ideas, technology and professional expertise. At the end of the day, the physical changes on our campus are far less important than how what goes on here equips our students, companies and community for long-term economic success and enhanced quality of life."

Thanks,
Lou

From: Josh Heck <jheck@bizjournals.com>
Date: Thursday, July 6, 2017 at 3:33 PM
To: Lou Heldman <Lou.Heldman@wichita.edu>
Subject: Innovation campus story.

Lou,
Thanks for helping me with the story on the innovation campus development I'm work on.

As we discussed, I'd like to have some perspective from John Bardo and/or John Tomblin about the progress at the innovation campus.

I want to hone in on the MWCB development group that has emerged as a big player in the private-sector development of the innovation campus.

How is Wichita State's partnership with that development entity structured?

How was MWCB chosen as the prime developer for the innovation campus over others that have done work for the university?

How does having big names from the business community such as those benefit the effort to develop the innovation campus?

Detail the organizational structure for the innovation campus.

How much remaining land is available for purchase at the innovation campus? How many acres have been sold to this point?

How much does MWCB own at the innovation campus?

Are other development entities able to purchase land there. If so, are other groups expressing interest?

How does the university determine which projects will be awarded through a bid process and which ones are negotiated?

I'm working on this for the July 21 edition, so the sooner I can get something the better. Thanks for your help.

Josh Heck
Reporter
Wichita Business Journal
316-266-6172
jheck@bizjournals.com

From: [Heldman, Lou](#)
To: [Coleman-Martins, Shelly](#)
Subject: Attachment on logo use
Date: Wednesday, July 26, 2017 1:01:54 PM
Attachments: [sub-license Wichita State University 072617.pdf](#)

From: Shelly Conrady <shelly@ymcawichita.org>
Date: Wednesday, July 26, 2017 at 12:53 PM
To: Louis Heldman <lou.heldman@wichita.edu>
Subject: RE: Meeting Follow-up

The attachment might help ☺

Thanks,

Shelly Conrady
VP Marketing & Communications
GREATER WICHITA YMCA
402 N. Market
Wichita, KS 67202
(E) shelly@ymcawichita.org
(P) 316.219.9622 ext. 5553 | (F) 316.858.1540
(W) ymcawichita.org | facebook.com/ymcawichita

The Y: We're for youth development, healthy living and social responsibility.

From: Shelly Conrady [<mailto:shelly@ymcawichita.org>]
Sent: Wednesday, July 26, 2017 12:52 PM
To: 'Heldman, Lou'
Subject: Meeting Follow-up

Mim McKenzie (mim@ymcawichita.org) – COO
Brian Pond (brian@ymcawichita.org) – VP of Technology

Needs (off the top of my head)

<!--[if !supportLists]-->· <!--[endif]-->Communications
 <!--[if !supportLists]-->○ <!--[endif]-->Updated FAQ with more detail on what's
 included in the student activity fee (the student health portion fleshed out).
 We spoke to Dr. Mo about this more in the meeting at Heskett yesterday.
 <!--[if !supportLists]-->○ <!--[endif]-->Have we heard an update on whether we will
 have access to the primary email for students or whether the WSU email will
 have an option to forward?

<!--[if !supportLists]-->· <!--[endif]-->Branding/Co-branding
 <!--[if !supportLists]-->○ <!--[endif]-->What do we need to do to get
 access/permissions for use of the WSU and WuShock logos?
 <!--[if !supportLists]-->○ <!--[endif]-->Please have the appropriate person sign and
 return the attached sublicense agreement for use of the YMCA logo.
 <!--[if !supportLists]-->○ <!--[endif]-->How many sets of the wsu4 (We are Shocker
 Nation) and wsu1 (It's a great day to be a Shocker) banners could be have
 access to?

Thanks,

Shelly Conrady
VP Marketing & Communications
GREATER WICHITA YMCA
402 N. Market
Wichita, KS 67202
(E) shelly@ymcawichita.org
(P) 316.219.9622 ext. 5553 | (F) 316.858.1540
(W) ymcawichita.org | facebook.com/ymcawichita

The Y: We're for youth development, healthy living and social responsibility.

The Y: We're for youth development, healthy living and social responsibility.

TO DONATE TO THE Y's Strong Community Campaign, text "YIMAGINE" to 41444.

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From: [SC Design4](#)
To: [Heldman, Lou](#)
Subject: Bardo PowerPoint
Date: Tuesday, August 15, 2017 2:32:55 PM

Hi, Lou!

I'm heading out of the office for the day, but wanted to send you what I have so far for the presentation.

Since it's too large to email, you can download it from this Dropbox link:

https://www.dropbox.com/s/y4qxnj1jysc63uu/BardoPresentation_v01.pptx?dl=0

Tomorrow morning before I come into the office, I will stop by The Flats to grab a photograph of them and then finish everything up. (I only have a few slides to go.)

I have to leave work no later than 1 p.m. tomorrow for a doctor's appointment, but will be free anytime between 8:30 a.m. - 1 p.m. to meet if you would to go over the slides.

Thanks,
Alyssa

From: Shelly Conrady
To: [Shelly Conrady](#)
Cc: [Ronn McMahon](#); [Jim Korroch](#); "[Michael Martin \(Protein & Salt Shared Resources CPS not part of a BU \(026\)\)](#)"
Subject: Cargill Donates \$350,000 to Help Bring YMCA to WSU Campus
Date: Thursday, October 26, 2017 3:16:49 PM

FOR IMMEDIATE RELEASE

Cargill Donates \$350,000 to Help Bring YMCA to WSU Campus

Cargill Protein, headquartered in Wichita, Kansas, donated \$350,000 today to the Greater Wichita YMCA to help bring a new YMCA to the Wichita State University Innovation Campus.

"The Wichita Area YMCA and Cargill have worked together for many years to promote a healthier community," said Brian Sikes, president, Cargill Protein. "We're thrilled to provide funds that will help expand YMCA's reach to the Wichita State campus and support the university's efforts to strengthen the community by ensuring the region thrives."

Wichita State University and the Greater Wichita YMCA announced earlier this year that discussions were underway to bring a YMCA to the University's Innovation Campus. The new Y would provide comprehensive health, wellness, and education services on campus. In addition, it is anticipated to serve more than 22,000 students, faculty, staff, Innovation Campus workers and neighbors in the Fairmount community with key programs to help strengthen students and the underserved surrounding neighborhoods.

"The Innovation Campus is a natural place to continue the Cargill and YMCA partnership, because both of us are focused on using innovation to help people live better lives," said YMCA President Ronn McMahon. "Whether it's innovation for nutrition or innovation for helping kids to reach their fullest potential, it's about strengthening our community together."

Pictured: Ron McMahon, YMCA President and CEO; Steve Cox, YMCA Board of Directors Chairman; Brian Sikes, Cargill Protein President

About the Greater Wichita YMCA: The Greater Wichita YMCA is a non-profit organization that serves more than 285,000 kids and adults through child care, camping, urban outreach programs and healthy lifestyles activities. Nearly three out of four kids in Sedgwick, Harvey and Butler Counties participate in YMCA activities and more than 84,000 participants receive free and assisted programs. Within the YMCA's financial capabilities, no person is refused program or membership privileges because of inability to pay. For more information, visit www.ymcawichita.org.

About Cargill Protein: Headquartered in Wichita, Kan., Cargill Protein is an industry leader that produces, distributes and markets beef, turkey, chicken and egg products to retail, foodservice and food ingredient companies throughout North America, and exports meat and by-products around the world. Cargill Protein's 28,000 employees, and more than three dozen protein processing facilities in the U.S. and Canada, are focused on delivering superior, innovative, products and services to help customers grow their businesses by meeting consumer desires. Cargill Protein is a unit of Minneapolis-based Cargill, Incorporated. For more information, visit www.cargill.com and our News Center.

CONTACTS: Shelly Conrady, Greater Wichita YMCA
Protein
Cell: 316-304-1482
shelly@ymcawichita.org

Michael Martin, Cargill
Office: 316-291-2126
michael_martin@cargill.com

The Y: We're for youth development, healthy living and social responsibility.

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From: [Heldman, Lou](#)
To: [sunflower editor](#)
Cc: [Cynthia Mines](#); [DeVault, Amy](#); [Harpool, Dorothy](#); [Admanager Sunflower](#); [Hager, Kevin](#); [Kleinsasser, Joe](#); [SGA President](#); [Abbey, Ellen](#); [SGA Vice-President](#)
Bcc: [Heldman, Lou](#); [Coleman-Martins, Shelly](#); [Hart, Tim](#); [Schlapp, Andrew](#); [Tomblin, John](#); [Moses, David](#); [Hall, Teri](#); [Golling, Werner](#); [Lanier, Anna](#); [Boden, Stacia](#)
Subject: Concerns about July 17 Sunflower story and request for corrections
Date: Thursday, July 20, 2017 5:39:10 PM
Attachments: [Request for correction of Chance Swain Sunflower article\[1\].docx](#)

Please see attached.

From: Todd Vogts
To: [Heldman, Lou](#); [Chance Swain](#)
Cc: [Cynthia Mines](#); [DeVault, Amy](#); [Harpool, Dorothy](#); [Admanager Sunflower](#); [Hager, Kevin](#); [Kleinsasser, Joe](#); [SGA President](#); [Abbey, Ellen](#); [SGA Vice-President](#)
Subject: Concerns about July 17 Sunflower story and request for corrections
Date: Friday, July 21, 2017 4:27:24 PM
Attachments: [Request for correction of Chance Swain Sunflower article\[1\].docx](#)
[ATT00001.htm](#)

To clarify, the Wichita State University Student Publications Board does not and cannot involve itself with content or coverage decisions of The Sunflower. The Sunflower is an independent, student-operated media outlet. The Board supports the First Amendment rights of the students, their duty to be the voice of the student body and a watchdog, and the work the Sunflower journalists do to keep the campus informed of newsworthy items of interest. The role of the Board is not one of adviser or publisher.

From: [Heldman, Lou](#)
To: [sunflower editor](#)
Cc: [Cynthia Mines](#); [DeVault, Amy](#); [Harpool, Dorothy](#); [Admanager Sunflower](#); [Hager, Kevin](#); [Kleinsasser, Joe](#); [SGA President](#); [Abbey, Ellen](#); [SGA Vice-President](#)
Subject: Concerns about July 17 Sunflower story and request for corrections
Date: Thursday, July 20, 2017 5:39:12 PM
Attachments: [Request for correction of Chance Swain Sunflower article\[1\].docx](#)

Please see attached.

From: [Heldman, Lou](#)
To: [Coleman-Martins, Shelly](#)
Subject: Declined: The Flats mkt update

From: [Heldman, Lou](#)
To: [Dasey-Morales, Maureen](#); [Easum, Amy](#); [Mazzullo, Lainie](#); [Heldman, Lou](#)
Subject: Discussion of Y student membership communications

Mo,

Please feel free to add up to four students or staff who will enrich the conversation. Y staff will be calling in.

Thanks,

Lou

From: [Jensen, Scott](#)
To: [Heldman, Lou](#)
Cc: [Austin, Katie](#); [Johnson, Becca](#)
Subject: Flats Ideas
Date: Tuesday, May 9, 2017 2:33:34 PM
Attachments: [Flats Proposal.docx](#)

Lou,

Attached are ideas that HRL would like for the developers to consider. We realized that they probably don't want to spend money out of their pocket on items like TV's, I-Pads, etc., so we stuck with ways they could reduce the cost of living in The Flats as the incentives. I don't think anything in here is extremely new or off the wall, but could increase interest among perspective tenants.

We think logistic changes such as the eliminating co-signer requirement, lowering the deposit, and possibly allowing two folks to share one space could be a boost as well.

Look it over and let me/us know if you have any questions.

Scott

Scott Jensen
Director, Housing and Residence Life
Wichita State University
316-978-6612
www.wichita.edu/housing





From: Jensen, Scott

Sent: Tuesday, May 09, 2017 2:34 PM

To: Heldman, Lou <Lou.Heldman@wichita.edu>

Cc: Austin, Katie <katie.austin@wichita.edu>; Johnson, Becca <becca.johnson@wichita.edu>

Subject: Flats Ideas

Lou,

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Director, Housing and Residence Life

Wichita State University

316-978-6612

www.wichita.edu/housing



From: [Jensen, Scott](#)
To: [Heldman, Lou](#); [Tomblin, John](#)
Cc: [Hall, Teri](#)
Subject: Flats Proposal
Date: Thursday, May 11, 2017 4:24:42 PM
Attachments: [Flats Proposal 5.11.17 Edited.docx](#)

Hello folks,

Attached is the proposal that we discussed in the meeting today. Hopefully this approach will move the needle.

Scott

Scott Jensen
Director, Housing and Residence Life
Wichita State University
316-978-6612
www.wichita.edu/housing



From: [Heldman, Lou](#)
To: [Steve Coffman](#); [Daniel Salazar](#)
Cc: [Kleinsasser, Joe](#)
Bcc: [Coleman-Martins, Shelly](#)
Subject: Flats stories
Date: Tuesday, August 1, 2017 6:25:46 PM

Steve and Daniel,

Thank you for your willingness to discuss today's stories and reconsider the issue we raised.

While I can claim a lot of experience in your roles, virtually none of it was in the digital-first environment you inhabit.

I respect this is a relatively new world for all of us.

Best,

Lou

From: [Heldman, Lou](#)
To: [Schlapp, Andrew](#)
Bcc: [Heldman, Lou](#)
Subject: Flats story
Friday, July 21, 2017 10:17:54 PM

How WSU moved to fill mostly empty, private Innovation Campus housing

BY DANIEL SALAZAR
dsalazar@wichitaeagle.com

About 300 Wichita State University students had planned to move into Fairmount Towers, a dorm at 21st and Hillside, next month.

They were set to pay more than \$1 million in rent for the new school year – money that would go to maintain taxpayer-supported university housing and, if funds were left over, help pay off the debt on Fairmount Towers.

But they will now live in a privately owned apartment complex that was struggling to attract students.

At least some of the rent money will go to pay a lease with a private development firm, one of whose managing partners is chairman of the state board of regents, which oversees WSU and other universities. It is not clear how much money will go to the private firm because WSU has not released revenue or lease information to The Eagle.

WSU [announced this month](#) that it will tear down the 53-year-old Fairmount Towers and move those students to The Flats, a private apartment complex opening this fall on the Innovation Campus. Those students will pay the same rate for housing that they would have at Fairmount Towers.

The Flats, featuring more modern and more expensive apartments, was far below capacity before the announcement: Less than 50 people

had signed leases for 286 bedrooms.

University officials say the trade-off improves the quality and location of housing overall and takes out of rotation an aging, less-popular building that they had long intended to close. It also represents further investment in the [Innovation Campus](#), a 120-acre public-private development for research, business and academics on the university's former Braeburn Golf Course.

THE REALITY IS THE DEVELOPER KNEW THAT THIS
WOULD BE A WIN-WIN BECAUSE THEY'D HAVE THE
CASH FLOW AND WE'D HAVE A PLACE FOR
FAIRMOUNT TOWERS STUDENTS.

Lou Heldman, WSU's vice president for strategic communications

"The reality is the developer knew that this would be a win-win because they'd have the cash flow and we'd have a place for Fairmount Towers students," said Lou Heldman, WSU's vice president for strategic communications. "This would give us an opportunity to close Fairmount Towers. We didn't know when an opportunity like that would come along again."

WSU Housing and Residence Life will run The Flats like a dorm. The developer, now essentially WSU's landlord, was originally supposed to operate it.

The number of beds at The Flats has increased since regents initially authorized leasing the property last summer. And most students will pay a rate set by the university, not by the market, contrary to previous announcements.

The changing nature of The Flats is due to rapidly evolving plans for the Innovation Campus, said Andy Schlapp, WSU's executive director of governmental relations.

"A year ago, this was our plan. Six months ago, this was our plan," Schlapp said. "When we start dealing with businesses and whether

they want to be on the campus, it starts to challenge the time line of government.”

“These things that we’re trying to get on our campus are moving at a different pace.”

Leased out

The Flats were constructed as private housing, defined under [Kansas Board of Regents policy](#) as privately owned residential housing made available for university students or employees.

The university asked the regents to authorize leasing property for private housing to the Wichita State Innovation Alliance. That’s a nonprofit that governs the Innovation Campus.

The proposal was for apartments with approximately 200 beds for upper-level students through a 55-year “ground sub-lease agreement” with MWCB, LLC, to operate and maintain the property. MWCB is a partnership of Wichita businessmen David Murfin, Nestor Weigand Jr., Ivan Crossland and Steve Barrett.

Murfin, who is on the board of regents, recused himself from the discussion and abstained from voting, [according to the minutes](#) from the June 15, 2016, meeting. His colleagues authorized WSU to proceed. Murfin, now regents chairman, and other MWCB partners did not return requests for comment.

The Eagle asked WSU for the lease and sub-lease – as well as other agreements between WSU, MWCB and the Innovation Alliance – through the Kansas Open Records Act on Monday afternoon. WSU has yet to provide them.

WSU handling marketing, operations

The university announced [last August](#) that the 112-unit apartment complex called The Flats would be constructed. WSU published a news release when [The Flats began leasing](#), touting modern apartments with an outdoor pool, exercise room and private clubhouse for students and employees of companies like Airbus on the Innovation Campus.

WSU Strategic Communications' team [developed](#) The Flats' name, logo, website, social media, brochures and signs "to help market and fill the Flats by next fall," according to a portfolio on its web-page. The developer paid WSU \$37,700 to market The Flats, Heldman said.

"We think the Innovation Campus is a tremendous selling point for students and their parents," Heldman said of their marketing efforts.

University housing and residence life staff also will [operate The Flats](#). MWCBS originally was supposed to operate it. Heldman said the developer asked the WSU housing office to "take on the housing responsibilities."

"That's really part of the evolution of this agreement," he said. "The student housing experts on our staff are clearly good at what they do, and the developer took advantage of that."

When asked in a follow-up e-mail if Housing and Residence Life would be paid for its work with the private apartment building, Heldman replied: "Since WSU is leasing and operating the building as a residence hall, it will be managed by Housing and Residence Life the same as Shocker Hall," the university's main dorm.

State rules on private housing

The Kansas Board of Regents regulates private housing for its state universities. Regents must directly authorize state universities if they want to:

- Enter into written, verbal or implied agreements related to private housing.
- Give preference to any owner or operator of private housing.
- Guarantee occupancy in or payments for private housing.
- Provide public funds for the supervision, maintenance or operation of private housing.

Schlapp told Regents President and CEO Blake Flanders in a July 7 e-mail that WSU wanted to move Fairmount Towers students into The Flats. Under KBOR policy, Flanders can approve agreements related

to private housing with terms shorter than a year.

Flanders thanked Schlapp for expressing WSU's intentions and cited the KBOR policy that he could approve short-term private housing agreements. But that e-mail provided to The Eagle was dated July 18, several days after WSU announced it was moving ahead.

"The dialogue with the CEO of the regents and the board staff is continuous," Heldman said of the timing of discussions with KBOR.

Schlapp said WSU would visit with the regents in September to refine a future agreement on The Flats.

Asked if WSU guaranteed occupancy for the developer if The Flats had not filled, Heldman replied "no."

"Our attorneys have looked at this and think we're within the KBOR rules in the overall arrangement," Heldman said.

Regents spokeswoman Breeze Richardson said the board has worked alongside WSU throughout the process.

"There is nothing to indicate that WSU has violated board policy in any way," Richardson said.

'Rates were high'

When the apartment complex was announced, rent prices were supposed to be set by [the market, not by the university](#).

But prompted by cost concerns, the developer changed [rate structures](#) in May to include electricity, a lower deposit and nine- and 12- month lease options to residents.

One-bedroom apartments at The Flats, which are sold out, cost \$940 per month per person on a nine-month lease. That's \$8,460 from August to May, the end of the school year, [according to The Flats' website](#).

A four-bedroom apartment is \$800 per month per person on a nine-month lease — \$7,200 from August to May. Monthly rates on a year-long lease range from \$720 to \$845, depending on the type of apartment.

Heldman said the biggest reason The Flats struggled to lease was students couldn't picture themselves in apartments still under construction. But he did say cost was a factor.

"The first set of rates were high for the market and the developers ... were getting enough of that feedback," Heldman said. "(The decreased rates) came pretty late in the spring when people had already signed housing contracts elsewhere."

Students at The Flats who signed up for Fairmount Towers will pay what they were supposed to pay at Fairmount Towers, which were lower rates set by the university. Three-hundred displaced students would have paid between \$1.3 million and \$1.8 million for two semesters at Fairmount Towers, [based on 2017-2018 housing rates](#).

People who originally signed leases at The Flats with the full rates won't see a rent reduction, but will have access to better amenities like underground parking and larger beds.

Where the rent goes

The university still owes \$3.3 million on Fairmount Towers, which it is scheduled to pay from general university revenues through June 2021. The capital plan approved by the regents and adopted state budget also includes \$1 million to raze Fairmount Towers.

The day before the July 14 announcement that Fairmount Towers would close, the WSU board of trustees was asked to pay the remaining debt service on Fairmount Towers and raze it. But the board approved about \$4 million in infrastructure on the Innovation Campus over five years instead.

"They decided they wanted to commit the funds but in a different way," Heldman said. "That works out fine because you end up with the same amount of money freed up to take care of Fairmount Towers."

In the past, when Fairmount Towers generated money beyond what was needed to operate it, that money would go toward paying the principal and interest on its debt, said WSU spokesman Joe Kleinsasser.

Schlapp also said in his July 7 e-mail to Flanders that “revenue from Fairmount had been used to service the debt on Wheat Shocker and other housing projects.”

Revenue from residents of The Flats, including the Fairmount Towers students, will go toward paying off the lease for the complex with MWCB, WSU’s Vice President for Student Affairs Teri Hall told The Eagle on July 14.

The Eagle asked WSU on Monday how much rent revenue is expected from The Flats’ original leases and students originally set to live in Fairmount Towers, as well as a breakdown of students by year and rooms by apartment type. WSU has yet to provide those records.

‘Make decisions much quicker’

Heldman said there will be no shortage of housing options for students, even with Fairmount Towers out of the rotation. And The Flats complex has room to add extra buildings.

“More housing can be built if there’s demand,” Heldman said. “Supply may lag behind demand, but never by more than a year.”

Heldman said the entire campus benefits if more students live on the Innovation Campus.

“For attracting and retraining students and for the future of the university, this seems like a very good idea,” he said.

Schlapp said the Innovation Campus is growing “much quicker than anyone ever imagined,” altering how rapidly choices like closing Fairmount and leasing The Flats are made.

“It’s forced the university to make decisions much quicker,” Schlapp said. “This is a very dynamic process.”

From: [Heldman, Lou](#)
To: vheckart16@gmail.com
Cc: [King, Elizabeth](#)
Subject: Following up on your email to Elizabeth King
Date: Tuesday, October 3, 2017 10:55:26 AM

Hello, Vic,

I'm happy to follow up on your email to Elizabeth King and to answer additional questions you may have.

First and foremost, we don't lie about enrollment numbers. The Regents institutions all follow the same set of rules. Some may not like it, for example, that Fort Hays counts enrollment from China, but that doesn't make the enrollment less legitimate. Kansas universities' programs, including WSU's for-credit badges courses, have been approved by the Regents and the appropriate accrediting bodies.

WSU is working hard to increase enrollment in Kansas, but also in other states, other nations, online and through professional development courses. We're in the education business, not the business of just enrolling fulltime traditional 18-22-year-old students. We treasure those traditional students, of course, and we have another record freshman class to prove it, but we want many others as well.

Dr. Bardo talks about how in the days of Corbin, Ahlberg and Lindquist, the university was known for attracting working people who could earn their degrees at night. We're refocused on that, but we now also are greatly expanding our offerings of online and professional development courses.

Higher education is changing and the four-year degree with 120 hours or more of credits is no longer the only requirement of employers. The marketplace also wants people with certifications and specific skill sets, along with critical thinking, reasoning and learning capacity.

I was a cynical student newspaper editor myself nearly 50 years ago at Ohio State, so I have some empathy for the editors of the Sunflower. With that acknowledgment, I have to say I have been tremendously disappointed the past few years, and especially this year, because the

editors seem determined to cast doubt on every university achievement to advance their negative narrative. If you got all your information from the Sunflower, you'd be pretty poorly informed about what's going on at WSU. In the editor's introductory column this year, here was his first piece of advice to students:

1. *Every time you hear the word "Innovation" or "Strategic" or "Engagement" or "Dialogue" (used as a verb) or "Student input" or "Students will have a voice," grab a totem, something you can hold onto that keeps you grounded, because you're about to be fed a huge spoon of bullshit.*

I think the students taking engineering labs in the Experiential Engineering Building, using the amazing equipment in the GoCreate community makerspace or living in The Flats @ WSU are having a college experience they'll treasure. If Dr. Bardo had listened to the cynics, Innovation Campus wouldn't exist. Innovation Campus is helping WSU's reputation nationally and enhancing the value of a Wichita State education, even for students who will never take a class there.

If you've been following the university's progress since Dr. Bardo became president in July 2012, you know that he has been consistent in his publicly stated beliefs that the university needs to work more closely with industry to help our students get good jobs and to help our community and state prosper. We don't apologize for that.

Finally, Dr. Bardo is featured in more than a dozen YouTube videos but I couldn't immediately locate one that's 42 minutes long, so please send me a link if you find it.

Best,
Lou Heldman

From: Vic Heckart [<mailto:vheckart16@gmail.com>]

Sent: Tuesday, October 3, 2017 8:50 AM

To: King, Elizabeth <Elizabeth.King@wichita.edu>

Subject: Vic Gram

Elizabeth, I'd like to ask you for a favor with the idea that either you can answer this question or point me to someone who can answer it.

Background: Last night, I was perusing around on Facebook, & ran across an article about WSU that came from the campus newspaper, "The Sunflower". It claimed that the WSU adm was out of touch with reality and that it was lying about the increase in enrollment. So, I started googling around. The 1st article I found was about the big frosh class of 2016. Next I found an article on the big frosh class of 2017. In essence, this proved that the Sunflower article was totally off-base, so I went back to find it on FB and cudn't find it anymore. I thought perhaps it was some kind of joke, but I cudn't verify the context. Coincidentally, this morning I ran across a 42-min you-tube pitch by Dr Bardo on the state of WSU. It was extremely well put together & I am very impressed. So, I went to the WSU campus news website I peruse through ever so often as it contains daily news, but I cudn't find the 42-min article anywhere. I thought that I had found it on Shockernet in the "off-topic section", but it's not there.

So, my question is this: Can you or someone else please sent me that article? It's actually a youtube pitch. It gives all of the details on enrollment including the fact that WSU needs to improve on it's 72 to 75 % retention rate for freshmen. It talks about the vision for the future. I want this because I want to share it with some other people.

Go Shox!

Vic Heckart, WSU '62

PS - One question I have about the youtube pitch is that somewhere close to the start, Dr Bardo mentions an increase from \$55 M to \$90 M. I think there is a "typo" in the words at the bottom that repeats what he said. It may be an increase in the mill levy, but I'm really not sure about the source.

.

From: [Heldman, Lou](#)
To: vheckart16@gmail.com
Cc: [King, Elizabeth](#)
Bcc: [Lanier, Anna](#); [Heldman, Lou](#)
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From: [Heldman, Lou](#)
To: [Coleman-Martins, Shelly](#); [Easum, Amy](#); [Mazzullo, Lainie](#)
Cc: [Shelly Conrady](#); [Hall, Teri](#); [Dasey-Morales, Maureen](#); [Tomblin, John](#); [Friess, Tracee](#); [Kleinsasser, Joe](#); [Hart, Tim](#)
Subject: Follow-up items for StratComm on Y/Wellness rollout
Date: Wednesday, July 26, 2017 11:25:00 AM

7-25-17 planning session in NIAR conference room

Attending from Y: Ronn McMahon, Jennifer Keen, Shelly Conrady, Mim McKenzie (Community Development), Brian Pond (IT)

Attending from WSU: Tomblin, Tatro, Boden, Hall, Dasey-Morales, Eric King, Heldman

Tomblin: Y process will be in two phases:

1. rolling out membership privileges for students
2. planning the new Wellness Center and Y

Nearly 4,000 WSU students already are members, about 3,000 directly and 800 through family memberships. (I may be off on these numbers but Shelly Conrady can weigh in).

Tentative StratComm follow-ups including or in addition to everything already discussed (most involve StratComm working with Dr. Mo and Shelly Conrady):

1. Update website and FAQs
2. Plan internal rollout campaign of emails and social media or other means for students to inform them of Y benefit and encourage them to use it. The campaign might include emails every few days starting about a week before classes begin and continuing for a week or so after classes begin. Some ideas mentioned included a. an interactive map of the 9 existing Ys with a focus on a few special features of each, b. some kind of incentive or contest.
3. Coordinate efforts with Y's efforts including WSU landing page on its site, employee communications, greeting signs for WSU students, use of social media outreach, et cetera. Tomblin offered to buy tee shirts for Y staff.
4. As discussed in our prior meeting with Shelly Conrady and Jennifer Keen, Y is planning presence at campus events at beginning of the semester.
5. Coordinate with Shelly Conrady on media release(s) and interview availability
6. What else?

From: [Heldman, Lou](#)
To: [Coleman-Martins, Shelly](#); [Easum, Amy](#); [Mazzullo, Lainie](#)
Cc: [Shelly Conrady](#); [Hall, Teri](#); [Dasey-Morales, Maureen](#); [Tomblin, John](#); [Friess, Tracee](#); [Kleinsasser, Joe](#); [Hart, Tim](#)
Bcc: [Heldman, Lou](#)
Subject: Follow-up items for StratComm on Y/Wellness rollout
Date: Wednesday, July 26, 2017 11:24:59 AM

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Attending from WSU: Tomblin, Tatro, Boden, Hall, Dasey-Morales, Eric King, Heldman

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6. What else?

From: John Tomblin
To: [Bardo, John](#); [Heldman, Lou](#); [Schlapp, Andrew](#); [King, Elizabeth](#)
Cc: [Tatro, Lois](#); [Golling, Werner](#)
Subject: FW: Bids
Date: Tuesday, October 10, 2017 2:40:05 PM

This is for the pond and parking lot work for the retail space - Crossland won again - \$101,000 cheaper than Dondlinger

=====

Dr. John Tomblin
Vice President for Research & Technology Transfer
Wichita State University
1845 Fairmount
Wichita, KS 67260-0093
(316) 978-5234

> On Oct 10, 2017, at 12:11 PM, DJ McClenny <djmccleddy@crossland.com> wrote:

>

> Just heard the results.

> Looks like Dondlinger \$2,318,000

> Crossland \$2,217,000

>

>

> DJ McClenny

> Vice President- Wichita Division

> 3017 N. Cypress Drive

> Wichita KS 67226

> Phone: 316-942-9090 Fax: 316-944-0147

> Cell: 620-210-0282

> DJMcClenny@Crossland.com

> website: www.crosslandconstruction.com

>

From: [Heldman, Lou](#)
To: [Daniel Salazar](#)
Cc: [Kleinsasser, Joe](#)
Subject: FW: BKD questions
Date: Monday, July 31, 2017 4:19:52 PM

Daniel,

We were pleased that the February 2017 BKD Management Review found no inappropriate disbursements and found that potential conflicts of interest appear to be appropriately managed and monitored.

We appreciate the BKD observations and recommendations and acknowledge there are usually ways to fine tune existing policies and procedures.

-What updates to WSU's, WSIA's or other entities' conflict of interest policies have been done or started since the BKD management review?

WSU General Counsel David Moses and Director of Internal Audit Chris Cavanaugh are reviewing policies of the university, WSIA and other affiliated entities and expect to conclude their review this fiscal year.

-Although I know they're on the secretary of state's website, why did WSU not provide conflict of interest disclosures to BKD when asked?

Annual conflict-of-interest statements were properly filed with the Secretary of State's office. In the future, we will assure appropriate compliance in filing of annual declaration and disclosure forms.

-Do you have any comment on concerns some people expressed during their interviews on conflicts of interest on the Innovation Campus and more targeted concerns about Murfin-MWCB?

Mr. Murfin's involvement with MWCB and Innovation Campus began before he was appointed to the Board of Regents. As the BKD audit notes, his involvement has been appropriately identified and managed. Higher education benefits from having successful people involved.

-What "other concerns remain" re: conflicts of interest on the president's executive team?
(Final page of the audit)

We are aware of no other concerns.

Lou

From: Daniel Salazar <dsalazar@wichitaeagle.com>

Date: Friday, July 28, 2017 at 8:13 AM

To: Lou Heldman <Lou.Heldman@wichita.edu>

Subject: Re: BKD questions

Hi Lou,

Thanks for your e-mail.

So the main questions I had from a quick glance at the audit:

-What updates to WSU's, WSIA's or other entities' conflict of interest policies have been done or started since the BKD management review?

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(Final page of the audit)

Thanks,

DJS

On Fri, Jul 28, 2017 at 7:16 AM, Heldman, Lou <Lou.Heldman@wichita.edu> wrote:

Daniel,

I have to be on campus for a meeting this morning so I may be able to answer your questions today if they don't require extensive research.

If you'll send them to me by 10 am, I'll try to followup with you before noon. If that won't work, we can connect early next week.

Thanks,

Lou

From: Daniel Salazar <dsalazar@wichitaeagle.com>

Date: Thursday, July 27, 2017 at 3:53 PM

To: Louis Heldman <lou.heldman@wichita.edu>

Subject: Re: BKD questions

Oh I see. Well enjoy your vacation

I'm probably on a deadline. Is there anyone I can talk to tomorrow?

DJS

On Thu, Jul 27, 2017 at 3:50 PM, Heldman, Lou <Lou.Heldman@wichita.edu> wrote:

No I'm taking some vacation. I'll have time Monday.

Lou

On Jul 27, 2017, at 3:44 PM, Salazar, Daniel <dsalazar@wichitaeagle.com> wrote:

Hey Lou,

I had some questions about the BKD management review earlier this year. I wanted to talk today but I'm swamped with a construction story this afternoon. Is there a time that you can talk tomorrow?

Thanks,

DJS

--

Daniel Salazar

Reporter

The Wichita Eagle

Office: [316.269.6791](tel:316.269.6791)

Mobile: [512.983.8808](tel:512.983.8808)

dsalazar@wichitaeagle.com

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<WSU External Management Review_2017.pdf>

--

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Cc: [Kleinsasser, Joe](#)
Bcc: [Heldman, Lou](#)
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Mobile: 512.983.8808

dsalazar@wichitaeagle.com

[@imdanielsalazar](https://www.instagram.com/imdanielsalazar)

From: [Lanier, Anna](#)
To: [Heldman, Lou](#)
Subject: FW: Board President and CEO Approval Letter - The Flats
Date: Tuesday, August 1, 2017 2:59:34 PM
Attachments: [073117 Board CEO Approval Letter - The Flats.pdf](#)

From: Renee Burlingham <rburlingham@ksbor.org>
Date: Monday, July 31, 2017 at 3:05 PM
To: "john.bardo@wichita.edu" <john.bardo@wichita.edu>
Cc: "bflanders@ksbor.org" <bflanders@ksbor.org>, "Moses, David" <david.moses@wichita.edu>, "Boden, Stacia" <stacia.boden@wichita.edu>, "Schlapp, Andrew" <andy.schlapp@wichita.edu>, "Henning, Nelda" <nhenning@ksbor.org>, Julene Miller <jmiller@ksbor.org>, Elaine Frisbie <efrisbie@ksbor.org>
Subject: Board President and CEO Approval Letter - The Flats

President Bardo,

Attached is President Flanders' approval letter. The original will be placed in the mail today.

Renee Burlingham
Legal Assistant
Kansas Board of Regents
rburlingham@ksbor.org
785-430-4239

From: [Heldman, Lou](#)
To: [Bardo, John](#); [Tomblin, John](#); [Hall, Teri](#); [Dasey-Morales, Maureen](#); [Lanier, Anna](#); [King, Elizabeth](#); [Pickus, Keith](#)
Subject: FW: Cargill to help bring a new YMCA to WSU campus
Date: Wednesday, October 25, 2017 3:03:42 PM

FYI

Lou

From: Shelly Conrady <shelly@ymcawichita.org>
Date: Wednesday, October 25, 2017 at 2:56 PM
To: "shelly@wichitaymca.org" <shelly@wichitaymca.org>
Cc: 'Adam Elliott' <adam.elliott@ymcawichita.org>, Brian Pond <brian.pond@ymcawichita.org>, 'Jennifer Everton' <jennifer@wichitaymca.org>, Jim Korroch <jim.korroch@ymcawichita.org>, Jim Korroch <jkorroch@aghospitality.com>, Josh Whitson <josh@ymcawichita.org>, 'Mim Wilkey' <mim@wichitaymca.org>, Ronn McMahon <ronn.mcmahon@ymcawichita.org>, Shelly Conrady <shelly@ymcawichita.org>, Shelly Hammond <shelly.hammond@ymcawichita.org>
Subject: Cargill to help bring a new YMCA to WSU campus

Wednesday, October 25, 2017

MEDIA ADVISORY:

Cargill Commits to Help Bring a New YMCA to WSU's Innovation Campus

WHAT: Cargill Protein will present a significant gift to the Greater Wichita YMCA in its commitment of support for bringing a YMCA to Wichita State University's Innovation Campus.

WHO: Cargill Protein President, Brian Sikes
YMCA President/CEO, Ronn McMahon
YMCA Chairman of the Board, Steve Cox

WHEN: Thursday, October 26, at 11:45 a.m.

WHERE: Robert D. Love Downtown YMCA
402 N. Market, Wichita, KS 67202

Wichita State University and the Greater Wichita YMCA announced earlier this year that discussions were underway to bring a YMCA to the University's Innovation Campus. The new Y would provide comprehensive health, wellness, and education services on campus. In addition, it is anticipated to serve more than 22,000 students, faculty, staff, Innovation Campus workers and neighbors in the Fairmount community with key programs to help strengthen students and the underserved surrounding neighborhoods.

"The Wichita Area YMCA and Cargill have worked together for many years to promote a healthier community," said Brian Sikes, president, Cargill Protein. "We're thrilled to provide funds that will help expand YMCA's reach to the Wichita State campus and support the university's efforts to strengthen the

community by ensuring the region thrives."

"Cargill has been a wonderful YMCA partner for generations. Their commitment to making Wichita a great place to live and work goes well beyond the Y," said YMCA President Ronn McMahon. "Their passion for this community is evident in how quickly they stepped up to lend their support to this exciting new WSU partnership."

About the Greater Wichita YMCA: The Greater Wichita YMCA is a non-profit organization that serves more than 285,000 kids and adults through child care, camping, urban outreach programs and healthy lifestyles activities. Nearly three out of four kids in Sedgwick, Harvey and Butler Counties participate in YMCA activities and more than 84,000 participants receive free and assisted programs. Within the YMCA's financial capabilities, no person is refused program or membership privileges because of inability to pay. For more information, visit www.ymcawichita.org.

About Cargill Protein: Headquartered in Wichita, Kan., Cargill Protein is an industry leader that produces, distributes and markets beef, turkey, chicken and egg products to retail, foodservice and food ingredient companies throughout North America, and exports meat and by-products around the world. Cargill Protein's 28,000 employees, and more than three dozen protein processing facilities in the U.S. and Canada, are focused on delivering superior, innovative, products and services to help customers grow their businesses by meeting consumer desires. Cargill Protein is a unit of Minneapolis-based Cargill, Incorporated. For more information, visit www.cargill.com and our News Center.

CONTACTS: Shelly Conrady, Greater Wichita YMCA
Office: 316-219-9622 ext 5553
Cell: 316-304-1482
shelly@ymcawichita.org

Michael Martin, Cargill Protein
Office: 316-291-2126
michael_martin@cargill.com

Thanks,

Shelly Conrady
VP Marketing & Communications
GREATER WICHITA YMCA
402 N. Market
Wichita, KS 67202
(E) shelly@ymcawichita.org
(P) 316.219.9622 ext. 5553 | (F) 316.858.1540
(W) ymcawichita.org | facebook.com/ymcawichita

The Y: We're for youth development, healthy living and social responsibility.

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TO DONATE TO THE Y's Strong Community Campaign, text "YIMAGINE" to 41444.

Confidentiality Notice: This communication is confidential and intended only for the addressee. If you are not the intended recipient, you may not copy, disclose, or distribute this message to anyone else: any such actions may be unlawful. If you have received this communication in error, please contact the sender of the message to inform him or her of the error.

From: [Heldman, Lou](#)
To: [Coleman-Martins, Shelly](#); [Kleinsasser, Joe](#); [Mazzullo, Lainie](#); [Hart, Tim](#); [Hendricks, Jen](#)
Subject: FW: Cargill to help bring a new YMCA to WSU campus
Date: Wednesday, October 25, 2017 3:05:25 PM

Fyi and we may want to include in social media Thursday and newsletters Friday after announcement is made by Y and Cargill.

From: Shelly Conrady <shelly@ymcawichita.org>
Date: Wednesday, October 25, 2017 at 2:56 PM
To: "shelly@wichitaymca.org" <shelly@wichitaymca.org>
Cc: 'Adam Elliott' <adam.elliott@ymcawichita.org>, Brian Pond <brian.pond@ymcawichita.org>, 'Jennifer Everton' <jennifer@wichitaymca.org>, Jim Korroch <jim.korroch@ymcawichita.org>, Jim Korroch <jkorroch@aghospitality.com>, Josh Whitson <josh@ymcawichita.org>, 'Mim Wilkey' <mim@wichitaymca.org>, Ronn McMahon <ronn.mcmahon@ymcawichita.org>, Shelly Conrady <shelly@ymcawichita.org>, Shelly Hammond <shelly.hammond@ymcawichita.org>
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From: Jenna Farhat [mailto:jennafarhat1998@gmail.com]

Sent: Wednesday, August 9, 2017 4:11 PM

To: Mazzullo, Lainie <Lainie.Mazzullo@wichita.edu>

Subject: Re: construction update

Hello Lainie,

I have a few questions about what you sent me.

1. What will the two new Braeburn Square buildings be?
2. What will the public spaces west of the pond be used for?
3. What will Partnership Building 2 be?

Thank you so much for your help.

Jenna Farhat
Managing Editor
The Sunflower

On Wed, Aug 9, 2017 at 3:27 PM, Mazzullo, Lainie <Lainie.Mazzullo@wichita.edu> wrote:

Jenna,

The following is a list of updates the WSU community can expect through the end of 2017:

- The Flats will be completed and occupied.
- Law Enforcement Training Center construction should be nearly completed.
- The Original Pizza Hut will be moved to Innovation Campus.
- The pond close to 21st will be enlarged and there will eventually be a pedestrian bridge going across the pond.
- Construction should be underway on two new Braeburn Square buildings and nice public spaces west of the pond and east of Starbucks.
- The road improvements near 21st and Oliver will be much further along, with completion expected by the end of the year.

- Construction on the Partnership Building 2, just west of Airbus, will be well underway.

I hope this helps. Much of this you can find more details on by searching our website for past stories we've done.

Thanks,

Lainie

Lainie Mazzullo
Assistant director of news and media relations
Strategic Communications
Wichita State University

[316-978-3409](tel:316-978-3409)

Go Shockers!

From: [Weyers, Anna](#)
To: [Heldman, Lou](#)
Subject: FW: correspondence received - May 2017
Date: Thursday, May 18, 2017 1:29:18 PM
Attachments: [Themes from YMCA Petition.docx](#)

In case we decide to do a letter addressing the student's concerns in the Y petition ...

From: President's Office <presidentsoffice@wichita.edu>
Date: Thursday, May 18, 2017 at 11:39 AM
To: Anna Weyers <Anna.Weyers@wichita.edu>
Subject: RE: correspondence received - May 2017

From: Weyers, Anna
Sent: Thursday, May 18, 2017 10:11 AM
To: President's Office <presidentsoffice@wichita.edu>
Subject: FW: correspondence received - May 2017



From: Schlapp, Andrew [mailto:andy.schlapp@wichita.edu]

Sent: Friday, July 7, 2017 4:19 PM

To: Flanders, Blake <bflanders@ksbor.org>

Cc: Bardo, Dr. John W. <john.bardo@wichita.edu>

Subject: Fairmount Towers

Increasing enrollment at WSU has been a continuing high priority of Dr. Bardo and his executive team. An important part of advancing WSU's reputation from commuter school to comprehensive research university has been to focus on the quality of student experience in the classroom and beyond.

His experience at several universities has been that having a critical mass of students in residence

makes a big difference in expanding student engagement. WSU was facing two problems in that regard – the poor quality of existing housing stock and its location on the edges of campus, where students (and parents) felt uneasy.

The strategic goal of improved quantity and quality of housing was identified in the university's 2013 master plan. Page 58 says:

BUILD 2,000 TO 2,500 BEDS IN FIVE TO EIGHT YEARS - Providing new and improved housing options on the campus is a key objective of the university. In the next five to eight years, 2,000 to 2,500 beds are planned in response to campus life objectives and anticipated enrollment growth. By merging housing with the need for accessible study spaces, the aim is to create a strong living / learning environment that will enable students not only to have access to places for learning and studying, but also provide places for social activities.

The first step was to build a new housing facility in the center of campus (Shocker Hall) and close Brennen Hall and Wheat Shocker. That was accomplished for the 2014-15 academic year.

The second planned step was to build another on campus housing facility and close the 50+-year-old Fairmount Towers. This process has been delayed because revenue from Fairmount had been used to service the debt on Wheat Shocker and other housing projects.

The university has been unwilling to take on new debt other than for academic buildings.

The construction of the privately financed Flats at WSU apartment project has offered an opportunity to:

- House students in a new, better-located facility at no additional cost to them.
- Close Fairmount Towers before additional costly repairs are required.
- Use new housing as a recruiting tool to attract students from Kansas and beyond.

Centralizing housing operations on the main campus creates a more positive environment for our students that aligns with the goals of the university and exposes students to the live, learn, work and play environment that fosters education, entrepreneurship, research and community.

To facilitate this in the most time efficient way, under the current pricing structure for Fairmount Towers residents, the developer of the Flats has agreed to operate the apartment complex at a loss this year to help accomplish the long-term strategic goal and move all student housing to the main campus. This is a win for the university because it greatly improves the quality and location of housing without taking on long-term debt. It's a win for the developers because it exposes 300 or more students to their new housing complex. The site has additional land where the developers already have the option of building more housing.

The University will ask the Board of Trustees to fund the remaining debt service on Fairmount Towers and pay to raze the building, as contemplated in the university's five-year capital plan.

We believe in future years, that this short-term capital constraint will be fixed and the students will

have a better living environment that is consistent with or vision, mission and our master plan.



From: Daniel Salazar <dsalazar@wichitaeagle.com>

Date: Wednesday, July 19, 2017 at 4:54 PM

To: Lou Heldman <Lou.Heldman@wichita.edu>

Subject: Re: Flats & Fairmount Towers

I forgot to ask; do you know much Strategic Communications got for marketing The Flats and when that was agreed upon?

Thanks,
DJS



From: Tatro, Lois

Sent: Thursday, July 20, 2017 1:30 PM

To: Miller, David <david.miller@wichita.edu>; Bruun, Troy <troy.bruun@wichita.edu>; Kleinsasser, Joe <Joe.Kleinsasser@wichita.edu>; Golling, Werner <werner.golling@wichita.edu>; King, Eric <eric.king@wichita.edu>

Subject: RE: From Andy Schlapp at your request

Here's the answer to one more question...

-If the ground sub-lease between WSIA & MWCB is 40 years or 55 years

[55 years between WSIA and MWCB on lease dated 12/27/2016](#)

-If the original proposal went from 200 beds to 285 beds after KBOR was presented it

[I'm not sure what is meant by the "original" proposal...when that proposal was made, etc.](#)

From: Miller, David

Sent: Thursday, July 20, 2017 11:47 AM

To: Bruun, Troy; Kleinsasser, Joe; Golling, Werner; Tatro, Lois; King, Eric

Subject: RE: From Andy Schlapp at your request

[Eric will want to correct me here if I misstate anything, but both the KBOR approved capital plan and recently adopted budget included the following to raze Fairmount Towers:](#)

[FY 2018: \\$100,000](#)

[FY 2019: \\$900,000](#)

[David](#)

From: Bruun, Troy

Sent: Thursday, July 20, 2017 11:13 AM

To: Kleinsasser, Joe <Joe.Kleinsasser@wichita.edu>; Golling, Werner <werner.golling@wichita.edu>; Tatro, Lois <Lois.Tatro@wichita.edu>; Miller, David <david.miller@wichita.edu>

Subject: RE: From Andy Schlapp at your request

[Joe,](#)

[I can answer the first two. I've copied in my colleagues to provide answers to last three questions.](#)

Troy

From: Kleinsasser, Joe
Sent: Thursday, July 20, 2017 10:45 AM
To: Bruun, Troy <troy.bruun@wichita.edu>
Subject: FW: From Andy Schlapp at your request

Troy,

Wichita Eagle reporter Daniel Salazar is asking some follow-up questions to some interviews with Lou Heldman and Andy Schlapp yesterday, and I need your help!

Can you provide me with information that answers the questions related to bonds below? Lou thought you might be able to help with that.

Thanks.

Joe

From: Salazar, Daniel [<mailto:dsalazar@wichitaeagle.com>]
Sent: Thursday, July 20, 2017 10:26 AM
To: Heldman, Lou <Lou.Heldman@wichita.edu>
Cc: Kleinsasser, Joe <Joe.Kleinsasser@wichita.edu>
Subject: Re: From Andy Schlapp at your request

Thanks for taking the time to talk to me yesterday...
Looking at my notes, there were a couple of matters that you thought might be better explained by other folks or further digging... Joe might have a couple more

-The exact size of debt on Fairmount Towers as well as the schedule to pay it off.

Date	Principal	Interest	Total
	Payment	Payment	Payment
12/1/2017		73,250	73,250
6/1/2018	675,000	73,250	748,250
12/1/2018		56,375	56,375
6/1/2019	715,000	56,375	771,375
12/1/2019		38,500	38,500
6/1/2020	750,000	38,500	788,500
12/1/2020		19,750	19,750
6/1/2021	790,000	19,750	809,750
	2,930,000	375,750	3,305,750

-Info on how that will be paid off now vs. how it was getting paid off before the

announcement

The outstanding debt associated with Fairmount Towers is payable from general University revenues. In years when revenue from the operation of Fairmount Towers exceeds expenses, the excess revenue contributes to the payment of principal and interest.

-If the ground sub-lease between WSIA & MWCB is 40 years or 55 years

55 years between WSIA and MWCB on lease dated 12/27/2016

-If the original proposal went from 200 beds to 285 beds after KBOR was presented it

-Amount in the state budget passed in June re: razing Fairmount Towers (these are the committee reports I referenced;

http://www.kslegresearch.org/KLRD-web/Publications/2017SessionSubcommitteeReports/FY2018_CI_WSU.pdf

and [http://www.kslegresearch.org/KLRD-](http://www.kslegresearch.org/KLRD-web/Publications/2017SessionSubcommitteeReports/FY2019_CI_WSU.pdf)

[web/Publications/2017SessionSubcommitteeReports/FY2019_CI_WSU.pdf](http://www.kslegresearch.org/KLRD-web/Publications/2017SessionSubcommitteeReports/FY2019_CI_WSU.pdf))

I'll holler if I think of any more

DJS



From: [Kleinsasser, Joe](#)
To: [Schlapp, Andrew](#); [Heldman, Lou](#)
Subject: FW: From Andy Schlapp at your request
Date: Thursday, July 20, 2017 11:16:29 AM

FYI

See below.

From: Bruun, Troy
Sent: Thursday, July 20, 2017 11:13 AM
To: Kleinsasser, Joe <Joe.Kleinsasser@wichita.edu>; Golling, Werner <werner.golling@wichita.edu>; Tatro, Lois <Lois.Tatro@wichita.edu>; Miller, David <david.miller@wichita.edu>
Subject: RE: From Andy Schlapp at your request

Joe,

I can answer the first two. I've copied in my colleagues to provide answers to last three questions.

Troy

From: Kleinsasser, Joe
Sent: Thursday, July 20, 2017 10:45 AM
To: Bruun, Troy <troy.bruun@wichita.edu>
Subject: FW: From Andy Schlapp at your request

Troy,

Wichita Eagle reporter Daniel Salazar is asking some follow-up questions to some interviews with Lou Heldman and Andy Schlapp yesterday, and I need your help!

Can you provide me with information that answers the questions related to bonds below? Lou thought you might be able to help with that.

Thanks.

Joe

From: Salazar, Daniel [<mailto:dsalazar@wichitaeagle.com>]
Sent: Thursday, July 20, 2017 10:26 AM
To: Heldman, Lou <Lou.Heldman@wichita.edu>
Cc: Kleinsasser, Joe <Joe.Kleinsasser@wichita.edu>
Subject: Re: From Andy Schlapp at your request

Thanks for taking the time to talk to me yesterday...
Looking at my notes, there were a couple of matters that you thought might be better

explained by other folks or further digging... Joe might have a couple more

-The exact size of debt on Fairmount Towers as well as the schedule to pay it off.

Date	Principal	Interest	Total
	Payment	Payment	Payment
12/1/2017		73,250	73,250
6/1/2018	675,000	73,250	748,250
12/1/2018		56,375	56,375
6/1/2019	715,000	56,375	771,375
12/1/2019		38,500	38,500
6/1/2020	750,000	38,500	788,500
12/1/2020		19,750	19,750
6/1/2021	790,000	19,750	809,750
	2,930,000	375,750	3,305,750

-Info on how that will be paid off now vs. how it was getting paid off before the announcement

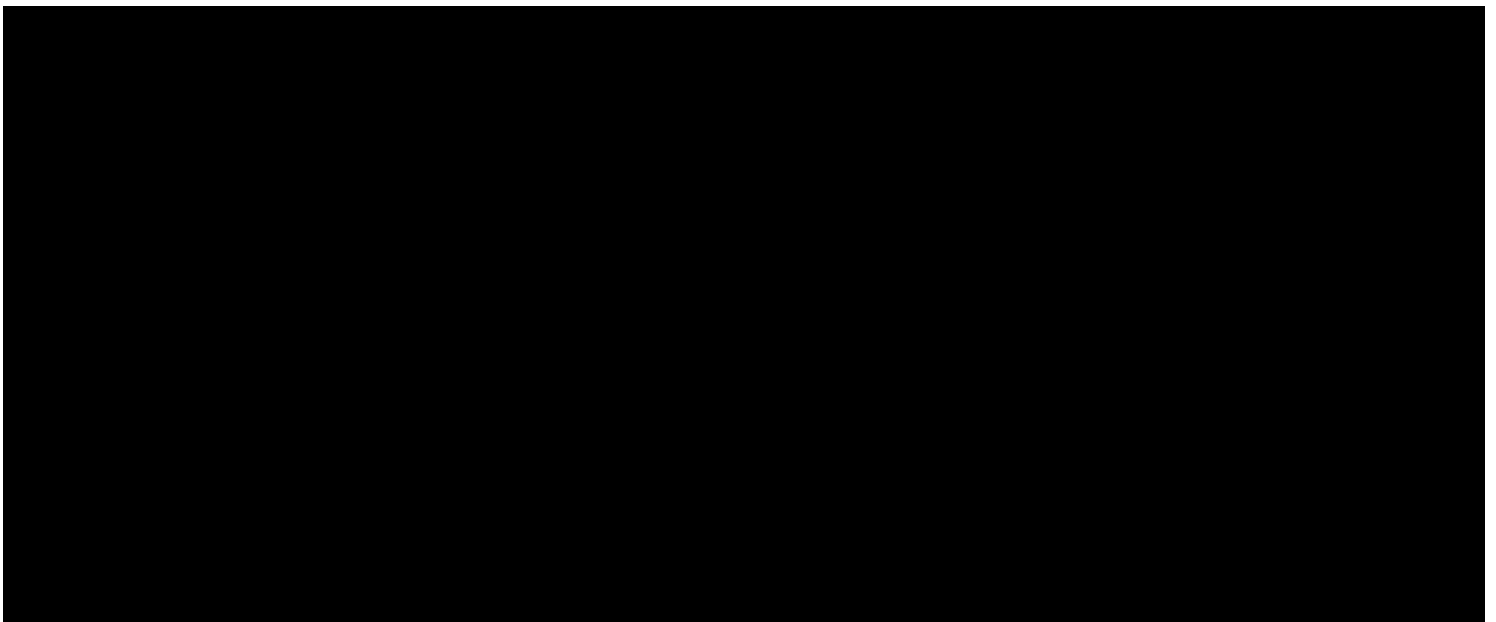
The outstanding debt associated with Fairmount Towers is payable from general University revenues. In years when revenue from the operation of Fairmount Towers exceeds expenses, the excess revenue contributes to the payment of principal and interest.

-If the ground sub-lease between WSIA & MWCB is 40 years or 55 years

-If the original proposal went from 200 beds to 285 beds after KBOR was presented it

-Amount in the state budget passed in June re: razing Fairmount Towers (these are the committee reports I referenced; http://www.kslegresearch.org/KLRD-web/Publications/2017SessionSubcommitteeReports/FY2018_CI_WSU.pdf and http://www.kslegresearch.org/KLRD-web/Publications/2017SessionSubcommitteeReports/FY2019_CI_WSU.pdf)

I'll holler if I think of any more
DJS



From: [Kleinsasser, Joe](#)
To: [Heldman, Lou](#)
Subject: FW: From Andy Schlapp at your request
Date: Thursday, July 20, 2017 10:29:22 AM

Lou,
Who do I need to contact to get answers to these questions?
Joe

From: Salazar, Daniel [mailto:dsalazar@wichitaeagle.com]
Sent: Thursday, July 20, 2017 10:26 AM
To: Heldman, Lou <Lou.Heldman@wichita.edu>
Cc: Kleinsasser, Joe <Joe.Kleinsasser@wichita.edu>
Subject: Re: From Andy Schlapp at your request

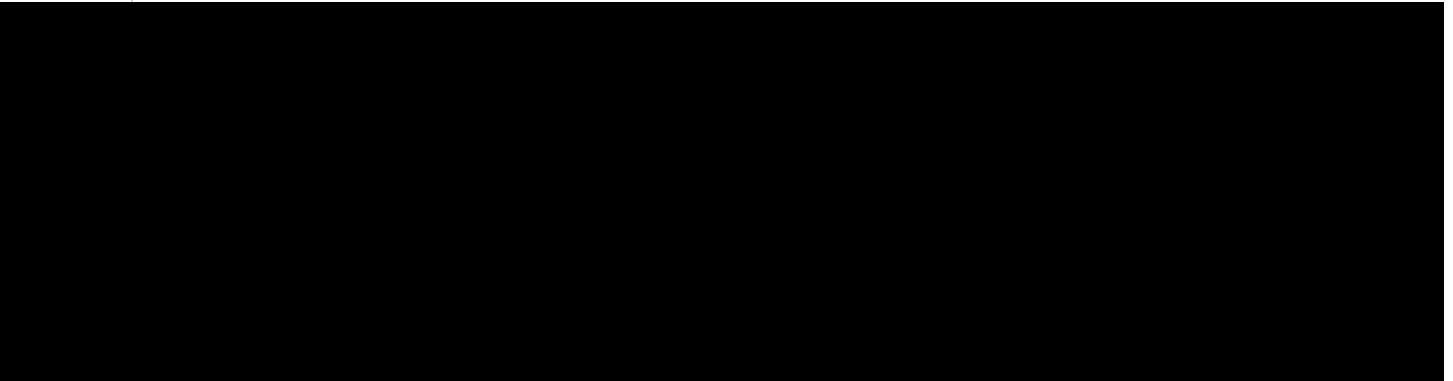
Thanks for taking the time to talk to me yesterday...
Looking at my notes, there were a couple of matters that you thought might be better explained by other folks or further digging... Joe might have a couple more

- The exact size of debt on Fairmount Towers as well as the schedule to pay it off.
- Info on how that will be paid off now vs. how it was getting paid off before the announcement
- If the ground sub-lease between WSIA & MWCB is 40 years or 55 years
- If the original proposal went from 200 beds to 285 beds after KBOR was presented it
- Amount in the state budget passed in June re: razing Fairmount Towers (these are the committee reports I referenced; http://www.kslegresearch.org/KLRD-web/Publications/2017SessionSubcommitteeReports/FY2018_CI_WSU.pdf and http://www.kslegresearch.org/KLRD-web/Publications/2017SessionSubcommitteeReports/FY2019_CI_WSU.pdf)

I'll holler if I think of any more
DJS

On Thu, Jul 20, 2017 at 10:08 AM, Salazar, Daniel <dsalazar@wichitaeagle.com> wrote:

Do you have the initial request that was sent to Mr. Flanders?
DJS



From: [Kleinsasser, Joe](#)
To: [Heldman, Lou](#); [Schlapp, Andrew](#)
Subject: FW: From Andy Schlapp at your request
Date: Thursday, July 20, 2017 3:32:58 PM
Attachments: [WSU FY2019 Capital Improvement Requests.xlsx](#)

FYI

From: King, Eric
Sent: Thursday, July 20, 2017 3:30 PM
To: Tatro, Lois <Lois.Tatro@wichita.edu>; Miller, David <david.miller@wichita.edu>; Bruun, Troy <troy.bruun@wichita.edu>; Kleinsasser, Joe <Joe.Kleinsasser@wichita.edu>; Golling, Werner <werner.golling@wichita.edu>
Subject: RE: From Andy Schlapp at your request

My notes are in red.

Eric

From: Tatro, Lois
Sent: Thursday, July 20, 2017 1:30 PM
To: Miller, David; Bruun, Troy; Kleinsasser, Joe; Golling, Werner; King, Eric
Subject: RE: From Andy Schlapp at your request

Here's the answer to one more question...

-If the ground sub-lease between WSIA & MWCB is 40 years or 55 years

55 years between WSIA and MWCB on lease dated 12/27/2016

-If the original proposal went from 200 beds to 285 beds after KBOR was presented it

I'm not sure what is meant by the "original" proposal....when that proposal was made, etc.

From: Miller, David
Sent: Thursday, July 20, 2017 11:47 AM
To: Bruun, Troy; Kleinsasser, Joe; Golling, Werner; Tatro, Lois; King, Eric
Subject: RE: From Andy Schlapp at your request

Eric will want to correct me here if I misstate anything, but both the KBOR approved capital plan and recently adopted budget included the following to raze Fairmount Towers:

FY 2018: \$100,000

FY 2019: \$900,000

David

From: Bruun, Troy
Sent: Thursday, July 20, 2017 11:13 AM

To: Kleinsasser, Joe <Joe.Kleinsasser@wichita.edu>; Golling, Werner <werner.golling@wichita.edu>; Tatro, Lois <Lois.Tatro@wichita.edu>; Miller, David <david.miller@wichita.edu>
Subject: RE: From Andy Schlapp at your request

Joe,

I can answer the first two. I've copied in my colleagues to provide answers to last three questions.

Troy

From: Kleinsasser, Joe
Sent: Thursday, July 20, 2017 10:45 AM
To: Bruun, Troy <troy.bruun@wichita.edu>
Subject: FW: From Andy Schlapp at your request

Troy,

Wichita Eagle reporter Daniel Salazar is asking some follow-up questions to some interviews with Lou Heldman and Andy Schlapp yesterday, and I need your help!

Can you provide me with information that answers the questions related to bonds below? Lou thought you might be able to help with that.

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From: Salazar, Daniel [<mailto:dsalazar@wichitaeagle.com>]
Sent: Thursday, July 20, 2017 10:26 AM
To: Heldman, Lou <Lou.Heldman@wichita.edu>
Cc: Kleinsasser, Joe <Joe.Kleinsasser@wichita.edu>
Subject: Re: From Andy Schlapp at your request

Thanks for taking the time to talk to me yesterday...
Looking at my notes, there were a couple of matters that you thought might be better explained by other folks or further digging... Joe might have a couple more

-The exact size of debt on Fairmount Towers as well as the schedule to pay it off.

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-Info on how that will be paid off now vs. how it was getting paid off before the announcement

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-If the ground sub-lease between WSIA & MWCB is 40 years or 55 years

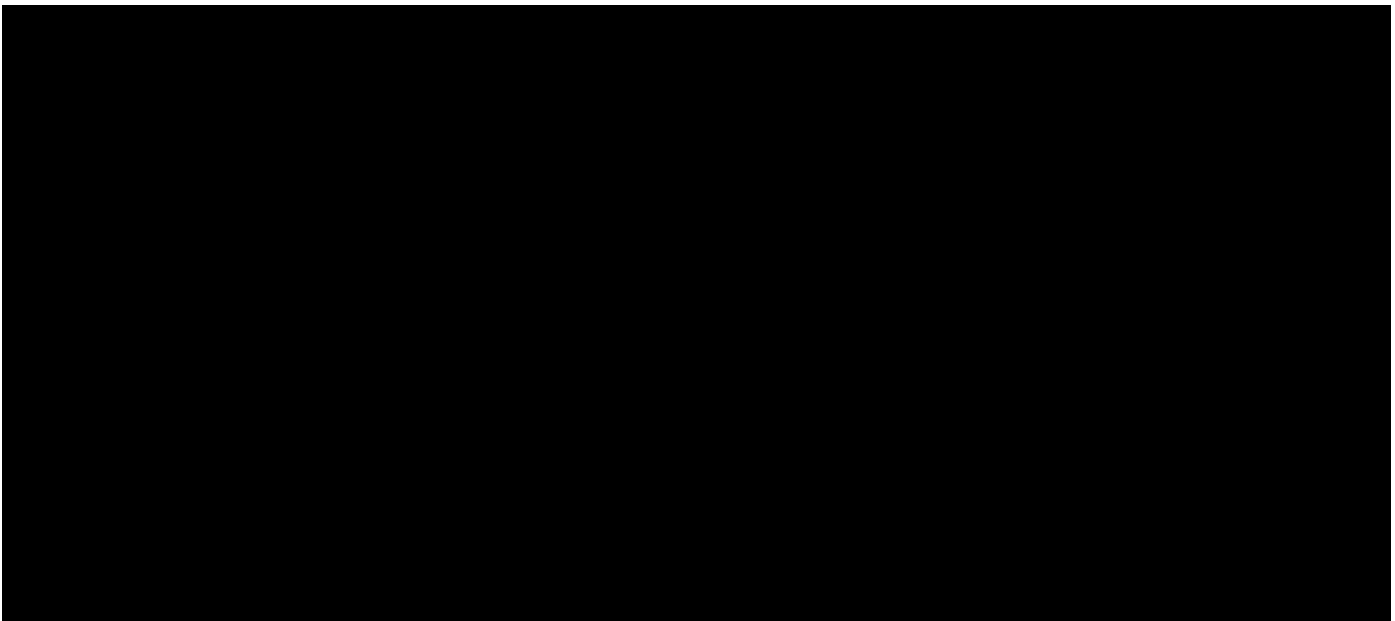
55 years between WSIA and MWCB on lease dated 12/27/2016

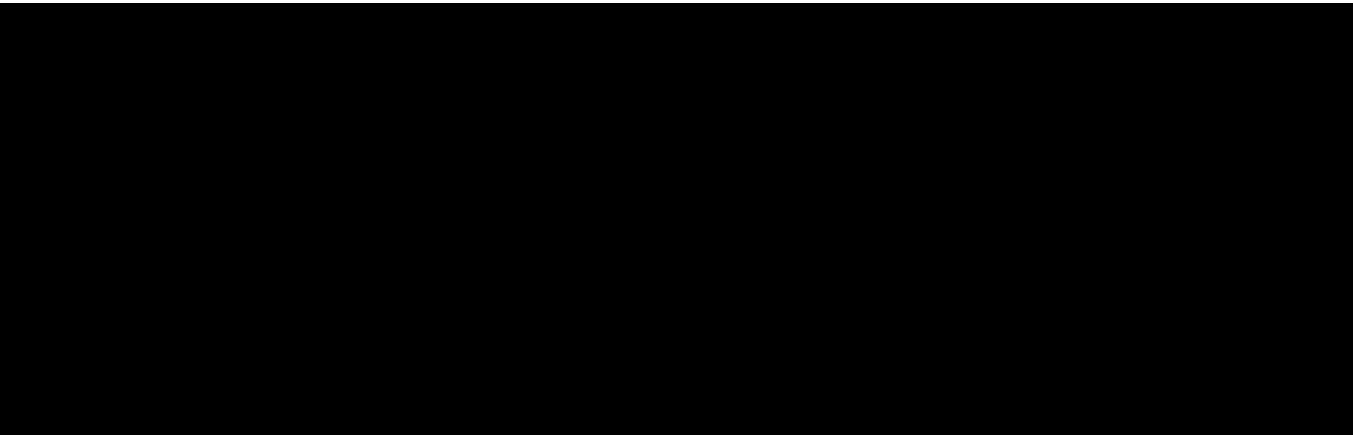
-If the original proposal went from 200 beds to 285 beds after KBOR was presented it I am uncertain where the 200 bed number mentioned came from. 113 apartments/286 beds have been the numbers from the early stages of planning and KBOR has been made aware of those numbers.

-Amount in the state budget passed in June re: razing Fairmount Towers (these are the committee reports I referenced; http://www.kslegresearch.org/KLRD-web/Publications/2017SessionSubcommitteeReports/FY2018_CI_WSU.pdf and http://www.kslegresearch.org/KLRD-web/Publications/2017SessionSubcommitteeReports/FY2019_CI_WSU.pdf)

The FY 2019 Capital Improvement request approved by KBOR at the June 2017 meeting shifted the funds back a year. The current approved plan is \$100,000 in FY 2019 and \$900,000 in FY 2020. (I am attaching the C.I. requests for your convenience).

I'll holler if I think of any more
DJS





From: David Moses <david.moses@wichita.edu>
Date: Wednesday, September 20, 2017 at 3:35 PM
To: Lou Heldman <Lou.Heldman@wichita.edu>
Cc: Belinda Bishop <belinda.bishop@wichita.edu>
Subject: KBOR agenda of June 2016

Lou: I pasted, below, what was in the June, 2016 KBOR agenda

June 15-16, 2016 Discussion Agenda | Wednesday

45

5. Act on Private Housing Agreement – WSU

Wichita State University requests authorization to lease property to the Wichita State Innovation Alliance (WSIA) which will in turn enter into a 40-year ground sub-lease agreement with MWCB, L.L.C. to construct apartments with approximately 200 beds for upper level students. The initial phase would also include a clubhouse. The site for this project will allow the number of beds to increase to 600 beds as demand warrants the expansion.

As background, freshmen are required to live in Shocker Hall, the new dormitory completed in the Fall of 2014.

Once students have completed their freshman year however, upper classmen and graduate students have no comparable facilities available to them. The proposed apartments would fill this need.

Wichita State University has undergone a protracted process in the selection of MWCB, L.L.C. and the implementation of this important project. Following a public advertisement; requests for qualifications; requests for proposals; and on-site interviews with four development teams, MWCB, L.L.C. was selected as the best qualified team to perform the project. They were notified of this decision on June 15, 2015. The project was then postponed to allow WSU to further study student needs. A housing market study performed by Brailsford & Dunlavey in December 2015 concluded that there is a demand for approximately 400 beds. Based in part on the Brailsford & Dunlavey findings, MWCB, L.L.C. presented a draft letter of intent on April 14, 2016, to construct the project utilizing a phased approach to ensure success. The project will be subject to restrictive covenants that have been developed and recorded for the Innovation Campus. MWCB, L.L.C. anticipates the apartments will be completed and open for the Fall 2017 semester. The developer will be responsible for the operation and maintenance of the property.

David H. Moses
General Counsel
Wichita State University
316-978-6791, telephone
316-978-3046, telefacsimile

From: [Moses, David](#)
To: [Heldman, Lou](#); [Mazzullo, Lainie](#)
Cc: [Bishop, Belinda](#)
Subject: FW: KORA — WSU to KBOR communications
Date: Wednesday, August 2, 2017 8:08:15 AM

Just FYI, no action item, in the event you didn't see this before. DHM

David H. Moses
General Counsel
Wichita State University
316-978-6791, telephone
316-978-3046, telefacsimile

From: "Burlingham, Renee" <rburlingham@ksbor.org>
Date: Tuesday, August 1, 2017 at 12:55 PM
To: David Moses <david.moses@wichita.edu>, Stacia Boden <stacia.boden@wichita.edu>
Cc: Theresa Schwartz <tschwartz@ksbor.org>, Julene Miller <jmiller@ksbor.org>
Subject: FW: KORA — WSU to KBOR communications

FYI

From: Burlingham, Renee
Sent: Tuesday, August 01, 2017 12:55 PM
To: Chance Swaim <chance.swaim@gmail.com>
Cc: Richardson, Breeze <brichardson@ksbor.org>; Burlingham, Renee <rburlingham@ksbor.org>
Subject: RE: KORA — WSU to KBOR communications

8/1/17

Chance Swaim
Editor in Chief
The Sunflower
Wichita State University

Dear Chance:

While the Board office possesses the unexecuted "final" version of the proposed agreement, until it is signed we consider this document a draft, pursuant to K.S.A. 2016 Supp. 45-221(a) (20), and are therefore exercising our closure authority. We believe it would be best for you to obtain the signed version.

That said, the Board office does not possess a finalized signed copy of this agreement. To obtain that document, we suggest you contact WSU officials.

Sincerely,

Renee
KBOR Designated Record Custodian

From: Chance Swaim [<mailto:chance.swaim@gmail.com>]

Sent: Tuesday, August 01, 2017 11:35 AM

To: Burlingham, Renee <rburlingham@ksbor.org>

Subject: Re: KORA — WSU to KBOR communications

Dear Renee,

This is great! Thank you. I'm only missing one thing: The final version of the agreement to lease the Flats referenced by President Flanders: "The final version of this agreement, though as yet unexecuted, was provided to the Board office on Wednesday, July 26, 2017."

If I can get that, I will consider this request fully satisfactory.

Thank you again.

On Tue, Aug 1, 2017 at 10:16 AM, Burlingham, Renee <rburlingham@ksbor.org> wrote:

8/1/2017

Chance Swaim
Editor in Chief
The Sunflower
Wichita State University

Dear Chance Swain:

As the designated record custodian for the Kansas Board of Regents (KBOR), I am responding to your below copied emails, received by KBOR on 7/31/17.

You request the following:

“.... copy of the July 20th letter to Regents Facilities Director Nelda Henning from Wichita State University President John Bardo. . .” and

“ . . all written communications, including but not limited to emails, between administrators at Wichita State University (whose email addresses, for the most part, end in "wichita.edu") and employees of the Kansas Board of Regents between July 14 and the date the request is fulfilled. . . ”

This request for *all* documents containing communications between WSU administrators and KBOR does not contain a specific subject you want us to search for and would therefore most likely produce thousands of emails related to all the topics involving WSU and this office, such as budget planning, academic affairs, program management, tuition proposals, etc. However, based upon your recent request, I have assumed that you are only looking for correspondence involving WSU and KBOR related to The Flats at WSU. If this is not accurate, please let me know.

Therefore, below are the emails and attachments that were recently sent to another reporter making a similar request and that cover about the same timeframe you requested. Also included is the Letter President Bardo sent to Director Henning which you specifically requested, along with the Approval Letter from Board President and CEO Blake Flanders that was signed on July 31, 2017. This is a list of the 15 records attached here:

1. 10/20/16 email from Elaine Frisbie, KBOR VP, sent to WSU staff. Topic- FY 2018 housing rate proposals.
2. KU 2017 Proposed 2017 Increase for Student Housing and Dining Rates. Contains WSU housing information starting on page 12.
3. 11/1/16 – 11/6/16 emails between Elaine Frisbie and Troy Bruun WSU. Concerns FYI 2018 Housing rate. Includes chart with Fairmount Towers on it.
4. 12/2/16 to 12/5/16 emails between Elaine Frisbie and WSU staff. Concerning Housing and Food Service rate information.
5. 2/14/17 Innovation Campus Master Plan Update. Topic - Projects on WSU campus.
6. 2/20/17 Email from Eric King to Nelda Henning. Sending WSU's FY 2017 capital improvement requests and an update on the innovation campus projects.
7. 5/23/17 Email from WSU innovation campus email to Elaine Frisbie. Concerns "The Flats" rates and terms.
8. 7/7/17 email from Andy Schlapp to Blake Flanders, copied to President Bardo.
9. 7/18/17 email from KBOR President Blake Flanders to Andy Schlapp (copied to others).
10. 7/18/17 email from Elaine Frisbie to Werner Golling, WSU CFO.
11. January 2017 FAA Agenda Call. Concerns authorizing lease of state owned property to WSIA at WSU.
12. 7/20/17 Letter to Nelda Henning, KBOR Facility Director, from David Moses, WSU General Counsel.
13. 7/20/17 email and attachments from David Moses to Nelda Henning. Sending attachments for her review and seeking her recommendation of approval by Dr. Flanders.
14. 7/24/17 Email from David Moses to Julene Miller.
15. 7/31/17 Board President and CEO Letter of Approval

Please note that in searching for, reviewing and compiling the above records prior to providing them to the other requester, several KBOR employees spent a combined total of 4 hours in responding to this prior request. We did not charge that requester a record fee to recoup the costs of doing this work, and thus are not charging you a record fee for providing copies of the same records. However, as we noted in responding to that request, any additional requests of this nature may result in a pre-paid record fee, charged to recoup actual expenses.

I hope you find the attached responsive.

Sincerely,

Renee Burlingham
KBOR Designated Record Custodian

From: Chance Swaim [mailto:chance.swaim@gmail.com]

Sent: Monday, July 31, 2017 4:04 PM

To: Burlingham, Renee <rburlingham@ksbor.org>

Subject: KORA — WSU to KBOR communications

Pursuant to the state open records law, Kan. Stat. Ann. Secs. 45~~2~~15 to 45~~2~~30, I write to request all written communications, including but not limited to emails, between administrators at Wichita State University (whose email addresses, for the most part, end in "wichita.edu" and employees of the Kansas Board of Regents between July 14 and the date the request is fulfilled.

•

Please provide the documents on a rolling basis (as they become available, instead of once they are complete) — if to do so would expedite the process.

Please provide the documents electronically to expedite the process and reduce cost.

If your agency does not maintain these public records, please let me know who does and include the proper custodian's name and contact information.

Please waive fees since this request is in the interest of the public. However, I will agree to pay any reasonable copying and postage fees of not more than \$20.

If the cost would be greater than this amount, please notify me and provide an itemized receipt indicating the charges for each document.

As provided by the open records law, I expect your response within three (3) business days. See Kan. Stat. Ann. Sec. 45~~2~~18(d).

If you choose to deny this request, please provide a written explanation for the denial including a reference to the specific statutory exemption(s) upon which you rely.

Also, please provide all segregable portions of otherwise exempt material.

Thank you for your assistance.,

--

Chance Swaim
Editor in Chief
The Sunflower
Wichita State University

Renee Burlingham,

Pursuant to the state open records law, Kan. Stat. Ann. Secs. 45~~2~~15 to 45~~2~~30, I write to request a copy of the July 20th letter to Regents Facilities Director Nelda Henning from Wichita State University President John Bardo cited in the Wichita Eagle's July 30, 2017 story.

•
Please provide the documents electronically to expedite the process and reduce cost.

If your agency does not maintain these public records, please let me know who does and include the proper custodian's name and contact information.

Please waive fees since this request is in the interest of the public. However, I will agree to pay any reasonable copying and postage fees of not more than \$20.

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Thank you for your assistance.,

--

Chance Swaim
Editor in Chief
The Sunflower
Wichita State University

--

Chance Swaim
Editor in Chief
The Sunflower
Wichita State University

From: [Moses, David](#)
To: [Heldman, Lou](#); [Mazzullo, Lainie](#)
Cc: [Bishop, Belinda](#)
Subject: FW: KORA — WSU to KBOR communications
Date: Wednesday, August 2, 2017 8:11:34 AM
Attachments: [161020 Attachment B FY 2017 Proposed University Housing Rates.pdf](#)
[161020 email Frisbie Housing rates to Herrin.pdf](#)
[161101 email Frisbie WSU Housing to Bruun.pdf](#)
[161106 WSU housing fiscal impact to Elaine.pdf](#)
[161205 Frisbie Housing Rates to Herrin.pdf](#)
[170220 email King FY 19 Cap Improve and 5yr plan to Henning.pdf](#)
[170220 Innovation Campus Master Plan Update.pdf](#)
[170220 WSU FY2019 Capital Improvement Requests.pdf](#)
[170220 WSU2 FY2019 Capital Improvement Requests.pdf](#)
[170523 email Flats to Frisbie.pdf](#)
[170707 email Schlapp Fairmount Towers to Flanders.pdf](#)
[170718 Flanders response to Schlapp 070718.pdf](#)
[170718 Frisbie 2016-1-5 FAA Agenda Call \(JAN MTG\).pdf](#)
[170718 Frisbie email FAA Agenda Call to Werner.pdf](#)
[170720 email Moses Flats Agreement to Henning.pdf](#)
[170720 Ltr to KBOR re Flats Agreement 7.20.17 FE.pdf](#)
[170724 email Moses Flats to Miller.pdf](#)
[170731 Board CEO Approval Letter - The Flats.pdf](#)

Folks: Not an action item, just FYI, in the event you didn't see this response. DHM

David H. Moses
General Counsel
Wichita State University
316-978-6791, telephone
316-978-3046, telefacsimile

From: "Burlingham, Renee" <rburlingham@ksbor.org>
Date: Tuesday, August 1, 2017 at 10:21 AM
To: David Moses <david.moses@wichita.edu>, Stacia Boden <stacia.boden@wichita.edu>
Cc: Theresa Schwartz <tschwartz@ksbor.org>, Julene Miller <jmiller@ksbor.org>
Subject: FW: KORA — WSU to KBOR communications

David and Stacia,

Below is our response to an open record request we received yesterday.

Renee Burlingham
Legal Assistant
Kansas Board of Regents
rburlingham@ksbor.org
785-430-4239

From: Burlingham, Renee

Sent: Tuesday, August 01, 2017 10:16 AM

To: Chance Swaim <chance.swaim@gmail.com>

Cc: Burlingham, Renee <rburlingham@ksbor.org>; Richardson, Breeze <brichardson@ksbor.org>

Subject: RE: KORA — WSU to KBOR communications

8/1/2017

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Editor in Chief
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10. 7/18/17 email from Elaine Frisbie to Werner Golling, WSU CFO.
11. January 2017 FAA Agenda Call. Concerns authorizing lease of state owned property to WSIA at WSU.
12. 7/20/17 Letter to Nelda Henning, KBOR Facility Director, from David Moses, WSU General Counsel.
13. 7/20/17 email and attachments from David Moses to Nelda Henning. Sending attachments for her review and seeking her recommendation of approval by Dr. Flanders.
14. 7/24/17 Email from David Moses to Julene Miller.
15. 7/31/17 Board President and CEO Letter of Approval

Please note that in searching for, reviewing and compiling the above records prior to providing them to the other requester, several KBOR employees spent a combined total of 4 hours in responding to this prior request. We did not charge that requester a record fee to recoup the costs of doing this work, and thus are not charging you a record fee for providing copies of the same records. However, as we noted in responding to that request, any additional requests of this nature may result in a pre-paid record fee, charged to recoup actual expenses.

I hope you find the attached responsive.

Sincerely,

Renee Burlingham
KBOR Designated Record Custodian

From: Chance Swaim [<mailto:chance.swaim@gmail.com>]

Sent: Monday, July 31, 2017 4:04 PM

To: Burlingham, Renee <rburlingham@ksbor.org>

Subject: KORA — WSU to KBOR communications

Pursuant to the state open records law, Kan. Stat. Ann. Secs. 45~~21~~²¹5 to 45~~23~~²³0, I write to request all written communications, including but not limited to emails, between administrators at Wichita State University (whose email addresses, for the most part, end in "wichita.edu" and employees of the Kansas Board of Regents between July 14 and the date the request is fulfilled.

•
Please provide the documents on a rolling basis (as they become available, instead of once they are complete) — if to do so would expedite the process.

Please provide the documents electronically to expedite the process and reduce cost.

If your agency does not maintain these public records, please let me know who does and include the proper custodian's name and contact information.

Please waive fees since this request is in the interest of the public. However, I will agree to pay any reasonable copying and postage fees of not more than \$20.

If the cost would be greater than this amount, please notify me and provide an itemized receipt indicating the charges for each document.

As provided by the open records law, I expect your response within three (3) business days. See Kan. Stat. Ann. Sec. 45~~2~~18(d).

If you choose to deny this request, please provide a written explanation for the denial including a reference to the specific statutory exemption(s) upon which you rely.

Also, please provide all segregable portions of otherwise exempt material.

Thank you for your assistance.,

--

Chance Swaim
Editor in Chief
The Sunflower
Wichita State University

Renee Burlingham,

Pursuant to the state open records law, Kan. Stat. Ann. Secs. 45~~2~~15 to 45~~2~~30, I write to request a copy of the July 20th letter to Regents Facilities Director Nelda Henning from Wichita State University President John Bardo cited in the Wichita Eagle's July 30, 2017 story.

•

Please provide the documents electronically to expedite the process and reduce cost.

If your agency does not maintain these public records, please let me know who does and include the proper custodian's name and contact information.

Please waive fees since this request is in the interest of the public. However, I will agree to pay any reasonable copying and postage fees of not more than \$20.

If the cost would be greater than this amount, please notify me and provide an itemized receipt indicating the charges for each document.

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If you choose to deny this request, please provide a written explanation for the denial including a reference to the specific statutory exemption(s) upon which you rely.

Also, please provide all segregable portions of otherwise exempt material.

Thank you for your assistance.,

--

Chance Swaim

Editor in Chief
The Sunflower
Wichita State University

From: Salazar, Daniel [mailto:dsalazar@wichitaeagle.com]

Sent: Wednesday, July 26, 2017 3:43 PM

To: Kleinsasser, Joe <Joe.Kleinsasser@wichita.edu>

Subject: Re: KORA clarifications

I can just list them if that's easier;

-Is there a breakdown of room types for both buildings by number? So of the 113 apartments in the Flats, how many are single, how many are double, etc.

-Most press releases referred to the 112-unit Flats... is the 113th unit for a faculty member or HRL staffer?

-What's the difference between rising sophomore and sophomore? Did the rising sophomores just apply after the spring semester ended?

-Does "new admit" include freshmen and transfers? Is there a breakdown to include how many freshmen were going to each building?

-Is projected revenue for the academic year? And does the revenue include deposits?

-For last week's story to give an idea the revenue for next year from Fairmount Towers students, I multiplied the cheapest per semester rent (\$2,190) times 300 students times two semesters to get a low end revenue estimate of \$1.314 million. Using the high rate of \$2,950 for a single, I multiplied that by 2 semesters by 300 students to get the high-end estimate of \$1.77 million. That's how we got the range of Fairmount rent being between \$1.3M and \$1.8M. So I was curious why it's lower than that range. Is it due to housing scholarships or some other factor?

Thanks,
DJS

On Wed, Jul 26, 2017 at 3:03 PM, Kleinsasser, Joe <Joe.Kleinsasser@wichita.edu> wrote:

Daniel,

Let me know if you have specific questions you still need answers for.
Thanks.

Joe

From: Moses, David

Sent: Wednesday, July 26, 2017 3:00 PM

To: Salazar, Daniel <dsalazar@wichitaeagle.com>

Cc: Bishop, Belinda <belinda.bishop@wichita.edu>; Heldman, Lou <Lou.Heldman@wichita.edu>; Kleinsasser, Joe <Joe.Kleinsasser@wichita.edu>

Subject: Re: KORA clarifications

Not sure on the cash or check, I will try to find out. For follow up questions, go ahead and start with Joe. DHM

David H. Moses

General Counsel

Wichita State University

[316-978-6791](tel:316-978-6791), telephone

[316-978-3046](tel:316-978-3046), telefacsimile

From: Daniel Salazar <dsalazar@wichitaeagle.com>

Date: Wednesday, July 26, 2017 at 2:30 PM

To: David Moses <david.moses@wichita.edu>

Subject: Re: KORA clarifications

David,

Thanks for your response. Is cash or check or both acceptable?

And who could I talk to for some follow-up questions from this data like who counts as new admit students and if Fairmount Towers figures don't include housing scholarships? Etc.

Thank you,
DJS

On Wed, Jul 26, 2017 at 1:26 PM, Moses, David <david.moses@wichita.edu> wrote:

Daniel:

In response to the KORA request you made on 7/17/17 which I have highlighted in yellow, below, please see the attached document.

Although WSU policy 20.01 expects payment in advance after the costs have been determined, the records requested are being provided to you and you are still expected to make your payment of \$50 to Wichita State University at the cashier's window on the second floor of Jardine Hall or to the Office of Financial Operations, 1845 Fairmount, 201 Jardine Hall, Wichita, Kansas 67260-0038. By providing these records contemporaneously with this request for payment we are not waiving our right to receive payment in advance of providing records in the future.

This will satisfy the request.

Thx, DHM

David H. Moses
General Counsel
Wichita State University
[316-978-6791](tel:316-978-6791), telephone
[316-978-3046](tel:316-978-3046), telefacsimile

From: Daniel Salazar <dsalazar@wichitaeagle.com>

Date: Friday, July 21, 2017 at 8:14 AM

To: David Moses <david.moses@wichita.edu>

Subject: KORA clarifications

Hi David

Sorry for the confusion caused from yesterday's email. I was asking for a status update on these requests, both filed on Monday:

One asked for this:

- The lease agreement for The Flats at WSU property with Wichita State Innovation Alliance and Wichita State University
- The sub-lease agreement to construct The Flats at WSU between Wichita State Innovation Alliance and MWCB, LLC

- Any other agreement featuring MWCB, LLC, the Wichita State Innovation Alliance and/or Wichita State University related to The Flats at WSU

The other asked for this:

- Total projected revenue for the 2017-2018 academic year from rent payments and number of people who had originally signed agreements for The Flats at WSU before Friday's announcement. Please provide a breakdown of how many of those people are students and, if so, by academic year; as well as a breakdown of what room types they agreed to.
- Total projected revenue for the 2017-2018 academic year from rent payments originally scheduled for Fairmount Towers. Please provide the number of students who were originally scheduled to move into the Fairmount Towers in August, broken down separately by academic year and type of room they were assigned to.
- A breakdown of units in The Flats at WSU and Fairmount Towers by type of bedroom.

Yesterday, I was asking for a status update on those two since it was close to the end of the third business day. At that time, I submitted another request in the same e-mail, which was another iteration of a request I had sent June 26 that you informed was going to cost \$250. That request was for:

-copies of notices of non-reappointments for employees with regular status, non-reappointments for employees with provisional status and position elimination notices provided to former Wichita State University employees between August 1, 2016 and July 20, 2017.

Let me know if you have any questions
DJS

--

Daniel Salazar
Reporter
The Wichita Eagle
Office: [316.269.6791](tel:316.269.6791)
Mobile: [512.983.8808](tel:512.983.8808)
dsalazar@wichitaeagle.com
[@imdanielsalazar](https://www.instagram.com/imdanielsalazar)

--

Daniel Salazar
Reporter
The Wichita Eagle
Office: [316.269.6791](tel:316.269.6791)
Mobile: [512.983.8808](tel:512.983.8808)
dsalazar@wichitaeagle.com
[@imdanielsalazar](#)

--

Daniel Salazar
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The Wichita Eagle
Office: 316.269.6791
Mobile: 512.983.8808
dsalazar@wichitaeagle.com
[@imdanielsalazar](#)



From: Daniel Salazar <dsalazar@wichitaeagle.com>

Date: Wednesday, July 26, 2017 at 5:22 PM

To: David Moses <david.moses@wichita.edu>

Cc: "Bishop, Belinda" <belinda.bishop@wichita.edu>

Subject: KORA Request (Salazar-7/26/2017) #2

Daniel Salazar

The Wichita Eagle | 330 North Mead Street | Wichita, KS 67202
[\(316\) 269-6791](tel:3162696791) | [\(512\)983-8808](tel:5129838808) | dsalazar@wichitaeagle.com

July 25, 2017

David H. Moses
201 Morrison Hall
1845 Fairmount
Wichita, KS 67260-0205

Dear Mr. Moses,

This is a request under Chapter 45 of the Kansas Open Records Act. Please provide copies of the following documents:

-Request B0000935 for Private Housing Project
-Bids for Request B0000935
-Requests and responses for supplemental information for B0000935
-April 14, 2016 draft letter of intent from MWCB, LLC on private housing project

Please provide advanced notice of any charges that will exceed \$50. This request is for non-commercial news-gathering purposes in the public interest, so please waive any fees possible.

If Wichita State University feels any portion of this request is not subject to disclosure, please cite the specific section in the Kansas Open Records Act that the university believes exempts the record with an explanation of how this exemption applies. In the event the university contends that part of the request is confidential, please still provide those portions of the request that the university is not challenging.

Please send the information electronically, or its native form. Please send the forms as they become available, rather than waiting to send all the forms at once. Please reply to this e-mail to confirm receipt of this request.

Thank you in advance for your help.

--

Daniel Salazar
Reporter
The Wichita Eagle
Office: 316.269.6791
Mobile: 512.983.8808
dsalazar@wichitaeagle.com
[@imdanielsalazar](https://www.instagram.com/imdanielsalazar)

From: Richardson, Breeze
To: [Heldman, Lou](#)
Cc: [Richardson, Breeze](#)
Subject: FW: KORA: Private Housing
Date: Monday, July 17, 2017 5:04:33 PM

Dear Lou,

I was going to cc: Andy Schlapp and Joe Kleinsasser but then I thought it might be appreciated if I let you triage this to whomever else you might want to share it with on your team –

Just wanted to let you know after responding to an Open Records Request late last week, both *The Sunflower* and *The Wichita Eagle* have asked for comment today in regards to The Flats/Fairmount Towers.

Below is my written follow up to Daniel Salazar (which was proceeded by a phone call) in regards to whether Board policy was followed; below it is the response which was sent in response to the KORA request we received (if you want the version with attachments, just let me know!).

Best,
Breeze

Breeze Richardson

Director of Communications

Kansas Board of Regents

1000 SW Jackson, Suite 520

Topeka, KS 66612

brichardson@ksbor.org

785-430-4237 (direct)

773-255-7847 (cell)

<http://www.kansasregents.org/>

Twitter: @ksregents (<https://twitter.com/ksregents>)

From: Richardson, Breeze
Sent: Monday, July 17, 2017 4:48 PM
To: dsalazar@wichitaeagle.com
Cc: Richardson, Breeze <brichardson@ksbor.org>
Subject: RE: KORA: Private Housing

Dear Daniel,

In regards to the Board policy on private housing (Chapter II, Section E.9), the authorization provided by the Board in June 2016 to lease property as outlined was the authorization needed to proceed with this project. The agreement was knowingly entered into by the Board (point a), and as the documentation shows, no preference was given as the bid process is outlined (point b), there is no knowledge of an occupancy guarantee given to the developer (point c), and no public funds are

being given for operation and maintenance (point d) (last sentence on page 45).

Of course, let me know if I can provide any additional information.

Best,
Breeze

Breeze Richardson

Director of Communications

Kansas Board of Regents

1000 SW Jackson, Suite 520

Topeka, KS 66612

brichardson@ksbor.org

785-430-4237 (direct)

773-255-7847 (cell)

<http://www.kansasregents.org/>

Twitter: @ksregents (<https://twitter.com/ksregents>)

From: Richardson, Breeze

Sent: Monday, July 17, 2017 4:07 PM

To: dsalazar@wichitaeagle.com

Cc: Richardson, Breeze <brichardson@ksbor.org>

Subject: FW: KORA: Private Housing

Here you go!

Breeze Richardson

Director of Communications

Kansas Board of Regents

1000 SW Jackson, Suite 520

Topeka, KS 66612

brichardson@ksbor.org

785-430-4237 (direct)

<http://www.kansasregents.org/>

Twitter: @ksregents (<https://twitter.com/ksregents>)

From: Burlingham, Renee

Sent: Friday, July 14, 2017 4:00 PM

To: Chance Swaim <chance.swaim@gmail.com>; Richardson, Breeze <brichardson@ksbor.org>

Cc: Burlingham, Renee <rburlingham@ksbor.org>

Subject: RE: KORA: Private Housing

July 14, 2017

Chance Swaim
Editor in Chief
The Sunflower
Wichita State University

Dear Chance Swaim,

I am responding to your below copied email, which I received on July 13, 2017 at 1:04 p.m., wherein you invoked the Kansas Open Records Act to request “all documents related to authorization of operation of a private housing facility at Wichita State University by the Kansas Board of Regents. . .”

I have attached the following documents, which I believe are responsive to your request:

- May 31, 2016, Board Fiscal Affairs and Audit Standing Committee agenda – see page 4
- June 15-16, 2016 Board meeting agenda – see page 45
- June 15-16, 2016 Board minutes – see pages 7-8
- Pages out of Wichita State University’s Campus Master Plan

Please note that the agendas and minutes from Board meetings dating from July 2013 to present are available online at http://www.kansasregents.org/about/regent_meetings_agendas_and_minutes and the Board minutes record official Board action on matters that come before it. Likewise, the agendas and minutes for Board committees are available online. See http://www.kansasregents.org/about/councils_committees

If you wish to request other public records that may be possessed by the Board, please refer to the Kansas Open Record Act (KORA) information posted online at http://www.kansasregents.org/about/board_office. You will note that a record fee may be charged to recoup the costs resulting from record requests, including staff time. Should you request additional records on this topic, we reserve the right to charge a record fee, to recoup the actual costs associated with that request.

Renee Burlingham
Record Custodian
Kansas Board of Regents
rburlingham@ksbor.org
785-430-4239

From: Chance Swaim [<mailto:chance.swaim@gmail.com>]

Sent: Thursday, July 13, 2017 1:04 PM

To: Richardson, Breeze <brichardson@ksbor.org>; Burlingham, Renee <rburlingham@ksbor.org>

Subject: KORA: Private Housing

Dear Records Custodian,

Pursuant to the state open records law, Kan. Stat. Ann. Secs. 45~~21~~¹⁵ to 45~~23~~³⁰, I write to request

all documents related to authorization of operation of a private housing facility at Wichita State University by the Kansas Board of Regents, including any authorization for the
Wichita State University

to:

- a enter into agreements, written or verbal or implied relating to private housing;
- b give preference to any owner or operator of private housing;
- c guarantee occupancy in or payments for private housing; or
- d provide public funds for the supervision, maintenance or operation of private housing.

Please provide the documents electronically to expedite the process and reduce cost.

If your agency does not maintain these public records, please let me know who does and include the proper custodian's name and contact information.

Please waive fees since this request is in the interest of the public. However, I will agree to pay any reasonable copying and postage fees of not more than \$20.

If the cost would be greater than this amount, please notify me and provide an itemized receipt indicating the charges for each document.

As provided by the open records law, I expect your response within three (3) business days. See Kan. Stat. Ann. Sec. 45~~2~~18(d).

If you choose to deny this request, please provide a written explanation for the denial including a reference to the specific statutory exemption(s) upon which you rely.

Also, please provide all segregable portions of otherwise exempt material.

Thank you for your assistance.,

cc'd: Renee Burlingham, Breeze Richardson

--

Chance Swaim
Editor in Chief
The Sunflower
Wichita State University

From: [Heldman, Lou](#)
To: [Moses, David](#)
Subject: FW: Lou's 7-10-17 Answers to your Innovation Campus questions from Josh Heck WBJ
Date: Monday, September 11, 2017 10:31:49 AM
Attachments: [WBJ Innovation Campus Q&A LH.docx](#)

From: Lou Heldman <Lou.Heldman@wichita.edu>
Date: Monday, July 10, 2017 at 1:33 PM
To: Josh Heck <jheck@bizjournals.com>
Subject: Answers to your Innovation Campus questions

Josh,

The attached answers can be attributed to me.

Here's a link to the announcement from August 15, 2014 because I thought you might find it provides good context, <http://www.wichita.edu/thisis/stories/story.asp?si=2545>

You'll note some of the details have changed, but the vision has remained very consistent.

Here's a current quote from Dr. Bardo:

"When we outlined the vision of Innovation Campus and Innovation University three years ago, we didn't know it would develop this quickly. The rapid progress is a tribute to the broad support we've received from many of our students, faculty, staff, industry and government leaders.

"Those who have championed Innovation Campus understand that WSU's applied learning model is a great catalyst for new ideas, technology and professional expertise. At the end of the day, the physical changes on our campus are far less important than how what goes on here equips our students, companies and community for long-term economic success and enhanced quality of life."

Thanks,
Lou

From: Josh Heck <jheck@bizjournals.com>
Date: Thursday, July 6, 2017 at 3:33 PM
To: Lou Heldman <Lou.Heldman@wichita.edu>
Subject: Innovation campus story.

Lou,
Thanks for helping me with the story on the innovation campus development I'm work on. As we discussed, I'd like to have some perspective from John Bardo and/or John Tomblin about the progress at the innovation campus.

I want to hone in on the MWCB development group that has emerged as a big player in the private-sector development of the innovation campus.

How is Wichita State's partnership with that development entity structured?

How was MWCB chosen as the prime developer for the innovation campus over others that have done work for the university?

How does having big names from the business community such as those benefit the effort to develop the innovation campus?

Detail the organizational structure for the innovation campus.

How much remaining land is available for purchase at the innovation campus? How many acres have been sold to this point?

How much does MWCB own at the innovation campus?

Are other development entities able to purchase land there. If so, are other groups expressing interest?

How does the university determine which projects will be awarded through a bid process and which ones are negotiated?

I'm working on this for the July 21 edition, so the sooner I can get something the better. Thanks for your help.

Josh Heck
Reporter
Wichita Business Journal
316-266-6172
jheck@bizjournals.com

From: [Heldman, Lou](#)
To: [Moses, David](#)
Bcc: [Heldman, Lou](#)
Subject: FW: Lou's 7-10-17 Answers to your Innovation Campus questions from Josh Heck WBJ
Date: Monday, September 11, 2017 10:31:47 AM
Attachments: [WBJ Innovation Campus Q&A LH.docx](#)

From: Lou Heldman <Lou.Heldman@wichita.edu>
Date: Monday, July 10, 2017 at 1:33 PM
To: Josh Heck <jheck@bizjournals.com>
Subject: Answers to your Innovation Campus questions

Josh,

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"Those who have championed Innovation Campus understand that WSU's applied learning model is a great catalyst for new ideas, technology and professional expertise. At the end of the day, the physical changes on our campus are far less important than how what goes on here equips our students, companies and community for long-term economic success and enhanced quality of life."

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To: Lou Heldman <Lou.Heldman@wichita.edu>
Subject: Innovation campus story.

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I'm working on this for the July 21 edition, so the sooner I can get something the better. Thanks for your help.

Josh Heck
Reporter
Wichita Business Journal
316-266-6172
jheck@bizjournals.com



Begin forwarded message:

From: "Heldman, Lou" <Lou.Heldman@wichita.edu>
Date: February 8, 2017 at 5:07:05 PM CST
To: "Tomblin, John" <john.tomblin@mail.niar.wichita.edu>
Cc: "Jensen, Scott" <scott.jensen@wichita.edu>, "Coleman-Martins, Shelly" <shelly.coleman-martins@wichita.edu>
Subject: Fwd: Marketing plan and creative brief files attached

John,

Drafts of the marketing plan and creative brief are attached. This plan was quickly developed by Strategic Communications to get the campaign launched. Housing may incur some additional marketing costs along the way.

You're welcome to share with MWCB partners, or I can if that's your preference.

Best,
Lou

From: [Heldman, Lou](#)
To: [Coleman-Martins, Shelly](#); [Easum, Amy](#); [Mazzullo, Lainie](#)
Subject: FW: Meeting Follow-up
Date: Wednesday, July 26, 2017 1:01:27 PM

Fyi for discussion today

From: Shelly Conrady <shelly@ymcawichita.org>
Date: Wednesday, July 26, 2017 at 12:52 PM
To: Louis Heldman <lou.heldman@wichita.edu>
Subject: Meeting Follow-up

Mim McKenzie (mim@ymcawichita.org) – COO
Brian Pond (brian@ymcawichita.org) – VP of Technology

Needs (off the top of my head)

<!--[if !supportLists]-->· <!--[endif]-->Communications
 <!--[if !supportLists]-->○ <!--[endif]-->Updated FAQ with more detail on what's
 included in the student activity fee (the student health portion fleshed out).
 We spoke to Dr. Mo about this more in the meeting at Heskett yesterday.
 <!--[if !supportLists]-->○ <!--[endif]-->Have we heard an update on whether we will
 have access to the primary email for students or whether the WSU email will
 have an option to forward?

<!--[if !supportLists]-->· <!--[endif]-->Branding/Co-branding
 <!--[if !supportLists]-->○ <!--[endif]-->What do we need to do to get
 access/permissions for use of the WSU and WuShock logos?
 <!--[if !supportLists]-->○ <!--[endif]-->Please have the appropriate person sign and
 return the attached sublicense agreement for use of the YMCA logo.
 <!--[if !supportLists]-->○ <!--[endif]-->How many sets of the wsu4 (We are Shocker
 Nation) and wsu1 (It's a great day to be a Shocker) banners could be have
 access to?

Thanks,

Shelly Conrady
VP Marketing & Communications
GREATER WICHITA YMCA
402 N. Market
Wichita, KS 67202
(E) shelly@ymcawichita.org
(P) 316.219.9622 ext. 5553 | (F) 316.858.1540
(W) ymcawichita.org | facebook.com/ymcawichita

The Y: We're for youth development, healthy living and social responsibility.

The Y: We're for youth development, healthy living and social responsibility.

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unlawful. If you have received this communication in error, please contact the sender of the message to inform him or her of the error.

From: [Heldman, Lou](#)
To: [Tatro, Lois](#); [Jensen, Scott](#)
Cc: [Kleinsasser, Joe](#)
Subject: FW: More questions from Daniel at the Eagle
Date: Monday, July 31, 2017 2:02:05 PM

Lois and/or Scott,
Can you provide Joe a response to these questions?
Thanks,
Lou

From: David Moses <david.moses@wichita.edu>
Date: Monday, July 31, 2017 at 1:46 PM
To: Joe Kleinsasser <Joe.Kleinsasser@wichita.edu>
Cc: Lou Heldman <Lou.Heldman@wichita.edu>, Lainie Mazzullo <Lainie.Mazzullo@wichita.edu>, "Coleman-Martins, Shelly" <shelly.coleman-martins@wichita.edu>
Subject: Re: More questions from Daniel at the Eagle

Joe: I am inclined to defer to Lou. DHM

Sent from David Moses's iPad Pro

On Jul 31, 2017, at 1:10 PM, Kleinsasser, Joe <Joe.Kleinsasser@wichita.edu> wrote:

David,

Daniel from the Eagle called and would like to know how the money that we receive from students who were originally going to be in Fairmount and now will be at The Flats, as well as the money coming from those students who had previously agreed to lease space at The Flats is going to be used by WSU?

Will the money go directly to the university who then pays the developers; will it go straight to the developers; or will it be a combination of the two that is yet to be determined? Will we need some approval from the Board of Regents in this regard?

How much revenue is expected from students staying at The Flats this school year? Will it be about \$1.5 million or more? Or, is that still to be determined?

I did the best I could at summarizing his questions. If you'd rather respond directly to Daniel and make sure he's getting what he's asking for, be my guest.

If you can answer some of the questions above with minimal effort, feel free to do so, while acknowledging he may have a follow-up question or two.

Just let me know how you'd like to proceed.

Thanks!

Joe

From: [Coleman-Martins, Shelly](#)
To: [Heldman, Lou](#)
Subject: FW: My Big Flats Questions
Date: Monday, April 24, 2017 4:30:47 PM

Scott's questions for Tomblin. I have no additional questions at this time.

From: Jensen, Scott
Sent: Friday, April 21, 2017 4:17 PM
To: Coleman-Martins, Shelly <shelly.coleman-martins@wichita.edu>
Subject: My Big Flats Questions

Shelly,

Here are just a few of the many questions I would love to discuss with the developers:

1. Timeline for purchasing custodial equipment/tools/supplies. How will our staff be involved?
2. Use of the application fee, payment of background checks, etc
3. Computer, phone line, office set up?
4. What is the required number of applications needed to make this agreement worthwhile for you?
5. Who is handling payment of waste removal, elevator contracts, etc? Who is setting those up?

Can you combine these with yours and send to Lou, please?

Thanks- I hope you have a great weekend.

Scott

Scott Jensen
Director, Housing and Residence Life
Wichita State University
316-978-6612
www.wichita.edu/housing



On Mon, Jul 31, 2017 at 3:47 PM, Kleinsasser, Joe <Joe.Kleinsasser@wichita.edu> wrote:

Hi Daniel,

Here are responses I received to your questions. See below.

Thanks!

Joe

1. How is the money from students originally in Fairmount and now at The Flats in addition to students who previously agreed to lease space at The Flats going to be used by WSU?

Answer - Students in Fairmount Towers and in The Flats who have completed the application process and are placed in a room at The Flats will have the appropriate fees assessed to their student account and pay these fees to the University, just as happens in Shocker Hall.

2. Will the money go directly to the university who then pays the developers; will it go straight to the developers; or will it be a combination of the two yet to be determined? Will we need approval from the Board of Regents?

Answer - All housing charges assessed to student accounts are paid directly to the

University.

3. How much revenue is expected from students staying at The Flats this school year? Will it be about \$1.5 million or more? Or, is that still to be determined?

Answer- Our estimates on revenue haven't changed since we provided a response last week. We'll have updated estimates as we get closer to the 1st day of classes and the students have made their final housing decisions.

--

Daniel Salazar

Reporter

The Wichita Eagle

Office: 316.269.6791

Mobile: 512.983.8808

dsalazar@wichitaeagle.com

[@imdanielsalazar](#)

From: [Coleman-Martins, Shelly](#)
To: [Heldman, Lou](#)
Subject: FW: The Flats advertising plan attached
Date: Thursday, April 20, 2017 3:23:29 PM
Attachments: [Flats advertising 4.20.17.pdf](#)

FYI only. Just keeping you in the loop knowing Tomblin may ask you questions.

From: Easum, Amy
Sent: Thursday, April 20, 2017 2:40 PM
To: Tomblin, John <john.tomblin@mail.niar.wichita.edu>
Cc: Coleman-Martins, Shelly <shelly.coleman-martins@wichita.edu>
Subject: The Flats advertising plan attached

Hi John,
Attached please take a look at page 2 which outlines the advertising plan developed for The Flats.
Let me know if you have any questions. We'd like to move forward as soon as possible.
Thank you,

Amy Easum
Project Director
Strategic Communications
Wichita State University
Telephone (316)978-7285
Amy.easum@wichita.edu

From: [Coleman-Martins, Shelly](#)
To: [Heldman, Lou](#)
Cc: [Easum, Amy](#)
Subject: FW: The Flats advertising plan attached
Date: Thursday, July 20, 2017 10:19:32 AM

Does this information satisfy your request?

Shelly

From: Easum, Amy
Sent: Thursday, July 20, 2017 10:04 AM
To: Coleman-Martins, Shelly <shelly.coleman-martins@wichita.edu>
Subject: FW: The Flats advertising plan attached

Shelly-
I forgot to cc you on this

From: Amy Easum <amy.easum@wichita.edu>
Date: Thursday, July 20, 2017 at 10:02 AM
To: "Heldman, Lou" <Lou.Heldman@wichita.edu>
Subject: RE: The Flats advertising plan attached

Hi Lou,

The original proposal included the option for an advertising campaign. The email I sent you reflected that the plan was approved except for the advertising portion. In May, the decision was made to proceed with the advertising plan. So this is the confirmation email:

From: John Tomblin <john.tomblin@wichita.edu>
Date: Friday, April 21, 2017 at 7:39 AM
To: Amy Easum <amy.easum@wichita.edu>
Cc: "Coleman-Martins, Shelly" <shelly.coleman-martins@wichita.edu>, "Tatro, Lois" <Lois.Tatro@wichita.edu>
Subject: Re: The Flats advertising plan attached

Amy - please proceed with the advertising plan - this will be paid for by WSIA - JOHN

Sent from my iPhone

On Apr 20, 2017, at 2:39 PM, Easum, Amy <amy.easum@wichita.edu> wrote:

Hi John,

Attached please take a look at page 2 which outlines the advertising plan developed for The Flats. Let me know if you have any questions. We'd like to move forward as soon as possible.

Thank you,

Amy Easum

Project Director

Strategic Communications

Wichita State University

Telephone (316)978-7285

Amy.easum@wichita.edu

From: [Coleman-Martins, Shelly](#)
To: [Heldman, Lou](#)
Cc: [Mazullo, Lainie](#)
Subject: FW: The Flats at WSU marketing estimate
Date: Thursday, May 25, 2017 12:43:47 PM
Attachments: [The Flats at WSU marketing estimate .docx](#)

[Here is the official estimate and Amy can get billing / invoice info if needed.](#)

From: Coleman-Martins, Shelly
Sent: Monday, April 3, 2017 4:58 PM
To: Tatro, Lois <Lois.Tatro@wichita.edu>
Cc: Tomblin, John <john.tomblin@mail.niar.wichita.edu>; Heldman, Lou (Lou.Heldman@wichita.edu) <Lou.Heldman@wichita.edu>
Subject: The Flats at WSU marketing estimate

Lois –

This is our official estimate. All was approved except the digital ad campaign. We have not yet billed for this project.

Shelly

From: [Heldman, Lou](#)
To: [Kleinsasser, Joe](#); [Mazzullo, Lainie](#); [Coleman-Martins, Shelly](#)
Subject: FW: The Flats selection
Date: Wednesday, September 27, 2017 10:28:07 AM

Just fyi, I responded that he could send me questions.

From: Daniel Salazar <dsalazar@wichitaeagle.com>
Date: Wednesday, September 27, 2017 at 10:17 AM
To: Lou Heldman <Lou.Heldman@wichita.edu>
Subject: The Flats selection

Hi,
Is there a time that you can talk today? I had some questions about the selection process for the residence hall RFQ and The Flats from the documents we received last week.
Thanks,
DJS

--

Daniel Salazar
Reporter
The Wichita Eagle
Office: 316.269.6791
Mobile: 512.983.8808
dsalazar@wichitaeagle.com
[@imdanielsalazar](https://www.instagram.com/imdanielsalazar)

From: [Heldman, Lou](#)
To: [Schlapp, Andrew](#)
Subject: FW: URGENT: Housing lease Wichita State
Date: Tuesday, July 18, 2017 12:11:15 PM

From: Breeze Richardson <brichardson@ksbor.org>
Date: Tuesday, July 18, 2017 at 12:09 PM
To: Lou Heldman <Lou.Heldman@wichita.edu>, "Monaco, Joe" <jmonaco@ku.edu>
Subject: FW: URGENT: Housing lease Wichita State

Dear Lou and Joe,

Here is a second (hopefully final) response to Chance Swaim at *The Sunflower*. Of course, please let me know if you have any questions.

Best,
Breeze

Breeze Richardson
Director of Communications
Kansas Board of Regents
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785-430-4237 (direct)
773-255-7847 (cell)
<http://www.kansasregents.org/>
Twitter: @ksregents (<https://twitter.com/ksregents>)

From: Richardson, Breeze
Sent: Tuesday, July 18, 2017 11:04 AM
To: Chance Swaim <chance.swaim@gmail.com>
Cc: Richardson, Breeze <brichardson@ksbor.org>
Subject: RE: URGENT: Housing lease Wichita State

Dear Chance,

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financial aid funds to pay for it.

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Best,
Breeze

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Twitter: @ksregents (<https://twitter.com/ksregents>)

From: Chance Swaim [<mailto:chance.swaim@gmail.com>]

Sent: Monday, July 17, 2017 5:26 PM

To: Richardson, Breeze <brichardson@ksbor.org>

Subject: Re: URGENT: Housing lease Wichita State

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On Mon, Jul 17, 2017 at 4:59 PM, Richardson, Breeze <brichardson@ksbor.org> wrote:

Dear Chance,

The authorization provided by the Board in June 2016 to lease property as outlined was the authorization needed to proceed with this project. The Flats were also included in the Campus Master Plan approved by the Board last month, which is further approval of the project.

I believe Renee Burlingham provided you with a copy of the WSU Master Plan as it relates to this issue and copies of both the agenda and minutes from this meeting, but they are also available on our website.

Of course, let me know if I can provide any additional information.

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From: Chance Swaim [mailto:chance.swaim@gmail.com]

Sent: Monday, July 17, 2017 2:18 PM

To: Richardson, Breeze <brichardson@ksbor.org>

Subject: URGENT: Housing lease Wichita State

Breeze,

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Has this been approved by the Kansas Board of Regents?

Please get back to me ASAP. My cell phone number is [316-206-3666](tel:316-206-3666).

Best,

--

Chance Swaim

Editor in Chief

The Sunflower

Wichita State University

--

Chance Swaim

Editor in Chief

The Sunflower

Wichita State University

From: [Heldman, Lou](#)
To: [Kleinsasser, Joe](#)
Subject: FW: URGENT: Housing lease Wichita State
Date: Tuesday, July 18, 2017 12:10:43 PM

Breeze sent to KU Joe but meant you

From: Breeze Richardson <brichardson@ksbor.org>
Date: Tuesday, July 18, 2017 at 12:09 PM
To: Lou Heldman <Lou.Heldman@wichita.edu>, "Monaco, Joe" <jmonaco@ku.edu>
Subject: FW: URGENT: Housing lease Wichita State

Dear Lou and Joe,

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From: Richardson, Breeze
Sent: Tuesday, July 18, 2017 11:04 AM
To: Chance Swaim <chance.swaim@gmail.com>
Cc: Richardson, Breeze <brichardson@ksbor.org>
Subject: RE: URGENT: Housing lease Wichita State

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Best,
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From: Chance Swaim [<mailto:chance.swaim@gmail.com>]

Sent: Monday, July 17, 2017 5:26 PM

To: Richardson, Breeze <brichardson@ksbor.org>

Subject: Re: URGENT: Housing lease Wichita State

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Dear Chance,

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Best,

--

Chance Swaim

Editor in Chief

The Sunflower

Wichita State University

--

Chance Swaim

Editor in Chief

The Sunflower

Wichita State University

From: Richardson, Breeze
To: [Heldman, Lou](#); [Joe Monaco](#)
Subject: FW: URGENT: Housing lease Wichita State
Date: Tuesday, July 18, 2017 12:09:38 PM

Dear Lou and Joe,

Here is a second (hopefully final) response to Chance Swaim at *The Sunflower*. Of course, please let me know if you have any questions.

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Chance Swaim
Editor in Chief
The Sunflower
Wichita State University

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Chance Swaim
Editor in Chief
The Sunflower
Wichita State University

From: [Heldman, Lou](#)
To: [Schlapp, Andrew](#); [Moses, David](#)
Subject: FW: URGENT: Housing lease Wichita State
Date: Tuesday, July 18, 2017 2:50:02 PM

Fyi Sunflower questions if KBOR approved. I assume lease arrangement didn't need KBOR approval, but I may be wrong.

From: Breeze Richardson <brichardson@ksbor.org>
Date: Tuesday, July 18, 2017 at 2:45 PM
To: Tony Vizzini <tony.vizzini@wichita.edu>, Lou Heldman <Lou.Heldman@wichita.edu>
Subject: FW: URGENT: Housing lease Wichita State

FYI.

Breeze Richardson
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Twitter: @ksregents (<https://twitter.com/ksregents>)

From: Chance Swaim [<mailto:chance.swaim@gmail.com>]
Sent: Tuesday, July 18, 2017 1:31 PM
To: Richardson, Breeze <brichardson@ksbor.org>
Subject: RE: URGENT: Housing lease Wichita State

I must not be understanding. I attended June's board meeting and the master plan discussion did not mention that the university would be leasing the Flats. The Flats was to be run as a private complex available to students. 48 students signed up, and now the university (with a month until move in day) has entered a lease agreement I assume takes all risk off the private business and shifts it onto the university (therefore the students and the taxpayer). That's clearly a significant change the governing body, I would think, would want to know about and have a say in, since it's clear all other aspects of this plan was approved prior.

I still see nothing in any material provided that allows this action/agreement without board approval. Is this something the board plans to discuss? Is it important?

As far as financial aid is concerned, there are specific rules that allow increased awards for university housing the students would not have been able to apply to a private complex. That was the explanation provided by the University, I didn't just make it up to imply anything. Interestingly, as an aside, there are even certain classes that are unavailable to students to apply financial aid to.

I appreciate your response. There are still many unanswered questions to which the public deserves answers.

Best,

On Jul 18, 2017 11:03 AM, "Richardson, Breeze" <brichardson@ksbor.org> wrote:

Dear Chance,

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Best,

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Chance Swaim

Editor in Chief

The Sunflower

Wichita State University

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Chance Swaim

Editor in Chief

The Sunflower

Wichita State University

From: Richardson, Breeze
To: [Vizzini, Tony](#); [Heldman, Lou](#)
Subject: FW: URGENT: Housing lease Wichita State
Date: Tuesday, July 18, 2017 2:45:28 PM

FYI.

Breeze Richardson

Director of Communications

Kansas Board of Regents

1000 SW Jackson, Suite 520

Topeka, KS 66612

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From: Chance Swaim [mailto:chance.swaim@gmail.com]

Sent: Tuesday, July 18, 2017 1:31 PM

To: Richardson, Breeze <brichardson@ksbor.org>

Subject: RE: URGENT: Housing lease Wichita State

I must not be understanding. I attended June's board meeting and the master plan discussion did not mention that the university would be leasing the Flats. The Flats was to be run as a private complex available to students. 48 students signed up, and now the university (with a month until move in day) has entered a lease agreement I assume takes all risk off the private business and shifts it onto the university (therefore the students and the taxpayer). That's clearly a significant change the governing body, I would think, would want to know about and have a say in, since it's clear all other aspects of this plan was approved prior.

I still see nothing in any material provided that allows this action/agreement without board approval. Is this something the board plans to discuss? Is it important?

As far as financial aid is concerned, there are specific rules that allow increased awards for university housing the students would not have been able to apply to a private complex. That was the explanation provided by the University, I didn't just make it up to imply anything. Interestingly, as an aside, there are even certain classes that are unavailable to students to apply financial aid to.

I appreciate your response. There are still many unanswered questions to which the public deserves answers.

Best,

On Jul 18, 2017 11:03 AM, "Richardson, Breeze" <brichardson@ksbor.org> wrote:

Dear Chance,

It's not clear to me what you're trying to imply, but when the Board of Regents granted Wichita State University authorization to lease property to WSIA for the purpose of constructing apartments in June 2016 there was clear communication regarding the housing plan now in place. That plan was further discussed during the approval of WSU's Campus Master Plan.

Regarding the use of federal financial aid by students, there is no limitation that I am aware of which prohibits how these funds are spent. Students routinely rent private housing off-campus and use federal financial aid funds to pay for it.

If you haven't already, it might be useful to take a look at the Board's Policy Manual in regards to what responsibilities the Chief Executive Officer (in the case of WSU, the President) has been given; the Board governs the university, but has delegated day-to-day operations –

https://kansasregents.org/about/policies-by-laws-missions/board_policy_manual_2/chapter_ii_governance_state_universities_2/chapter_ii_full_text#adorg

Best,
Breeze

Breeze Richardson
Director of Communications
Kansas Board of Regents

1000 SW Jackson, Suite 520
Topeka, KS 66612

brichardson@ksbor.org

785-430-4237 (direct)

<http://www.kansasregents.org/>

Twitter: @ksregents (<https://twitter.com/ksregents>)

From: Chance Swaim [mailto:chance.swaim@gmail.com]

Sent: Monday, July 17, 2017 5:26 PM

To: Richardson, Breeze <brichardson@ksbor.org>

Subject: Re: URGENT: Housing lease Wichita State

That's not the agreement which I have just been notified of, wherein the university is leasing the building from the private company — which is a much different situation than allowing a private apartment complex to be built on campus or to allow university housing to operate the building or to allow the university to enter a lease agreement that directs federal financial aid money to a private company. This has not been proposed, as far as I can tell, to the board for approval, unless you're aware of something more recent.

On Mon, Jul 17, 2017 at 4:59 PM, Richardson, Breeze <brichardson@ksbor.org> wrote:

Dear Chance,

The authorization provided by the Board in June 2016 to lease property as outlined was the authorization needed to proceed with this project. The Flats were also included in the Campus Master Plan approved by the Board last month, which is further approval of the project.

I believe Renee Burlingham provided you with a copy of the WSU Master Plan as it relates to this issue and copies of both the agenda and minutes from this meeting, but they are also available on our website.

Of course, let me know if I can provide any additional information.

Best,

Breeze

Breeze Richardson

Director of Communications

Kansas Board of Regents

1000 SW Jackson, Suite 520

Topeka, KS 66612

brichardson@ksbor.org

[785-430-4237](tel:785-430-4237) (direct)

<http://www.kansasregents.org/>

Twitter: @ksregents (<https://twitter.com/ksregents>)

From: Chance Swaim [mailto:chance.swaim@gmail.com]

Sent: Monday, July 17, 2017 2:18 PM

To: Richardson, Breeze <brichardson@ksbor.org>

Subject: URGENT: Housing lease Wichita State

Breeze,

Wichita State has announced it is now leasing a privately owned building and moving its students from a university owned property (Fairmount Towers) to a privately owned building (The Flats).

Has this been approved by the Kansas Board of Regents?

Please get back to me ASAP. My cell phone number is [316-206-3666](tel:316-206-3666).

Best,

--

Chance Swaim

Editor in Chief

The Sunflower

Wichita State University

--

Chance Swaim

Editor in Chief

The Sunflower

Wichita State University

From: [Boden, Stacia](#)
To: [Moses, David](#); [Heldman, Lou](#)
Cc: [Bishop, Belinda](#)
Subject: FW: Visit to Faculty Senate
Date: Tuesday, September 19, 2017 2:27:37 PM

STACIA BODEN

Associate General Counsel
Wichita State University

(316) 978-6792 (d) | (316) 655-0030 (c) | (316) 978-3046 (f)

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From: John Tomblin [mailto:john.tomblin@wichita.edu]
Sent: Tuesday, September 19, 2017 2:21 PM
To: Bardo, John <john.bardo@wichita.edu>
Cc: Schlapp, Andrew <andy.schlapp@wichita.edu>; Boden, Stacia <stacia.boden@wichita.edu>
Subject: RE: Visit to Faculty Senate

John – I will be in France on Monday and won't be able at the meeting but should you have any questions, please feel free to direct them to me and I can go back in and take care of them at a later meeting time – to help with some of the questions below, I wanted to give you the data for some of the items that were specific to me – let me know if you have any questions – Andy or Stacia can give you information on the Flats or phase II of the flats

• What is the latest on the YMCA initiative?

- Working to finalize legal documents with the YMCA for the Heath & Wellness facility (not a YMCA – this is a Health and Wellness Facility)
- Building will be approximately 65,000 sq ft with approx. 15,000 sq ft dedicated to student wellness
- Currently, students have access to all YMCA facilities nationwide while the building is being designed and constructed as well as after building completion
- Facility will include a drop-in kid zone for childcare for ages 6 weeks to 7 years old and provide childcare for up to 3 hours
- The YMCA will be responsible for all maintenance and operation of the facility through a fee – this fee covers operations, equipment, staff maintenance and programs
- Beginning mid-October, groups including student representatives will be touring similar facilities throughout the country to look at design concepts
- Tentative schedule : Fall – Spring, 2017, Pre-Construction Planning and Design -- Fall, 2018, Construction Ground Breaking -- December 2019, Facility Grand Opening

• What are all of the new buildings on Innovation campus? Is Engineering going to be renting some of the space in the new building near Airbus?

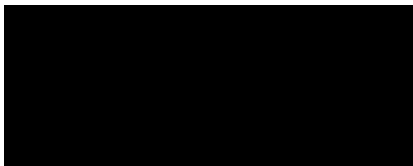
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- As far as where this funding for PB2 comes from (if asked), the funds for the COE came from a strategic initiative fund in the general budget of \$300,000 – this fund was used for the old town space for PA and PT in 2016 & 2017, for the Harry St mall project (Shocker studios) in 2018 and the COE in PB2 for 2019 – for 2020, these funds are available for other projects such as business school or other
- For the Firepoint Innovations funding, this was all external funded from a grant with the DoD

=====



Dr. John Tomblin
Vice President for Research & Technology Transfer
Wichita State University
1845 Fairmount
Wichita, KS 67260-0093
(316) 978-5234

From: Bardo, John [<mailto:john.bardo@wichita.edu>]
Sent: Tuesday, September 19, 2017 5:07 AM
To: Executive Team <executive.team@wichita.edu>
Subject: Fwd: Visit to Faculty Senate

Sent from my iPhone

Begin forwarded message:

From: "Shaw, Carolyn" <carolyn.shaw@wichita.edu>
Date: September 18, 2017 at 8:23:56 PM EDT
To: "Bardo, John" <john.bardo@wichita.edu>
Cc: "Lanier, Anna" <anna.lanier@wichita.edu>
Subject: Visit to Faculty Senate

Dear John,

We are looking forward to your visit to the faculty senate next Monday Sept 25.

With the other items on the agenda, I would anticipate that you would be up on the agenda from 4:30 –5:00. I have asked faculty to submit questions that they would like for you to address and wanted to provide you with the following list:

- How does enrollment look and what impact will this have on faculty pay raises?
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I know some of these issues are delegated to others, so I wanted to give you a heads up in case you needed to gather in some additional information before the meeting.

Have a good week! (Perhaps I'll see you in Topeka!)

Carolyn

Dr. Carolyn Shaw
Professor and Chair
Faculty Senate President
Political Science Department
Wichita State University
1845 N. Fairmount St.
Wichita KS 67260-0017
316-978-7130

From: [Heldman, Lou](#)
To: [Friess, Tracee](#)
Subject: FW: Visit to Faculty Senate
Date: Wednesday, September 20, 2017 10:02:29 AM

From: Lou Heldman <Lou.Heldman@wichita.edu>
Date: Tuesday, September 19, 2017 at 3:02 PM
To: Stacia Boden <stacia.boden@wichita.edu>
Subject: Re: Visit to Faculty Senate

Gracias

On Sep 19, 2017, at 2:27 PM, Boden, Stacia <stacia.boden@wichita.edu> wrote:

STACIA BODEN

Associate General Counsel
Wichita State University

(316) 978-6792 (d) | (316) 655-0030 (c) | (316) 978-3046 (f)

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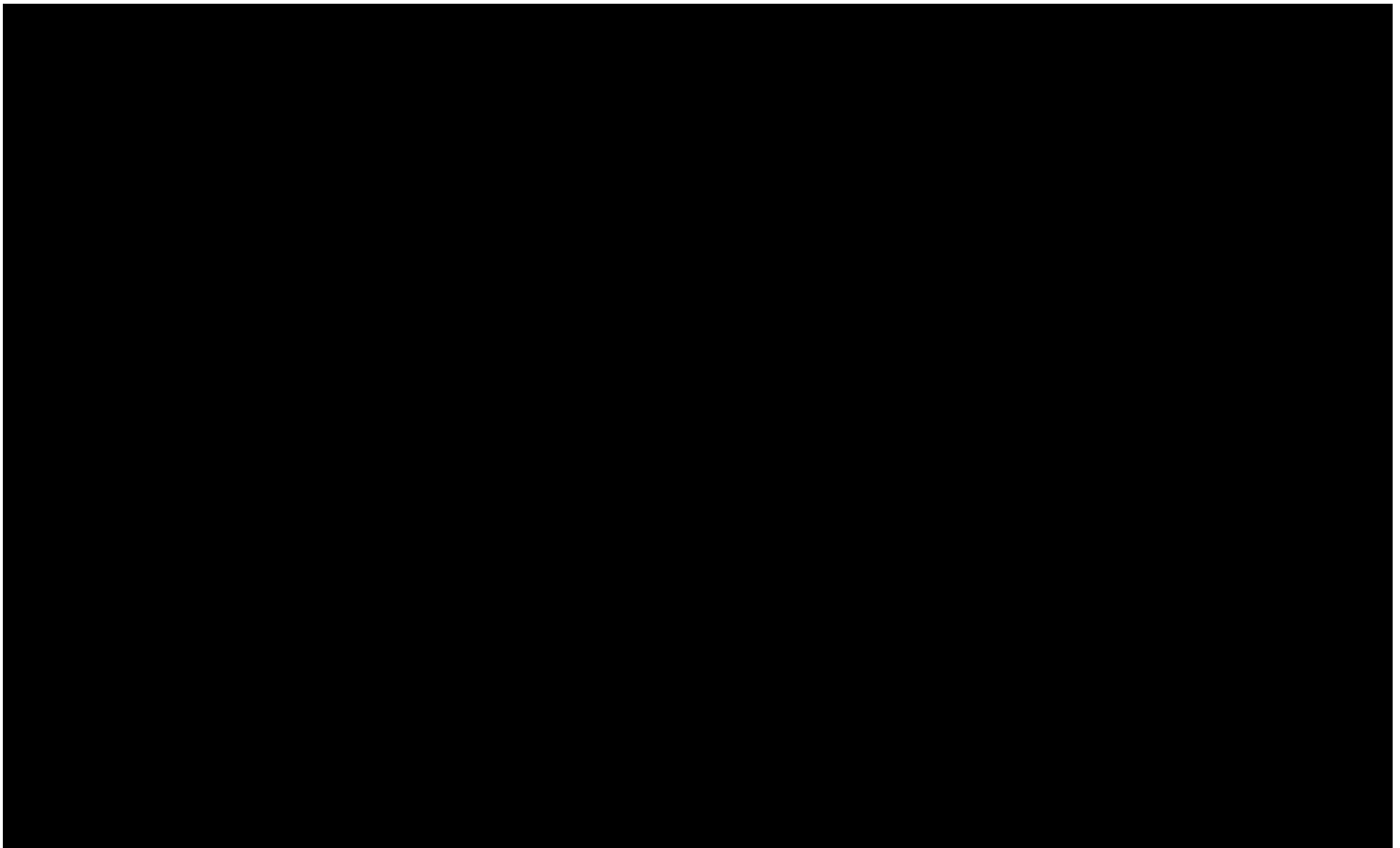
From: [Heldman, Lou](#)
To: [Golling, Werner](#)
Subject: FW: YMCA Corporate Membership Agreement
Date: Friday, September 8, 2017 10:41:08 AM

When you're ready to discuss announcement, I'd like to have Anna and some of my staff involved.

Thanks,
Lou

From: Lois Tatro <Lois.Tatro@wichita.edu>
Date: Friday, September 8, 2017 at 7:23 AM
To: David Moses <david.moses@wichita.edu>
Cc: Belinda Bishop <belinda.bishop@wichita.edu>, Werner Golling <werner.golling@wichita.edu>, Lou Heldman <Lou.Heldman@wichita.edu>, Stacia Boden <stacia.boden@wichita.edu>, Judy Espinoza <judy.espinoza@wichita.edu>
Subject: RE: YMCA Corporate Membership Agreement

Thanks for the review. I have a meeting this morning with Judy to discuss the program and Werner was meeting with Lou to stage an announcement after the agreement is signed regarding promotion.



From: Tatro, Lois
Sent: Thursday, September 7, 2017 6:12 PM
To: Moses, David
Cc: Bishop, Belinda; Golling, Werner
Subject: FW: YMCA Corporate Membership Agreement

David,

Enclosed is a very short (1 page) agreement that will allow WSU to proceed with a corporate Y membership. In order to meet our Oct 1 go live date, we need to have the reviewed and signed by 9/13. Can you please review and if there are no issues forward to Werner to sign? If there are any issues or questions, just send them my way!

Thanks! Lois

From: Jennifer Keen [<mailto:jennifer@ymcawichita.org>]
Sent: Wednesday, September 6, 2017 9:59 AM
To: Tatro, Lois
Subject: YMCA Corporate Membership Agreement

Hi Lois!

Attached is the corporate agreement based off our call yesterday. If everything looks okay, please sign (or whomever needs to do that) and send back to me.

Then once you find out days/times that are good for us to be onsite at the RSC (Oct 2nd-6th) just let me know.

I will also work with our Marketing Dept to get an email out to all the faculty/staff that qualify so we can notify them of the rates, when/where we will be onsite or how to sign up at one of the Y locations.

(we will send this out after we receive the eligibility list, email list and signed contract.)

Please let me know if you have any questions.

Thanks!

Jennifer Keen
Vice President of Membership & Wellness
Greater Wichita YMCA

The Y: We're for youth development, healthy living and social responsibility.

TO DONATE TO THE Y's Strong Community Campaign, text "YIMAGINE" to 41444.



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From: [Heldman, Lou](#)
To: [Moses, David](#); [Hall, Teri](#)
Subject: Fwd: [New post] Inconsistency surrounds alcohol policy at The Flats
Date: Thursday, September 14, 2017 5:27:49 AM

Just FYI

Begin forwarded message:


From: The Sunflower <donotreply@wordpress.com>
Date: September 14, 2017 at 12:53:33 AM CDT
To: lou.heldman@wichita.edu
Subject: [New post] Inconsistency surrounds alcohol policy at The Flats

New post on **The Sunflower**



Inconsistency surrounds alcohol policy at The Flats

by [Nicole Byrne](#)



[Madeline Deabler](#)

WSU police filed a report of a “loud party with alcohol present” at The Flats apartment complex in the early morning hours of Sunday, Sept. 10.

Unlike Shocker Hall and the now defunct Fairmount Towers — both owned and operated by the university — The Flats are privately owned. A joint venture from local businessmen David Murfin, Nestor Weigand Jr., Ivan Crossland Jr., and Steve Barrett, called MWCB LLC, owns the new 112-apartment complex. The university said that no student fees will be used to pay for the Flats.

State law permits the consumption of alcohol on private property by anyone over the age of 21.

WSU Police Captain Guy Schroeder said that the police department was told to treat The Flats the same as Shocker Hall in terms of alcohol policy.

Alcohol is prohibited at Shocker Hall, according to the 2017-18 Housing and Residence Life handbook. Schroeder said that, as far as he knows, the no-alcohol policy applies to The Flats as well.

Mandy Hambleton, who directs the student conduct office, said that alcohol possession and/or consumption is prohibited in The Flats and that a state statute allows the university police department to enforce both state law

and university policy.

The Flats website lays out a different alcohol policy.

According to the website, students over the age of 21 are allowed to consume alcohol in their apartments, as long as no one under 21 is present. No alcohol can be consumed in public areas.

Director of Housing and Residence Life Scott Jensen said that the inconsistency stems from the university's decision to lease the entire building after the closing of Fairmount Towers.

The Flats were originally set to be available for both students and non-students, with preference in leasing for students. When the decision was made to close Fairmount Towers, the university chose to keep The Flats available for students only.

Jensen said that the policy on The Flats website reflects the university's original intention to allow alcohol at the privately owned complex.

"Being it was a private building just managed by WSU, we were going to expand that offering," Jensen said. "When the decision was made to lease the whole building, it was decided to keep the alcohol policy consistent with Shocker Hall."

Jensen said that the Housing and Residence Life staff will update the website so that the policies will be consistent across all platforms.

Nicole Byrne | September 14, 2017 at 12:00 am | Categories: [Campus](#), [News](#) |
URL: <http://wp.me/p81a5U-5bR>

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[See all comments](#)

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Trouble clicking? Copy and paste this URL into your browser:
<https://thesunflower.com/19955/news/inconsistency-surrounds-alcohol-policy-at-the-flats/>

From: [Heldman, Lou](#)
To: [Kleinsasser, Joe](#)
Subject: Fwd: Answers to your Innovation Campus questions
Date: Wednesday, July 12, 2017 2:10:50 PM
Attachments: [WBJ Innovation Campus Q&A LH.docx](#)
[ATT00001.htm](#)

Begin forwarded message:

From: "Heldman, Lou" <Lou.Heldman@wichita.edu>
Date: July 10, 2017 at 1:33:32 PM CDT
To: Joshua Heck <jheck@bizjournals.com>
Subject: Answers to your Innovation Campus questions

Josh,

The attached answers can be attributed to me.

Here's a link to the announcement from August 15, 2014 because I thought you might find it provides good context,

<http://www.wichita.edu/thisis/stories/story.asp?si=2545>

You'll note some of the details have changed, but the vision has remained very consistent.

Here's a current quote from Dr. Bardo:

"When we outlined the vision of Innovation Campus and Innovation University three years ago, we didn't know it would develop this quickly. The rapid progress is a tribute to the broad support we've received from many of our students, faculty, staff, industry and government leaders.

"Those who have championed Innovation Campus understand that WSU's applied learning model is a great catalyst for new ideas, technology and professional expertise. At the end of the day, the physical changes on our campus are far less important than how what goes on here equips our students, companies and community for long-term economic success and enhanced quality of life."

Thanks,
Lou

From: Josh Heck <jheck@bizjournals.com>
Date: Thursday, July 6, 2017 at 3:33 PM
To: Lou Heldman <Lou.Heldman@wichita.edu>
Subject: Innovation campus story.

Lou,
Thanks for helping me with the story on the innovation campus development I'm work on.
As we discussed, I'd like to have some perspective from John Bardo and/or John Tomblin about the progress at the innovation campus.

I want to hone in on the MWCB development group that has emerged as a big player in the private-sector development of the innovation campus.

How is Wichita State's partnership with that development entity structured?

How was MWCB chosen as the prime developer for the innovation campus over others that have done work for the university?

How does having big names from the business community such as those benefit the effort to develop the innovation campus?

Detail the organizational structure for the innovation campus.

How much remaining land is available for purchase at the innovation campus?
How many acres have been sold to this point?

How much does MWCB own at the innovation campus?

Are other development entities able to purchase land there. If so, are other groups expressing interest?

How does the university determine which projects will be awarded through a bid process and which ones are negotiated?

I'm working on this for the July 21 edition, so the sooner I can get something the better.

Thanks for your help.

Josh Heck
Reporter
Wichita Business Journal

316-266-6172

jheck@bizjournals.com

From: [Heldman, Lou](#)
To: [Kleinsasser, Joe](#)
Subject: Fwd: Answers to your Innovation Campus questions
Date: Wednesday, July 12, 2017 2:12:12 PM

Begin forwarded message:

From: "Heldman, Lou" <lou.heldman@wichita.edu>
Date: July 10, 2017 at 2:40:27 PM CDT
To: Joshua Heck <jheck@bizjournals.com>
Subject: Re: Answers to your Innovation Campus questions

Josh,

This was well addressed in the May 25, 2017 announcement of the latest partnership building, <http://www.wichita.edu/thisis/stories/story.asp?si=3688>.

"We have talked with several organizations of various sizes with a significant interest in establishing a presence on campus," said John Tomblin, vice president of research and technology transfer. "In order to firm up commitments, we have to have space for them."

Tenants ... must commit to establishing a strong partnership with the university. "Our focus is applied learning," said Tomblin. "Organizations that have a defined plan for hiring students in an applied learning atmosphere will get priority."

From: Josh Heck <jheck@bizjournals.com>
Date: Monday, July 10, 2017 at 2:14 PM
To: Lou Heldman <Lou.Heldman@wichita.edu>
Subject: Re: Answers to your Innovation Campus questions

Thanks for this. The answers do provide more clarity and will help provide detail and context for the story.

Can you provide any additional information about other development groups expressing interest in the innovation campus or provide a general characterization, such as business leaders or owners?

Josh Heck
Reporter
Wichita Business Journal
316-266-6172
jheck@bizjournals.com

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As we discussed, I'd like to have some perspective from John Bardo and/or John Tomblin about the progress at the innovation campus.

I want to hone in on the MWCB development group that has emerged as a big player in the private-sector development of the innovation campus.

How is Wichita State's partnership with that development entity structured?

How was MWCB chosen as the prime developer for the innovation campus over others that have done work for the university?

How does having big names from the business community such as those benefit the effort to develop the innovation campus?

Detail the organizational structure for the innovation campus.

How much remaining land is available for purchase at the innovation campus?
How many acres have been sold to this point?

How much does MWCB own at the innovation campus?

Are other development entities able to purchase land there. If so, are other groups expressing interest?

How does the university determine which projects will be awarded through a bid process and which ones are negotiated?

I'm working on this for the July 21 edition, so the sooner I can get something the better.

Thanks for your help.

Josh Heck

Reporter

Wichita Business Journal

316-266-6172

jheck@bizjournals.com

Begin forwarded message:

From: "Salazar, Daniel" <dsalazar@wichitaeagle.com>
Date: July 28, 2017 at 8:13:37 AM CDT
To: "Heldman, Lou" <Lou.Heldman@wichita.edu>
Subject: Re: BKD questions

Hi Lou,

Thanks for your e-mail.

So the main questions I had from a quick glance at the audit:

-What updates to WSU's, WSIA's or other entities' conflict of interest policies have been done or started since the BKD management review?

-Although I know they're on the secretary of state's website, why did WSU not provide conflict of interest disclosures to BKD when asked?

-Do you have any comment on concerns some people expressed during their interviews on conflicts of interest on the Innovation Campus and more targeted concerns about Murfin-MWCB?

-What "other concerns remain" re: conflicts of interest on the president's executive team? (Final page of the audit)

Thanks,

DJS

On Fri, Jul 28, 2017 at 7:16 AM, Heldman, Lou <Lou.Heldman@wichita.edu> wrote:

Daniel,

I have to be on campus for a meeting this morning so I may be able to answer your questions today if they don't require extensive research.

If you'll send them to me by 10 am, I'll try to followup with you before noon. If that won't work, we can connect early next week.

Thanks,

Lou

From: Daniel Salazar <dsalazar@wichitaeagle.com>

Date: Thursday, July 27, 2017 at 3:53 PM

To: Louis Heldman <lou.heldman@wichita.edu>

Subject: Re: BKD questions

Oh I see. Well enjoy your vacation

I'm probably on a deadline. Is there anyone I can talk to tomorrow?

DJS

On Thu, Jul 27, 2017 at 3:50 PM, Heldman, Lou <Lou.Heldman@wichita.edu> wrote:

No I'm taking some vacation. I'll have time Monday.

Lou

On Jul 27, 2017, at 3:44 PM, Salazar, Daniel <dsalazar@wichitaeagle.com> wrote:

Hey Lou,

I had some questions about the BKD management review earlier this year.

I wanted to talk today but I'm swamped with a construction story this afternoon. Is there a time that you can talk tomorrow?

Thanks,

DJS

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Daniel Salazar
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<WSU External Management Review_2017.pdf>

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<WSU External Management Review_2017.pdf>

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[@imdanielsalazar](https://www.instagram.com/imdanielsalazar)

From: [Heldman, Lou](#)
To: [Kleinsasser, Joe](#)
Subject: Fwd: Board President and CEO Approval Letter - The Flats
Date: Tuesday, August 1, 2017 3:19:54 PM
Attachments: [073117 Board CEO Approval Letter - The Flats.pdf](#)
[ATT00001.htm](#)

Begin forwarded message:

From: "Lanier, Anna" <anna.lanier@wichita.edu>
Date: August 1, 2017 at 2:59:32 PM CDT
To: "Heldman, Lou" <Lou.Heldman@wichita.edu>
Subject: FW: Board President and CEO Approval Letter - The Flats

From: Renee Burlingham <rburlingham@ksbor.org>
Date: Monday, July 31, 2017 at 3:05 PM
To: "john.bardo@wichita.edu" <john.bardo@wichita.edu>
Cc: "bflanders@ksbor.org" <bflanders@ksbor.org>, "Moses, David" <david.moses@wichita.edu>, "Boden, Stacia" <stacia.boden@wichita.edu>, "Schlapp, Andrew" <andy.schlapp@wichita.edu>, "Henning, Nelda" <nhenning@ksbor.org>, Julene Miller <jmiller@ksbor.org>, Elaine Frisbie <efrisbie@ksbor.org>
Subject: Board President and CEO Approval Letter - The Flats

President Bardo,

Attached is President Flanders' approval letter. The original will be placed in the mail today.

Renee Burlingham
Legal Assistant
Kansas Board of Regents
rburlingham@ksbor.org
785-430-4239

From: [Heldman, Lou](#)
To: [Schlapp, Andrew](#); [Moses, David](#); [Lanier, Anna](#); [Coleman-Martins, Shelly](#)
Subject: Fwd: Concerns about July 17 Sunflower story and request for corrections
Date: Friday, July 21, 2017 4:45:15 PM
Attachments: [Request for correction of Chance Swain Sunflower article11.docx](#)
[ATT00001.htm](#)

Begin forwarded message:

From: Todd Vogts <todd.vogts@gmail.com>
Date: July 21, 2017 at 4:27:19 PM CDT
To: Lou.Heldman@wichita.edu, Chance Swaim <editor@thesunflower.com>
Cc: Cynthia Mines <cmynes@aol.com>, "DeVault, Amy" <amy.devault@wichita.edu>, "Harpool, Dorothy" <Dorothy.Harpool@wichita.edu>, Admanager Sunflower <Admanager.Sunflower@wichita.edu>, "Hager, Kevin" <kevin.hager@wichita.edu>, "Kleinsasser, Joe" <Joe.Kleinsasser@wichita.edu>, SGA President <SGA.President@wichita.edu>, "Abbey, Ellen" <Ellen.Abbey@wichita.edu>, SGA Vice-President <SGA.Vice.President@wichita.edu>
Subject: Concerns about July 17 Sunflower story and request for corrections

To clarify, the Wichita State University Student Publications Board does not and cannot involve itself with content or coverage decisions of The Sunflower. The Sunflower is an independent, student-operated media outlet. The Board supports the First Amendment rights of the students, their duty to be the voice of the student body and a watchdog, and the work the Sunflower journalists do to keep the campus informed of newsworthy items of interest. The role of the Board is not one of adviser or publisher.

From: [Heldman, Lou](#)
To: [Hall, Teri](#)
Subject: Fwd: Concerns about July 17 Sunflower story and request for corrections
Date: Monday, July 24, 2017 1:23:41 PM
Attachments: [Request for correction of Chance Swain Sunflower articlef11.docx](#)
[ATT00001.htm](#)

Begin forwarded message:

From: Todd Vogts <todd.vogts@gmail.com>
Date: July 21, 2017 at 4:27:19 PM CDT
To: Lou.Heldman@wichita.edu, Chance Swaim <editor@thesunflower.com>
Cc: Cynthia Mines <cmynes@aol.com>, "DeVault, Amy" <amy.devault@wichita.edu>, "Harpool, Dorothy" <Dorothy.Harpool@wichita.edu>, Admanager Sunflower <Admanager.Sunflower@wichita.edu>, "Hager, Kevin" <kevin.hager@wichita.edu>, "Kleinsasser, Joe" <Joe.Kleinsasser@wichita.edu>, SGA President <SGA.President@wichita.edu>, "Abbey, Ellen" <Ellen.Abbey@wichita.edu>, SGA Vice-President <SGA.Vice.President@wichita.edu>
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From: [Golling, Werner](#)
To: [Heldman, Lou](#); [Moses, David](#)
Subject: Fwd: correspondence received - May 2017
Date: Wednesday, May 17, 2017 4:57:47 PM
Attachments: [WSU-YMCA Letter-KBOR.pdf](#)
[ATT00001.htm](#)
[WSU Against the YMCA on Campus \(Responses\).pdf](#)
[ATT00002.htm](#)

Sent from my iPhone

Begin forwarded message:

From: "Frisbie, Elaine" <efrisbie@ksbor.org>
To: "Golling, Werner" <werner.golling@wichita.edu>
Subject: FW: correspondence received - May 2017

Werner, attached is the information sent to the full Board earlier this week regarding the YMCA project.

From: Salazar, Daniel [<mailto:dsalazar@wichitaeagle.com>]

Sent: Thursday, July 20, 2017 10:26 AM

To: Heldman, Lou <Lou.Heldman@wichita.edu>

Cc: Kleinsasser, Joe <Joe.Kleinsasser@wichita.edu>

Subject: Re: From Andy Schlapp at your request

Thanks for taking the time to talk to me yesterday...

Looking at my notes, there were a couple of matters that you thought might be better explained by other folks or further digging... Joe might have a couple more

-The exact size of debt on Fairmount Towers as well as the schedule to pay it off.

Date	Principal	Interest	Total
	Payment	Payment	Payment
12/1/2017		73,250	73,250
6/1/2018	675,000	73,250	748,250
12/1/2018		56,375	56,375
6/1/2019	715,000	56,375	771,375
12/1/2019		38,500	38,500
6/1/2020	750,000	38,500	788,500
12/1/2020		19,750	19,750
6/1/2021	790,000	19,750	809,750
	2,930,000	375,750	3,305,750

-Info on how that will be paid off now vs. how it was getting paid off before the announcement

The outstanding debt associated with Fairmount Towers is payable from general University revenues. In years when revenue from the operation of Fairmount Towers exceeds expenses, the excess revenue contributes to the payment of principal and

interest.

- If the ground sub-lease between WSIA & MWCB is 40 years or 55 years
- If the original proposal went from 200 beds to 285 beds after KBOR was presented it
- Amount in the state budget passed in June re: razing Fairmount Towers (these are the committee reports I referenced; http://www.kslegresearch.org/KLRD-web/Publications/2017SessionSubcommitteeReports/FY2018_CI_WSU.pdf and http://www.kslegresearch.org/KLRD-web/Publications/2017SessionSubcommitteeReports/FY2019_CI_WSU.pdf)

I'll holler if I think of any more
DJS

On Thu, Jul 20, 2017 at 10:08 AM, Salazar, Daniel
<dsalazar@wichitaeagle.com> wrote:

Do you have the initial request that was sent to Mr. Flanders?
DJS

On Wed, Jul 19, 2017 at 4:55 PM, Heldman, Lou
<Lou.Heldman@wichita.edu> wrote:

From: Blake Flanders <bflanders@ksbor.org>
Date: Tuesday, July 18, 2017 at 4:37 PM
To: Andy Schlapp <andy.schlapp@wichita.edu>
Cc: John Bardo <john.bardo@wichita.edu>, Julene Miller <jmiller@ksbor.org>, "Frisbie, Elaine" <efrisbie@ksbor.org>, "Henning, Nelda" <nhenning@ksbor.org>, "Burlingham, Renee" <rburlingham@ksbor.org>
Subject: RE: Fairmount Towers

Andy, thank you for communicating your intention to follow the WSU 2013 master plan. The Board policy related to private housing allows the President and CEO of the Board, upon recommendation of the Director of Facilities to approve, on behalf of the Board, any agreement relating to private housing that is less than one year (Chapter II,E:9).

Let me know if you have any questions or concerns.

Blake

Blake Flanders, Ph.D.
President & CEO
1000 SW Jackson, Suite 520
Topeka, KS 66612-1368
[785.430.4234](tel:785.430.4234)

--

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From: [Heldman, Lou](#)
To: ronn@ymcawichita.org; [Shelly Conrady](#)
Cc: [Espinoza, Judy](#); [Tomblin, John](#); [Coleman-Martins, Shelly](#); [Mazzullo, Lainie](#); [Kleinsasser, Joe](#)
Subject: Fwd: Here's what we announced in WSU Today
Date: Tuesday, September 26, 2017 10:32:40 AM

Below was published yesterday in our daily employee newsletter.
Our staff will work with Judy and her staff today on another employee communication for this afternoon emphasizing again that more info is coming and this isn't valid until November. Again, our apologies for not letting you know Monday's communication was coming.
Best,
Lou

Begin forwarded message:

From: "Kleinsasser, Joe" <Joe.Kleinsasser@wichita.edu>
Date: September 26, 2017 at 10:27:11 AM CDT
To: "Heldman, Lou" <Lou.Heldman@wichita.edu>
Subject: Here's what we announced in WSU Today

New benefit for WSU employees: Discounted YMCA membership

WSU employees and their families will be eligible for discounted Y memberships effective Nov. 1, to all nine Wichita-area locations. The discounts are being made available because the university has entered into a corporate membership with the Y, like many other Wichita area employers. Details regarding how to sign up or transfer current memberships will be sent in the next several days.

Memberships will cost \$16.87 per month for an individual employee or \$29.07 per month for a family. Y membership enrollment will be coordinated with the annual state employee benefit enrollment period that begins Oct. 1 and ends Oct. 31.

WSU students recently gained access to Y memberships through student fees that will be used for the operating costs of a planned new campus wellness and recreation center. That center, expected in 2019, will be open to all Y members.

From: [Heldman, Lou](#)
To: [Mazzullo, Lainie](#); [Coleman-Martins, Shelly](#)
Subject: Fwd: Here's what we announced in WSU Today
Date: Tuesday, September 26, 2017 10:40:38 AM

FYI

Begin forwarded message:

From: "Espinoza, Judy" <judy.espinoza@wichita.edu>
Date: September 26, 2017 at 10:39:28 AM CDT
To: "Hunter, Sarah" <sarah.hunter@wichita.edu>
Cc: "Heldman, Lou" <Lou.Heldman@wichita.edu>
Subject: FW: Here's what we announced in WSU Today

Looks like we need to do another communication and some service recovery with our Y partners. I did not give them a head's up Friday that we were deploying a communication ahead of any anticipated public announcement. Can you send me the communication plan and timeline so we can draft something with details about when the Y will be on site, etc. If you prefer to work with Lainie directly and then pass to me for review, that would be great.

Judy Espinoza, MBA
Executive Director, Human Resources
Wichita State University
Ph: 316/978-3540

From: Heldman, Lou
Sent: Tuesday, September 26, 2017 10:33 AM
To: ronn@ymcawichita.org; Shelly Conrady <shelly@ymcawichita.org>
Cc: Espinoza, Judy <judy.espinoza@wichita.edu>; Tomblin, John <john.tomblin@mail.niar.wichita.edu>; Coleman-Martins, Shelly <shelly.coleman-martins@wichita.edu>; Mazzullo, Lainie <Lainie.Mazzullo@wichita.edu>; Kleinsasser, Joe <Joe.Kleinsasser@wichita.edu>
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Date: July 28, 2017 at 10:35:33 AM CDT
To: "Heldman, Lou" <Lou.Heldman@wichita.edu>
Subject: Re: One more thing

On Fri, Jul 28, 2017 at 10:31 AM, Heldman, Lou <Lou.Heldman@wichita.edu> wrote:

Please send it to me

On Jul 28, 2017, at 10:29 AM, Salazar, Daniel <dsalazar@wichitaeagle.com> wrote:

Sorry. I've been told if this is higher priority than questions about the audit.

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I got documents back from a KORA I filed with KBOR yesterday re: communications between KBOR and WSU on private housing.

I was curious if there was a university comment on its request to KBOR to enter a lease agreement with the Flats, sent to KBOR in a July 20 letter from Dr. Bardo and Mr. Moses.

DJS

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Begin forwarded message:

From: "Salazar, Daniel" <dsalazar@wichitaeagle.com>
Date: July 28, 2017 at 12:45:39 PM CDT
To: "Heldman, Lou" <Lou.Heldman@wichita.edu>, "Moses, David" <david.moses@wichita.edu>
Subject: Re: One more thing

Follow-up question;; has WSU entered into its lease agreement with MWCB and The Flats or is WSU waiting for official KBOR approval from Flanders?
DJS

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From: [Moses, David](#)
To: [Heldman, Lou](#)
Subject: Fwd: Open Records Request
Date: Friday, July 28, 2017 4:56:01 PM
Attachments: [161020 email Frisbie Housing rates to Herrin.pdf](#)
[ATT00001.htm](#)
[161020 Attachment B FY 2017 Proposed University Housing Rates.pdf](#)
[ATT00002.htm](#)
[161101 email Frisbie WSU Housing to Bruun.pdf](#)
[ATT00003.htm](#)
[161106 WSU housing fiscal impact to Elaine.pdf](#)
[ATT00004.htm](#)
[161205 Frisbie Housing Rates to Herrin.pdf](#)
[ATT00005.htm](#)
[170220 email King FY 19 Cap Improve and 5yr plan to Henning.pdf](#)
[ATT00006.htm](#)
[170220 Innovation Campus Master Plan Update.pdf](#)
[ATT00007.htm](#)
[170220 WSU FY2019 Capital Improvement Requests.pdf](#)
[ATT00008.htm](#)
[170220 WSU2 FY2019 Capital Improvement Requests.pdf](#)
[ATT00009.htm](#)
[170523 email Flats to Frisbie.pdf](#)
[ATT00010.htm](#)
[170707 email Schlapp Fairmount Towers to Flanders.pdf](#)
[ATT00011.htm](#)
[170718 Flanders response to Schlapp 070718.pdf](#)
[ATT00012.htm](#)
[170718 Frisbie 2016-1-5 FAA Agenda Call \(JAN MTG\).pdf](#)
[ATT00013.htm](#)
[170718 Frisbie email FAA Agenda Call to Werner.pdf](#)
[ATT00014.htm](#)
[170720 email Moses Flats Agreement to Henning.pdf](#)
[ATT00015.htm](#)
[170720 Ltr to KBOR re Flats Agreement 7.20.17 FE.pdf](#)
[ATT00016.htm](#)
[170724 email Moses Flats to Miller.pdf](#)
[ATT00017.htm](#)

I just got this from Julene

Sent from David Moses iPad Air 2

Begin forwarded message:

From: "Miller, Julene" <jmiller@ksbor.org>
Date: July 28, 2017 at 4:01:51 PM CDT
To: "David Moses (David.moses@wichita.edu)" <David.moses@wichita.edu>
Subject: FW: Open Records Request

David,

I am so sorry I did not get this to you yesterday when it went out.

Julene

From: Burlingham, Renee
Sent: Friday, July 28, 2017 3:54 PM
To: Miller, Julene <jmiller@ksbor.org>

Subject: FW: Open Records Request

From: Burlingham, Renee

Sent: Thursday, July 27, 2017 4:19 PM

To: Salazar, Daniel <dsalazar@wichitaeagle.com>

Cc: Richardson, Breeze <brichardson@ksbor.org>; Burlingham, Renee <rburlingham@ksbor.org>

Subject: RE: Open Records Request

7/26/17

Daniel Salazar
Wichita Eagle
330 N. Mead St.
Wichita, Kansas 67202
dsalazar@wichitaeagle.com

Dear Mr. Salazar:

As the designated record custodian for the Kansas Board of Regents (KBOR), I am responding to your below copied email, received by KBOR on 7/24/17.

You request the following:

“....copies of e-mails and other messages related to private housing on Wichita State University's Innovation Campus, The Flats and/or Fairmount Towers residence hall sent or received by Blake Flanders, Julene Miller, Elaine Frisbie, Nelda Henning, Greg Hoffman and WSU officials (those with a wichita.edu e-mail address) between June 1, 2016 and July 24, 2017.”

Attached please find the records we have been able to locate that we believe meet the terms of your request. This is a list of the attached 14 records:

1. 10/20/16 email from Elaine Frisbie, KBOR VP, sent to WSU staff. Topic- FY 2018 housing rate proposals.
2. KU 2017 Proposed 2017 Increase for Student Housing and Dining Rates. Contains WSU housing information starting on page 12.
3. 11/1/16 – 11/6/16 emails between Elaine Frisbie and Troy Bruun WSU. Concerns FYI 2018 Housing rate. Includes chart with Fairmount Towers on it.
4. 12/2/16 to 12/5/16 emails between Elaine Frisbie and WSU staff. Concerning Housing and Food Service rate information.
5. 2/14/17 Innovation Campus Master Plan Update. Topic - Projects on WSU campus.
6. 2/20/17 Email from Eric King to Nelda Henning. Sending WSU's FY 2017 capital improvement requests and an update on the innovation campus projects.
7. 5/23/17 Email from WSU innovation campus email to Elaine Frisbie. Concerns “The Flats” rates and terms.

8. 7/7/17 email from Andy Schlapp to Blake Flanders, copied to President Bardo.
9. 7/18/17 email from KBOR President Blake Flanders to Andy Schlapp (copied to others).
10. 7/18/17 email from Elaine Frisbie to Werner Golling, WSU CFO.
11. January 2017 FAA Agenda Call. Concerns authorizing lease of state owned property to WSIA at WSU.
12. 7/20/17 Letter to Nelda Henning, KBOR Facility Director, from David Moses, WSU General Counsel.
13. 7/20/17 email and attachments from David Moses to Nelda Henning. Sending attachments for her review and seeking her recommendation of approval by Dr. Flanders.
14. 7/24/17 Email from David Moses to Julene Miller.

Please note that several KBOR employees spent a combined total of 4 hours to respond to this request, so any additional requests of this nature may require fees to recoup our actual expenses.

I hope you find the attached responsive.

Sincerely,

Renee Burlingham
KBOR Designated Record Custodian

From: Salazar, Daniel [<mailto:dsalazar@wichitaeagle.com>]
Sent: Monday, July 24, 2017 1:45 PM
To: Burlingham, Renee <rburlingham@ksbor.org>
Subject: Open Records Request

Daniel Salazar

The Wichita Eagle | 330 North Mead Street | Wichita, KS 67202
[\(316\) 269-6791](tel:(316)269-6791) | [\(512\)983-8808](tel:(512)983-8808) | dsalazar@wichitaeagle.com

July 24, 2017

Renee Burlingham
Official Record Custodian
1000 SW Jackson, Suite 520
Topeka, KS 66612

Dear Renee,

I'm Daniel Salazar and I'm a reporter with the Wichita Eagle newspaper in Wichita, KS. This is a request under Chapter 45 of the Kansas Open Records Act. Please provide copies of e-mails and other messages related to private housing on Wichita State University's Innovation Campus, The Flats and/or Fairmount

Towers residence hall sent or received by Blake Flanders, Julene Miller, Elaine Frisbie, Nelda Henning, Greg Hoffman and WSU officials (those with a wichita.edu e-mail address) between June 1, 2016 and July 24, 2017.

Please provide advanced notice of any charges that will exceed \$50. This request is for non-commercial news-gathering purposes in the public interest, so please waive any fees possible.

If the Kansas Board of Regents feel any portion of this request is not subject to disclosure, please cite the specific section in the Kansas Open Records Act that the board believes exempts the record with an explanation of how this exemption applies. In the event the board contends that part of the request is confidential, please still provide those portions of the request that the university is not challenging.

Please send the information electronically, or its native form. Please send the forms as they become available, rather than waiting to send all the forms at once. Please reply to this e-mail to confirm receipt of this request.

Thank you in advance for your help.

Sincerely,
Daniel Salazar

--

Daniel Salazar
Reporter
The Wichita Eagle
Office: 316.269.6791
Mobile: 512.983.8808
dsalazar@wichitaeagle.com
[@imdanielsalazar](https://www.instagram.com/imdanielsalazar)

From: [Heldman, Lou](#)
To: [Tomblin, John](#); [Schlapp, Andrew](#); [Moses, David](#)
Subject: Fwd: Request for correction on July 24 article
Date: Tuesday, July 25, 2017 8:50:44 PM

Just FYI

Begin forwarded message:

From: Chance Swaim <editor@thesunflower.com>
Date: July 25, 2017 at 8:45:24 PM CDT
To: "Heldman, Lou" <Lou.Heldman@wichita.edu>
Cc: Todd Vogts <todd.vogts@gmail.com>, Amy DeVault <amy.devault@wichita.edu>
Subject: Re: Request for correction on July 24 article

Thank you, Lou. A correction was issued immediately. Thank you, additionally, for the extra information.

-- Chance Swaim

On Jul 25, 2017 5:29 PM, "Heldman, Lou" <Lou.Heldman@wichita.edu> wrote:

Dear Chance:

Please correct the following errors in your July 24 story.

1. The Law Enforcement Training Center contract was awarded by the governments of Sedgwick County and the City of Wichita, not the Wichita State Innovation Alliance.
2. MWCB played no role whatsoever in the development and construction of the Experiential Engineering Building and GoCreate public makerspace.

Also, for your knowledge in future stories:

- The Airbus building, known as Partnership Building 1, was privately financed, with no taxpayer or student money was involved in its construction.
- The building under construction just west of Airbus known as Partnership Building 2 is also being constructed with private funds.

Thanks,

Lou

From: [Heldman, Lou](#)
To: [Kleinsasser, Joe](#); [Mazzullo, Lainie](#); [Coleman-Martins, Shelly](#)
Subject: Fwd: Request for correction on July 24 article
Date: Tuesday, July 25, 2017 8:51:32 PM

Just FYI

Begin forwarded message:

From: Chance Swaim <editor@thesunflower.com>
Date: July 25, 2017 at 8:45:24 PM CDT
To: "Heldman, Lou" <Lou.Heldman@wichita.edu>
Cc: Todd Vogts <todd.vogts@gmail.com>, Amy DeVault <amy.devault@wichita.edu>
Subject: Re: Request for correction on July 24 article

Thank you, Lou. A correction was issued immediately. Thank you, additionally, for the extra information.

-- Chance Swaim

On Jul 25, 2017 5:29 PM, "Heldman, Lou" <Lou.Heldman@wichita.edu> wrote:

Dear Chance:

Please correct the following errors in your July 24 story.

1. The Law Enforcement Training Center contract was awarded by the governments of Sedgwick County and the City of Wichita, not the Wichita State Innovation Alliance.
2. MWCB played no role whatsoever in the development and construction of the Experiential Engineering Building and GoCreate public makerspace.

Also, for your knowledge in future stories:

- The Airbus building, known as Partnership Building 1, was privately financed, with no taxpayer or student money was involved in its construction.
- The building under construction just west of Airbus known as Partnership Building 2 is also being constructed with private funds.

Thanks,

Lou

From: [Bardo, John](#)
To: [Executive Team](#)
Subject: Fwd: Visit to Faculty Senate
Date: Tuesday, September 19, 2017 5:07:09 AM

Sent from my iPhone

Begin forwarded message:

From: "Shaw, Carolyn" <carolyn.shaw@wichita.edu>
Date: September 18, 2017 at 8:23:56 PM EDT
To: "Bardo, John" <john.bardo@wichita.edu>
Cc: "Lanier, Anna" <anna.lanier@wichita.edu>
Subject: Visit to Faculty Senate

Dear John,

We are looking forward to your visit to the faculty senate next Monday Sept 25.

With the other items on the agenda, I would anticipate that you would be up on the agenda from 4:30 –5:00. I have asked faculty to submit questions that they would like for you to address and wanted to provide you with the following list:

- How does enrollment look and what impact will this have on faculty pay raises?
- What is the latest on the YMCA initiative?
- What are all of the new buildings on Innovation campus? Is Engineering going to be renting some of the space in the new building near Airbus?
- Can you explain the bailout of the private investors for the low occupancy of the Flats? Will those apartments continue to house students at a discounted rate in the future? If not, do we have a lower cost option for students on campus?
- How are relations with SGA this year?
- What are we doing to invest in infrastructure on the main campus? (aging technology and other issues)

I know some of these issues are delegated to others, so I wanted to give you a heads up in case you needed to gather in some additional information before the meeting.

Have a good week! (Perhaps I'll see you in Topeka!)

Carolyn

Dr. Carolyn Shaw
Professor and Chair
Faculty Senate President
Political Science Department
Wichita State University
1845 N. Fairmount St.
Wichita KS 67260-0017

316-978-7130

From: [Heldman, Lou](#)
To: [Friess, Tracee](#)
Subject: Fwd: WSU/YMCA communications plan
Date: Wednesday, July 12, 2017 10:52:54 AM

Tracee,
Would you want to participate in this call?
Thanks,
Lou

Begin forwarded message:

From: "Shelly Conrady" <shelly@ymcawichita.org>
Date: July 12, 2017 at 9:54:08 AM CDT
To: "Heldman, Lou" <Lou.Heldman@wichita.edu>
Subject: WSU/YMCA communications plan

Lou –

Would you and your team be available for a conference call 2pm on Friday to get the ball rolling on a communications plan for the launch of the student memberships?

Thanks,

Shelly Conrady
VP Marketing & Communications
GREATER WICHITA YMCA
402 N. Market
Wichita, KS 67202
(E) shelly@ymcawichita.org
(P) 316.219.9622 ext. 5553 | (F) 316.858.1540
(W) ymcawichita.org | facebook.com/ymcawichita

The Y: We're for youth development, healthy living and social responsibility.

The Y: We're for youth development, healthy living and social responsibility.

TO DONATE TO THE Y's Strong Community Campaign, text "YIMAGINE" to 41444.

Confidentiality Notice: This communication is confidential and intended only for the addressee. If you are not the intended recipient, you may not copy, disclose, or distribute this message to anyone else: any such actions may be unlawful. If you have received this communication in error, please contact the sender of the message to inform him or her of the error.

From: [Heldman, Lou](#)
To: [Coleman-Martins, Shelly](#)
Subject: Fwd: WSU/YMCA communications plan
Date: Wednesday, July 12, 2017 10:47:26 AM

Shelly (C-M)

I can do this. Who else should be on the call.

Thanks,

Lou

Begin forwarded message:

From: "Shelly Conrady" <shelly@ymcawichita.org>
Date: July 12, 2017 at 9:54:08 AM CDT
To: "Heldman, Lou" <Lou.Heldman@wichita.edu>
Subject: WSU/YMCA communications plan

Lou –

Would you and your team be available for a conference call 2pm on Friday to get the ball rolling on a communications plan for the launch of the student memberships?

Thanks,

Shelly Conrady
VP Marketing & Communications
GREATER WICHITA YMCA
402 N. Market
Wichita, KS 67202
(E) shelly@ymcawichita.org
(P) 316.219.9622 ext. 5553 | (F) 316.858.1540
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From: [Heldman, Lou](#)
To: [Hall, Teri](#); [Dasey-Morales, Maureen](#)
Subject: Fwd: WSU/YMCA communications plan
Date: Wednesday, July 12, 2017 10:54:38 AM

Teri and Mo,
Date/time not confirmed, but who should be on this call from Student Affairs and SGA?
Thanks,
Lou

Begin forwarded message:

From: "Shelly Conrady" <shelly@ymcawichita.org>
Date: July 12, 2017 at 9:54:08 AM CDT
To: "Heldman, Lou" <Lou.Heldman@wichita.edu>
Subject: WSU/YMCA communications plan

Lou –

Would you and your team be available for a conference call 2pm on Friday to get the ball rolling on a communications plan for the launch of the student memberships?

Thanks,

Shelly Conrady
VP Marketing & Communications
GREATER WICHITA YMCA
402 N. Market
Wichita, KS 67202
(E) shelly@ymcawichita.org
(P) 316.219.9622 ext. 5553 | (F) 316.858.1540
(W) ymcawichita.org | facebook.com/ymcawichita

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From: [Jensen, Scott](#)
To: [Kahrs, Andrew](#); [Tatro, Lois](#); [Golling, Werner](#); [Heldman, Lou](#)
Cc: [Hall, Teri](#); [Konda, Kevin](#)
Subject: FYI- occupancy issues
Date: Wednesday, August 2, 2017 1:45:42 PM

I wanted to make sure all of you were aware of the following:

After filling all of the rooms over in the Flats (and Shocker), we have 42 people who have paid a pre-payment to us and we have not assigned. Before you get alarmed, here is our plan.

We are scrubbing our current list of assigned people (and applied folks) to make sure they are actually coming. We have a multiple ways we are doing that, I can provide detail if you want but do not want to bore you.

We will assign all of the people we can't fit into Shocker Hall or The Flats to Fairmount Towers on an overflow basis. From that, we would hope to move anyone assigned to Fairmount to either The Flats or Shocker based on no shows we were not able to anticipate or people who move in and move out immediately no later than September 1.

Between now and opening we anticipate people canceling and people applying and people just showing up looking for a place to live. We do not see any other options than using Fairmount as an overflow unless you all think we should proceed otherwise.

We would not broadcast this information out as we are still in the process of occupancy verification and changes in assignments.

Thank you for any feedback you can provide.

Scott

Scott Jensen
Director
Housing and Residence Life
Wichita State University
(316) 978-6612



From: [Heldman, Lou](#)
To: [Tomblin, John](#)
Cc: [Hall, Teri](#); [Jensen, Scott](#); [Coleman-Martins, Shelly](#)
Subject: Increasing tenants for The Flats
Date: Thursday, May 4, 2017 3:22:12 PM
Attachments: [Flats free parking.png](#)

Shelly and I are seriously concerned that the first year occupancy level of The Flats is in jeopardy. Every day that passes without the ability to complete agreements with residents, complete credit and background checks and lock in commitments makes it less likely that the project will be a success when it opens in August.

I'm sure you, Scott, Teri and MWCB share our strong sense of urgency about eliminating barriers that have kept us from securing lease commitments.

Strategic Communications and Housing staff members met this morning and identified obstacles to leasing and how they might be overcome.

Overarching obstacles –

Trust (lack of trust in our capability to deliver in a timely way)

For the 19 paid applicants, trust is eroding each day among these, our warmest leads. Without immediate action, we fear this group falls to 10 by the end of next week. Becca Johnson, the point person in Housing for prospective tenants, said she has them calling every day, asking for when they can lock in their plans and threatening to walk away.)

Solutions –

- Let them select rooms
- Complete the legal agreements to allow background and credit checks to take place
- Communicate they have a place to live next year. Let them relax and get excited about building a community at The Flats

Value

The rents are perceived to be well above market rates. This becomes even more important as applicants begin to sense our lack of trust in them (required background and credit checks, credit checks must include a co-signer, not allowed to live with a partner, roommate, spouse).

There is often surprise that parking is not included in the monthly rent.

Solutions –

- Co-signer optional (or define requirements more narrowly, such as co-signer for those under a certain age)
- Allow 2 per bedroom for no additional fee (this is a sticking point especially for married international students)
- Include outdoor parking in cost
- Reward year-one early adopters for taking the risk on a building still under construction and for their patience as we continue to finalize our process and details.
 - “Pick One” promotion while units are available, or for example, for first 50 units (see example graphic attached)
 - Free underground parking
 - No deposit
 - Free 1st month rent
 - “Pick One” campaign
 - Begins 5/6 to capture current college students before they leave for the summer

- Update website
- Boost posts on Facebook
- Social media
- WSU Today / Shocker Blasts / Campus Connection
- Admissions to communicate to transfer students
- Apartments.com
- New banner on construction fence (3 week production time, cost: \$500)

From: John Tomblin
To: [Flanders, Blake \(bflanders@ksbor.org\)](mailto:bflanders@ksbor.org)
Cc: [King, Eric](#); [Bardo, John](#); [Schlapp, Andrew](#); [Heldman, Lou](#)
Subject: Innovation Campus bid summaries
Date: Monday, July 31, 2017 3:06:15 PM
Attachments: [WSU Bid Tabulation Summary.pdf](#)
Importance: High

Dr. Flanders,

I know that there has been a lot of press articles and anonymous comments regarding the bid process and contracting awards with the Innovation campus and WSU. I thought it might be useful for you to have the factual documents that were followed, regardless of the fake news that seems to grab the most attention. If any State or bonded funds are involved with the project, we utilize the State of KS bidding process through Topeka. Attached are the bid tabulations for projects bid through the state for the past couple of years involving the Innovation Campus. Included are the Engineering Experiential Building, Innovation Campus Utility and Infrastructure projects phase 1-5 (excluding phase 4 that was paid for with WSIA funds to support the City and County funded Law Enforcement Training Center) and the parking garage project that was bonded for the main campus. As seen from bid tabulation, a summary of the selected contracting companies is shown below. All of these were selected based upon lowest bid.

Nowak Construction - Phase 1 - \$ 969,904

Crossland Construction - Phase 2,3 and 5 - \$ 8,293,000

Dondlinger Construction – EEB and Parking garage - \$ 27,752,000

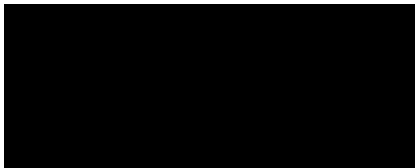
Media articles would make one believe that bidding was not conducted and the MWCB constructed the entire innovation campus. As you can see from the facts, that is not the case and the big winner as far as funds awarded has been Dondlinger Construction. All of these bid tabulation sheets are public record. As far as buildings such as the partnership building 1 and 2 as well as the Flats, these were 100% built with private investment funding from MWCB with no risk from the university. I am currently working with four other development companies other than MWCB for investment opportunities on the campus.

Just wanted to provide you with some factual information as all too often the media reports don't do enough research and they write what would create a more dramatic story other than one based upon the facts. We ask for corrections to false and/or misleading information but have no control of the timing of those corrections or if they are printed at all.

I am really proud of what we are doing to enhance the economy of Wichita and south central Kansas.

Let me know if you have any questions - JOHN

=====



Dr. John Tomblin
Vice President for Research & Technology Transfer
Wichita State University
1845 Fairmount
Wichita, KS 67260-0093
(316) 978-5234

From: Joshua Heck
To: [Heldman, Lou](#)
Subject: Innovation campus story.
Date: Thursday, July 6, 2017 3:33:35 PM

Lou,

Thanks for helping me with the story on the innovation campus development I'm work on.

As we discussed, I'd like to have some perspective from John Bardo and/or John Tomblin about the progress at the innovation campus.

I want to hone in on the MWCB development group that has emerged as a big player in the private-sector development of the innovation campus.

How is Wichita State's partnership with that development entity structured?

How was MWCB chosen as the prime developer for the innovation campus over others that have done work for the university?

How does having big names from the business community such as those benefit the effort to develop the innovation campus?

Detail the organizational structure for the innovation campus.

How much remaining land is available for purchase at the innovation campus? How many acres have been sold to this point?

How much does MWCB own at the innovation campus?

Are other development entities able to purchase land there. If so, are other groups expressing interest?

How does the university determine which projects will be awarded through a bid process and which ones are negotiated?

I'm working on this for the July 21 edition, so the sooner I can get something the better.

Thanks for your help.

Josh Heck
Reporter
Wichita Business Journal
316-266-6172
jheck@bizjournals.com

From: [Moses, David](#)
To: [Heldman, Lou](#)
Cc: [Bishop, Belinda](#)
Subject: KBOR agenda of June 2016
Date: Wednesday, September 20, 2017 3:35:14 PM

Lou: I pasted, below, what was in the June, 2016 KBOR agenda

June 15-16, 2016 Discussion Agenda | Wednesday

45

5. Act on Private Housing Agreement – WSU

Wichita State University requests authorization to lease property to the Wichita State Innovation Alliance (WSIA)

which will in turn enter into a 40-year ground sub-lease agreement with MWCB, L.L.C. to construct apartments

with approximately 200 beds for upper level students. The initial phase would also include a clubhouse. The site

for this project will allow the number of beds to increase to 600 beds as demand warrants the expansion.

As background, freshmen are required to live in Shocker Hall, the new dormitory completed in the Fall of 2014.

Once students have completed their freshman year however, upper classmen and graduate students have no comparable facilities available to them. The proposed apartments would fill this need.

Wichita State University has undergone a protracted process in the selection of MWCB, L.L.C. and the

implementation of this important project. Following a public advertisement; requests for qualifications; requests for proposals; and on-site interviews with four development teams, MWCB, L.L.C. was selected as the best

qualified team to perform the project. They were notified of this decision on June 15, 2015. The project was then

postponed to allow WSU to further study student needs. A housing

market study performed by Brailsford & Dunlavey in December 2015 concluded that there is a demand for approximately 400 beds. Based in part on the Brailsford & Dunlavey findings, MWCB, L.L.C. presented a draft letter of intent on April 14, 2016, to construct the project utilizing a phased approach to ensure success. The project will be subject to restrictive covenants that have been developed and recorded for the Innovation Campus. MWCB, L.L.C. anticipates the apartments will be completed and open for the Fall 2017 semester. The developer will be responsible for the operation and maintenance of the property.

David H. Moses

General Counsel

Wichita State University

316-978-6791, telephone

316-978-3046, telefacsimile

From: Salazar, Daniel
To: [Moses, David](#); [Heldman, Lou](#)
Subject: KORA Request (Salazar-7/17/2017) #1
Date: Monday, July 17, 2017 2:37:25 PM

Daniel Salazar

The Wichita Eagle | 330 North Mead Street | Wichita, KS 67202
[\(316\) 269-6791](tel:(316)269-6791) | [\(512\)983-8808](tel:(512)983-8808) | dsalazar@wichitaeagle.com

July 17, 2017

David H. Moses
201 Morrison Hall
1845 Fairmount
Wichita, KS 67260-0205

Dear David,

This is a request under Chapter 45 of the Kansas Open Records Act. Please provide copies the following information:

- The lease agreement for The Flats at WSU property with Wichita State Innovation Alliance and Wichita State University
- The sub-lease agreement to construct The Flats at WSU between Wichita State Innovation Alliance and MWCB, LLC
- Any other agreement featuring MWCB, LLC, the Wichita State Innovation Alliance and/or Wichita State University related to The Flats at WSU.

Please provide advanced notice of any charges that will exceed \$50. This request is for non-commercial news-gathering purposes in the public interest, so please waive any fees possible.

If Wichita State University feels any portion of this request is not subject to disclosure, please cite the specific section in the Kansas Open Records Act that the university believes exempts the record with an explanation of how this exemption applies. In the event the university contends that part of the request is confidential, please still provide those portions of the request that the university is not challenging.

Please send the information electronically, or its native form. Please send the forms as they become available, rather than waiting to send all the forms at once. Thank you in advance for your help.

Sincerely,
Daniel Salazar

--

Daniel Salazar
Reporter
The Wichita Eagle
Office: 316.269.6791
Mobile: 512.983.8808
dsalazar@wichitaeagle.com
[@imdanielsalazar](#)

From: Salazar, Daniel
To: [Moses, David](#); [Heldman, Lou](#)
Subject: KORA Request (Salazar-7/17/2017) #2
Date: Monday, July 17, 2017 2:39:06 PM

Daniel Salazar

The Wichita Eagle | 330 North Mead Street | Wichita, KS 67202
[\(316\) 269-6791](tel:(316)269-6791) | [\(512\)983-8808](tel:(512)983-8808) | dsalazar@wichitaeagle.com

July 17, 2017

David H. Moses
201 Morrison Hall
1845 Fairmount
Wichita, KS 67260-0205

Dear Mr. Moses,

This is a request under Chapter 45 of the Kansas Open Records Act. Please provide copies the following information:

- Total projected revenue for the 2017-2018 academic year from rent payments and number of people who had originally signed agreements for The Flats at WSU before Friday's announcement. Please provide a breakdown of how many of those people are students and, if so, by academic year; as well as a breakdown of what room types they agreed to.
- Total projected revenue for the 2017-2018 academic year from rent payments originally scheduled for Fairmount Towers. Please provide the number of students who were originally scheduled to move into the Fairmount Towers in August, broken down separately by academic year and type of room they were assigned to.
- A breakdown of units in The Flats at WSU and Fairmount Towers by type of bedroom.

Please provide advanced notice of any charges that will exceed \$50. This request is for non-commercial news-gathering purposes in the public interest, so please waive any fees possible.

If Wichita State University feels any portion of this request is not subject to disclosure, please cite the specific section in the Kansas Open Records Act that the university believes exempts the record with an explanation of how this exemption applies. In the event the university contends that part of the request is confidential, please still provide those portions of the request that the university is not challenging.

Please send the information electronically, or its native form. Please send the forms as

they become available, rather than waiting to send all the forms at once. Thank you in advance for your help.

Sincerely,
Daniel Salazar

--

Daniel Salazar
Reporter
The Wichita Eagle
Office: 316.269.6791
Mobile: 512.983.8808
dsalazar@wichitaeagle.com
[@imdanielsalazar](#)

From: [Heldman, Lou](#)
To: [Moses, David](#)
Subject: Lou's 8-29-16 Innovation Campus governance questions from Bill Wilson, WBJ
Date: Monday, September 11, 2017 10:30:38 AM
Attachments: [Lou Heldman response to Bill Wilson WBJ Innovation Campus questions.docx](#)

From: Lou Heldman <Lou.Heldman@wichita.edu>
Date: Monday, August 29, 2016 at 11:11 AM
To: Bill Wilson <bwilson@bizjournals.com>
Cc: Tracee Friess <tracee.friess@wichita.edu>, Joe Kleinsasser <Joe.Kleinsasser@wichita.edu>, Lainie Mazzullo <Lainie.Mazzullo@wichita.edu>
Subject: Re: Innovation Campus governance questions from Bill Wilson, WBJ

Bill,
Answers are attached to your Innovation Campus questions.
Best,
Lou

From: Bill Wilson <bwilson@bizjournals.com>
Date: Thursday, August 25, 2016 at 2:37 PM
To: Lou Heldman <lou.heldman@wichita.edu>
Subject: Innovation Campus governance

Hi, Lou,

I am looking for someone who can explain the governance of the innovation campus project, and its status. Is it incorporated? Who are the directors? Members of the board, et al?

And as such, what are the processes undertaken to award building projects? Are they bid? Does the governing body of the innovation campus award them? What are the criteria applied to those awards?

Many thanks.

BW

Bill Wilson
Wichita Business Journal
316-266-6198

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Bcc: [Heldman, Lou](#)
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Bill Wilson
Wichita Business Journal
316-266-6198

From: [Heldman, Lou](#)
To: [Moses, David](#)
Bcc: [Heldman, Lou](#)
Subject: Lou's 9-20-16 answers to Innovation Campus governance questions from Bill Wilson, WBJ
Date: Monday, September 11, 2017 10:29:49 AM

From: Lou Heldman <Lou.Heldman@wichita.edu>
Date: Tuesday, September 20, 2016 at 9:29 AM
To: Bill Wilson <bwilson@bizjournals.com>
Subject: Re: Innovation Campus governance questions from Bill Wilson, WBJ

Bill,

I edited your first question to the name of the legal entity, MWCB LLC, because your original question didn't include all the people involved.

Lou

Were there other proposals for the apartment complex that was recently awarded to the MWCB development team?

Yes, WSU's Office of Purchasing received four submittals for Innovation Campus student housing in February 2015.

Were they the low bidder?

Since this was an RFQ for a privately financed project, it wasn't set up as a competitive bid process. The Request for Qualifications selection criteria included each team's development experience, vision for the project and financial capability.

And finally, did Mr. Murfin's position on the Board of Regents impact either project award to this group?

No, Mr. Murfin's membership on the Kansas Board of Regents was in no way a factor in awarding either project to MWCB LLC.

In fact, both projects pre-dated Mr. Murfin's appointment to the Board of Regents in June 2015.

- MWCB LLC's development of the Partnership 1 Building (Airbus) was announced in March 2015.
- The first Request for Qualifications submissions for the student-housing project were received from MWCB and other developers in February 2015.

When KBOR approved MWCB LLC's award of the student-housing project in June 2016, the minutes reflect: "Regent Murfin recused himself from the discussion and refrained from voting." I understand with respect to the KBOR that Mr. Murfin will continue to follow the same procedures of recusing himself from conversation and refraining from voting for any potential conflicts of interest that may arise in the future.

From: Bill Wilson <bwilson@bizjournals.com>

Date: Thursday, September 15, 2016 at 3:24 PM

To: Lou Heldman <lou.heldman@wichita.edu>

Subject: Re: Innovation Campus governance questions from Bill Wilson, WBJ

Thanks, Lou. I've been out for awhile – bought another house and am moving, and sorting through my late mother's belongings before I move. She lived with me for 20 years before she died in May.

One further question: Were there other proposals for the apartment complex that was recently awarded to the Murfin-Weigand-Crossland development team? Were they the low bidder? And finally, did Mr. Murfin's position on the Board of Regents impact either project award to this group.

Thanks.

BW

From: "Heldman, Lou" <Lou.Heldman@wichita.edu>

Date: Monday, August 29, 2016 at 11:11 AM

To: Bill Wilson <bwilson@bizjournals.com>

Cc: "Friess, Tracee" <tracee.friess@wichita.edu>, "Kleinsasser, Joe" <Joe.Kleinsasser@wichita.edu>, "Mazzullo, Lainie" <Lainie.Mazzullo@wichita.edu>

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BW

Bill Wilson
Wichita Business Journal
316-266-6198

From: [Heldman, Lou](#)
To: [Moses, David](#)
Subject: Lou's 9-20-16 answers to Innovation Campus governance questions from Bill Wilson, WBJ
Date: Monday, September 11, 2017 10:29:51 AM

From: Lou Heldman <Lou.Heldman@wichita.edu>
Date: Tuesday, September 20, 2016 at 9:29 AM
To: Bill Wilson <bwilson@bizjournals.com>
Subject: Re: Innovation Campus governance questions from Bill Wilson, WBJ

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Cc: "Friess, Tracee" <tracee.friess@wichita.edu>, "Kleinsasser, Joe" <Joe.Kleinsasser@wichita.edu>, "Mazzullo, Lainie" <Lainie.Mazzullo@wichita.edu>

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Many thanks.

BW

Bill Wilson
Wichita Business Journal
316-266-6198

From: Shelly Conrady
To: [Heldman, Lou](#)
Subject: Meeting Follow-up
Date: Wednesday, July 26, 2017 12:52:36 PM

Mim McKenzie (mim@ymcawichita.org) – COO
Brian Pond (brian@ymcawichita.org) – VP of Technology

Needs (off the top of my head)

- Communications
 - Updated FAQ with more detail on what's included in the student activity fee (the student health portion fleshed out). We spoke to Dr. Mo about this more in the meeting at Heskett yesterday.
 - Have we heard an update on whether we will have access to the primary email for students or whether the WSU email will have an option to forward?
- Branding/Co-branding
 - What do we need to do to get access/permissions for use of the WSU and WuShock logos?
 - Please have the appropriate person sign and return the attached sublicense agreement for use of the YMCA logo.
 - How many sets of the wsu4 (We are Shocker Nation) and wsu1 (It's a great day to be a Shocker) banners could we have access to?

Thanks,

Shelly Conrady
VP Marketing & Communications
GREATER WICHITA YMCA
402 N. Market
Wichita, KS 67202
(E) shelly@ymcawichita.org
(P) 316.219.9622 ext. 5553 | (F) 316.858.1540
(W) ymcawichita.org | facebook.com/ymcawichita

The Y: We're for youth development, healthy living and social responsibility.

The Y: We're for youth development, healthy living and social responsibility.

TO DONATE TO THE Y's Strong Community Campaign, text "YIMAGINE" to 41444.

Confidentiality Notice: This communication is confidential and intended only for the addressee. If you are not the intended recipient, you may not copy, disclose, or distribute this message to anyone else: any such actions may be unlawful. If you have received this communication in error, please contact the sender of the message to inform him or her of the error.

From: [Jensen, Scott](#)
To: [Schlapp, Andrew](#); [Heldman, Lou](#); [Hall, Teri](#)
Cc: [Konda, Kevin](#)
Subject: Occupancy for 17-18
Date: Wednesday, August 9, 2017 10:02:31 AM

Hello folks,

Since we spoke on Monday, our total number of students who will not have a space in our designated occupancy spaces in the Flats or Shocker has not shrunk to the 20 we had hoped. It has actually expanded to 60 (and is climbing). We will need to prepare 20 additional spaces to use for drop in folks/extra beds. What this means is that we will prepare 80 expanded occupancy spaces in Shocker Hall to make this happen. That mean 160 people will be notified they are getting a roommate they were not expecting and these 60 folks will be told they are being put in a temporary space until something permanent opens up. We will be giving each student living in these expanded occupancy situations a 20% discount on their room rental rate during the duration of the extra person living there as compensation for this.

I just want to make sure this is the route we still want to utilize before we pull the trigger.

Thank you,

Scott

Scott Jensen
Director
Housing and Residence Life
Wichita State University
(316) 978-6612



From: Salazar, Daniel
To: [Heldman, Lou](#)
Subject: One more thing
Date: Friday, July 28, 2017 10:22:23 AM

I got documents back from a KORA I filed with KBOR yesterday re: communications between KBOR and WSU on private housing.

I was curious if there was a university comment on its request to KBOR to enter a lease agreement with the Flats, sent to KBOR in a July 20 letter from Dr. Bardo and Mr. Moses.
DJS

--

Daniel Salazar
Reporter
The Wichita Eagle
Office: 316.269.6791
Mobile: 512.983.8808
dsalazar@wichitaeagle.com
[@imdanielsalazar](#)

From: [King, Eric](#)
To: [Heldman, Lou](#)
Subject: Pizza Hut Relocation
Date: Friday, June 23, 2017 9:28:25 AM
Attachments: [WSU-Pizza Hut Relocation 6.21.17.pdf](#)

Lou,

I am attaching the updated schedule from Crossland. It appears that the physical move of the building to the new site is scheduled sometime between July 31 and August 4 barring weather delays or other complications. I will let you know when I have a firmer date or if I learn of changes.

I wonder whether your staff or someone from MRC could document the move via video?

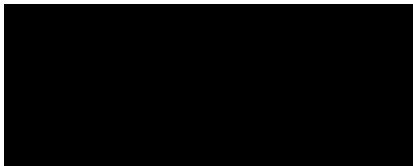
Eric King, R.A.

Associate Vice President for Facilities
Office of the Vice President for Administration and Finance
Wichita State University
1845 Fairmount St., Wichita, KS 67260-0047

Office: 316.978.3106

Cell: 785.230.1739

eric.king@wichita.edu



From: [Mazzullo, Lainie](#)
To: [Heldman, Lou](#)
Cc: [Hart, Tim](#)
Subject: Possible links for the Public Information page
Date: Thursday, October 5, 2017 4:22:40 PM
Attachments: [image001.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

Lou,

I looked through the past couple months of KORA requests and came up with a list of possibilities for us to link to on the new page that would show recent requests/common interest requests. The requests are listed below. Please let me know which ones you'd like us to use. Once we have the whittled down list, I'll find the PDFs and get them to Tim.

Possible links for the public information page:

- Enrollment figures (we can just link to KBOR)
- Public salaries (I don't have the record, but I'm sure it's easily available)
- The lease agreement for The Flats at WSU property with Wichita State Innovation Alliance and Wichita State University; The sub-lease agreement to construct The Flats at WSU between Wichita State Innovation Alliance and MWCB, LLC; Any other agreement featuring MWCB, LLC, the Wichita State Innovation Alliance and/or Wichita State University related to The Flats at WSU (These are the "voluminous" records, so it may be more than we can easily link to.)
- All signed agreements, letters of intent, and contracts with the Y(MCA) entered and/or signed by Wichita State and/or any of its affiliates.
- Copies of the number of registrations for undergraduate online professional development badges and/or Lifelong Learning Courses between August 28 and Sept. 22.
- Notices of non-reappointments for employees with regular status, non-reappointments for employees with provisional status and position elimination notices provided to former Wichita State University employees between July 1, 2015 and June 26, 2017.
- All contracts between Wichita State University and/or its affiliates, and Royall & Co.
- Copies of applied learning contracts between Airbus and Wichita State University or the Wichita State Innovation Alliance from January 1, 2015 to September 11, 2017.
- All financial transactions between BKD LLP and Wichita State University and/or its affiliates in the past 10 years.
- Request of 9-12-17 for agreement with the Charles Koch Foundation for the Institute for the Study of Economic Growth. This completes the request.
- Copies of requests for quotes, quotations, qualifications, proposals or information for the Partnership 2 building on the Innovation Campus.

Lainie Mazzullo

Assistant director of news and media relations

lainie.mazzullo@wichita.edu

316-978-3409



LET'S GET SOCIAL



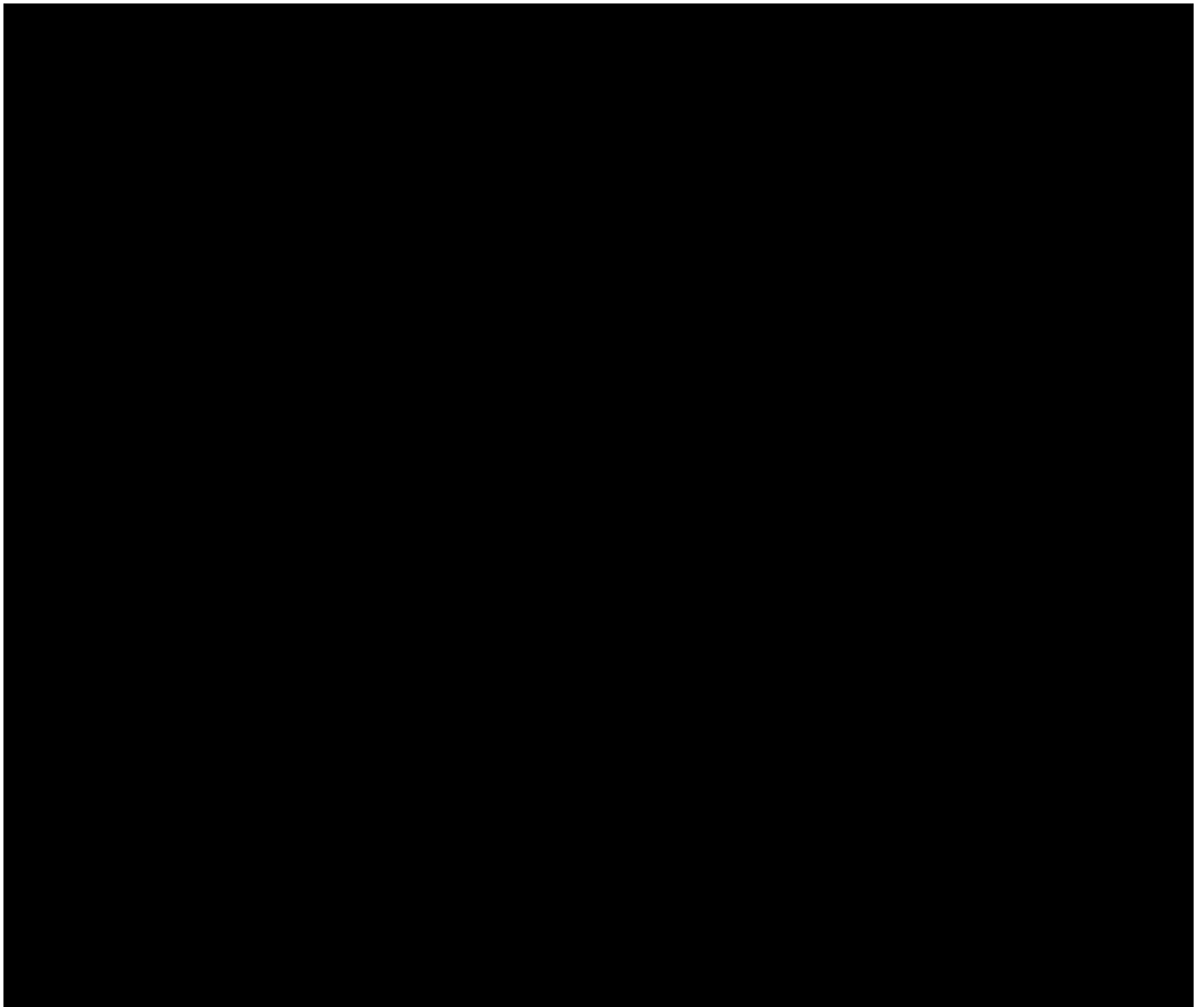
From: [Heldman, Lou](#)
To: [Tomblin, John](#)
Subject: Re: a few new slides to talk about our overview master strategy
Date: Thursday, July 20, 2017 11:11:25 AM

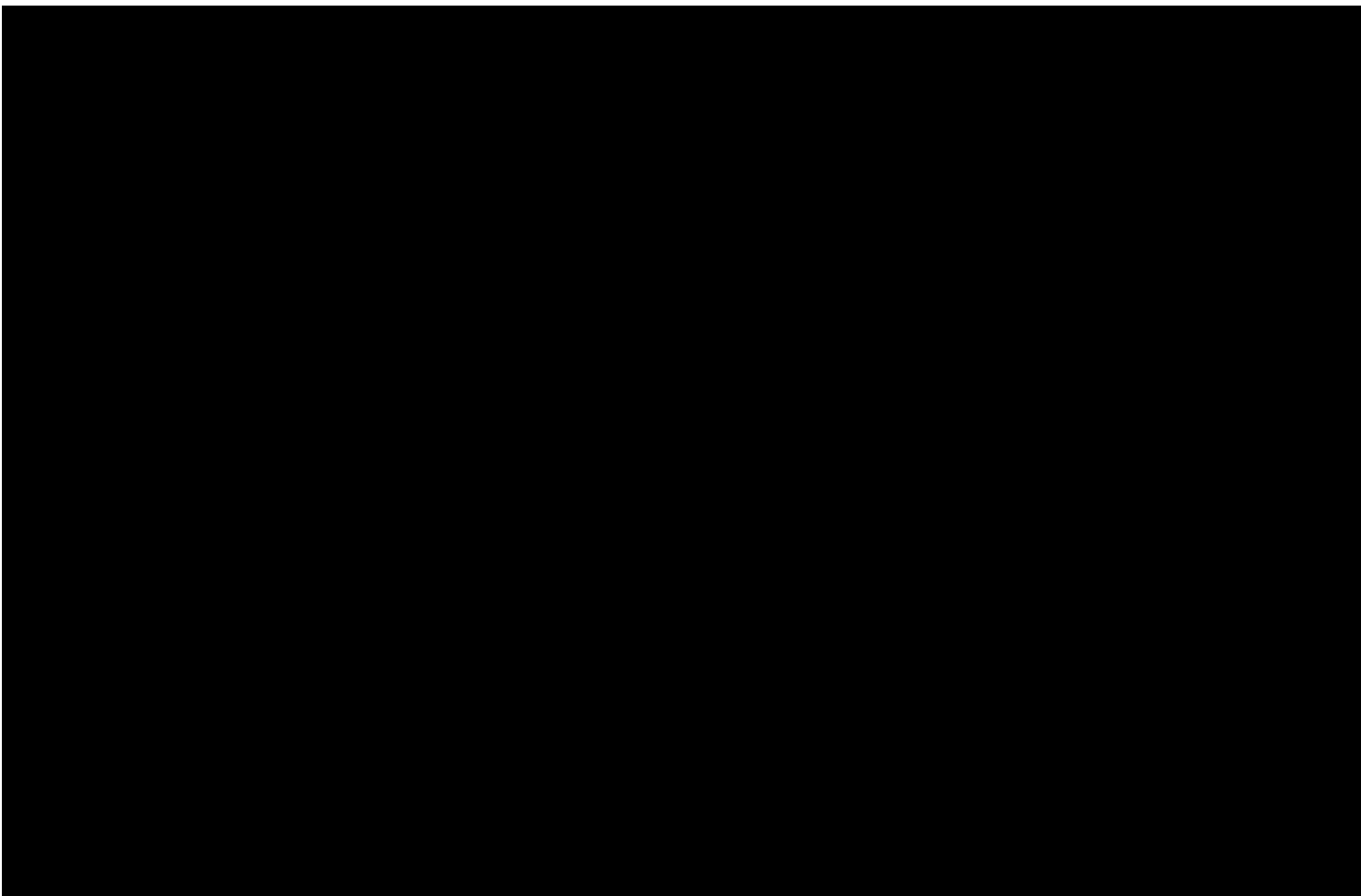
John,

My first impression of these is very positive, especially in connection with how you'll use them. I'll give them another look when I have more time, but right now I'm very focused on a letter to Sunflower asking for corrections of the false and misleading information contained in the story on The Flats.

Thanks,

Lou





From: Coleman-Martins, Shelly

Sent: Monday, July 31, 2017 4:51 PM

To: Tisack, Gael <gael.tisack@wichita.edu>; Boden, Stacia <stacia.boden@wichita.edu>

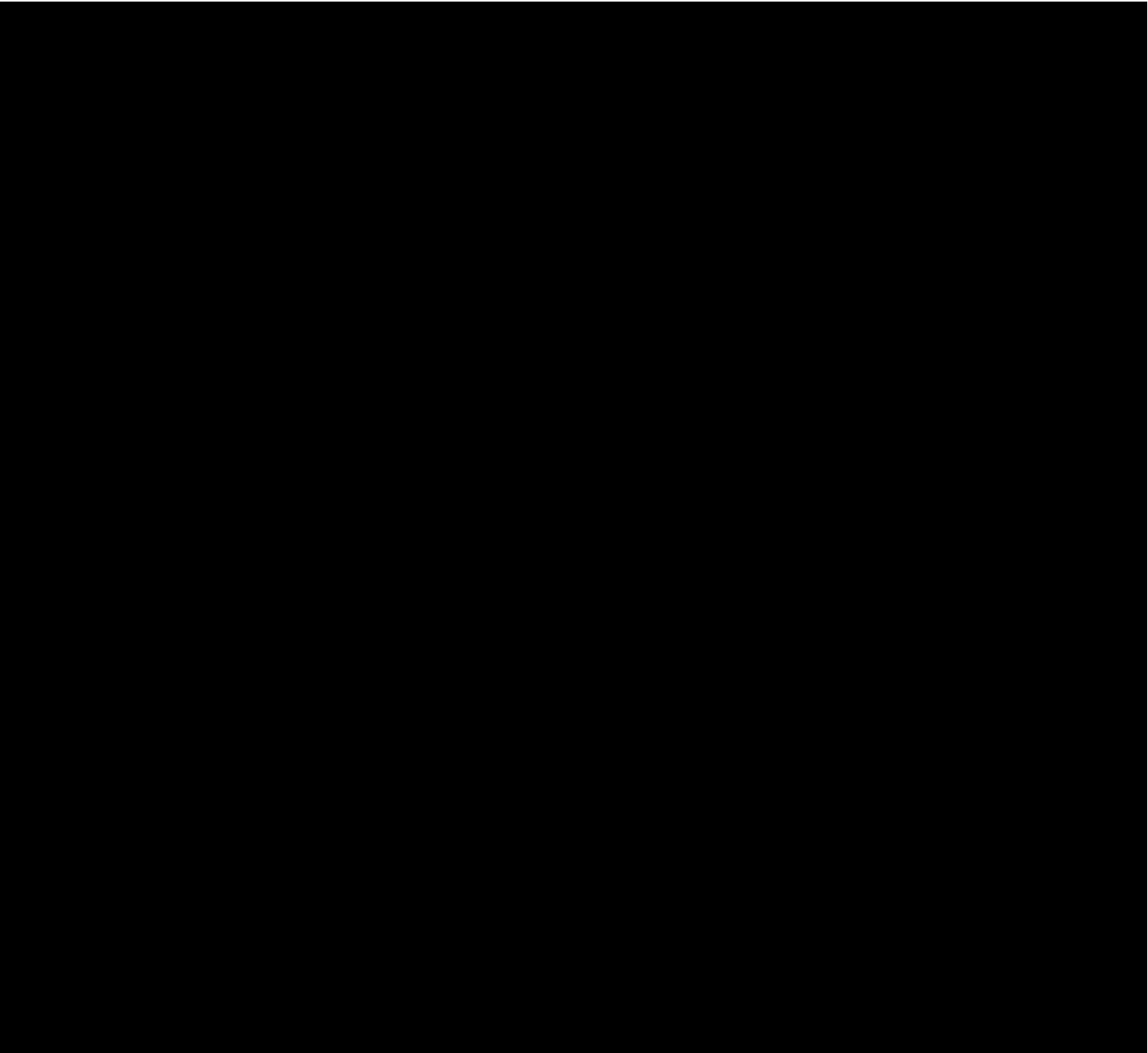
Subject: RE: Agreement for community to use our marks

Thanks! They are interested in WuShock as well. Can you add it to the agreement?

Also, I've attached the Y's agreement. Do you want to review before I send the signed copy back to them?

Shelly





From: Coleman-Martins, Shelly
Sent: Monday, July 31, 2017 3:58 PM
To: Tisack, Gael <gael.tisack@wichita.edu>
Subject: Agreement for community to use our marks

Gael –

Could you send the “contract” for logo use by community members again? The Y needs permission to use our marks during their membership campaign for WSU students.

Shelly

<image001.png>

Shelly Coleman-Martins

Associate Vice President of Strategic Communications
and Chief Marketing Officer
Wichita State University

1845 Fairmount Street, Wichita, KS 67260-0062

email | Shelly.Coleman-Martins@wichita.edu

office | 316.978.3051

web | www.wichita.edu

<sub-license Wichita State University 072617.pdf>

From: Joshua Heck
To: [Heldman, Lou](#)
Subject: Re: Answers to your Innovation Campus questions
Date: Monday, July 10, 2017 2:14:19 PM

Thanks for this. The answers do provide more clarity and will help provide detail and context for the story. Can you provide any additional information about other development groups expressing interest in the innovation campus or provide a general characterization, such as business leaders or owners?

Josh Heck
Reporter
Wichita Business Journal
316-266-6172
jheck@bizjournals.com

From: Lou Heldman <lou.heldman@wichita.edu>
Date: Monday, July 10, 2017 at 1:33 PM
To: Josh Heck <jheck@bizjournals.com>
Subject: Answers to your Innovation Campus questions

Josh,
The attached answers can be attributed to me.
Here's a link to the announcement from August 15, 2014 because I thought you might find it provides good context, <http://www.wichita.edu/thisis/stories/story.asp?si=2545>

You'll note some of the details have changed, but the vision has remained very consistent.

Here's a current quote from Dr. Bardo:

"When we outlined the vision of Innovation Campus and Innovation University three years ago, we didn't know it would develop this quickly. The rapid progress is a tribute to the broad support we've received from many of our students, faculty, staff, industry and government leaders.

"Those who have championed Innovation Campus understand that WSU's applied learning model is a great catalyst for new ideas, technology and professional expertise. At the end of the day, the physical changes on our campus are far less important than how what goes on here equips our students, companies and community for long-term economic success and enhanced quality of life."

Thanks,
Lou

From: Josh Heck <jheck@bizjournals.com>
Date: Thursday, July 6, 2017 at 3:33 PM
To: Lou Heldman <Lou.Heldman@wichita.edu>
Subject: Innovation campus story.

Lou,
Thanks for helping me with the story on the innovation campus development I'm work on. As we discussed, I'd like to have some perspective from John Bardo and/or John Tomblin about the progress at the innovation campus.

I want to hone in on the MWCB development group that has emerged as a big player in the private-sector development of the innovation campus.

How is Wichita State's partnership with that development entity structured?

How was MWCB chosen as the prime developer for the innovation campus over others that have done work for the university?

How does having big names from the business community such as those benefit the effort to develop the innovation campus?

Detail the organizational structure for the innovation campus.

How much remaining land is available for purchase at the innovation campus? How many acres have been sold to this point?

How much does MWCB own at the innovation campus?

Are other development entities able to purchase land there. If so, are other groups expressing interest?

How does the university determine which projects will be awarded through a bid process and which ones are negotiated?

I'm working on this for the July 21 edition, so the sooner I can get something the better. Thanks for your help.

Josh Heck
Reporter

Wichita Business Journal
316-266-6172
jheck@bizjournals.com

From: [Heldman, Lou](#)
To: [Tomblin, John](#)
Subject: Re: Bids
Date: Tuesday, October 10, 2017 3:47:23 PM

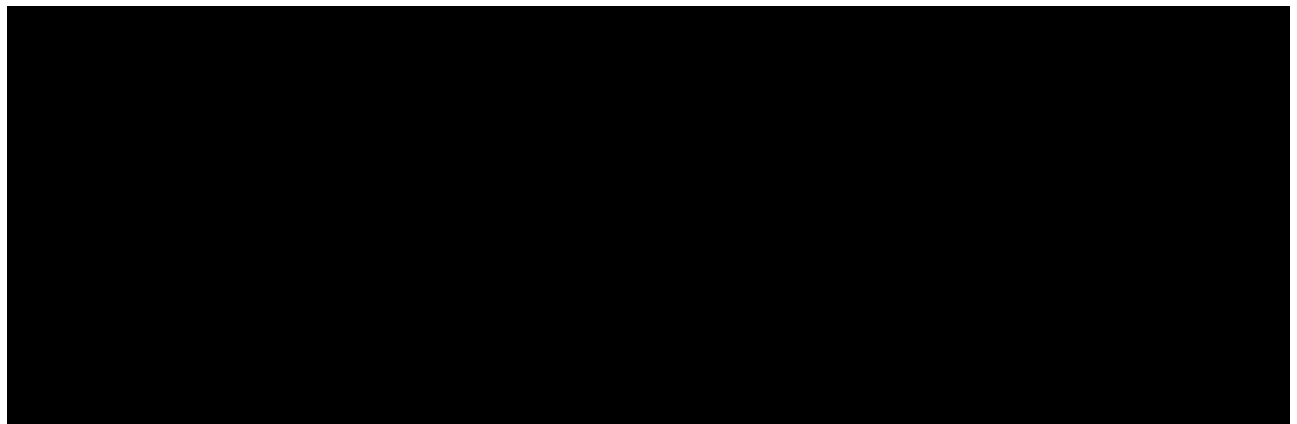
John,
Thanks for this and for slides.
Lou

On Oct 10, 2017, at 2:40 PM, John Tomblin <john.tomblin@wichita.edu> wrote:

This is for the pond and parking lot work for the retail space - Crossland won again - \$101,000 cheaper than Dondlinger

=====

Dr. John Tomblin
Vice President for Research & Technology Transfer
Wichita State University
1845 Fairmount
Wichita, KS 67260-0093
(316) 978-5234



On Oct 10, 2017, at 12:11 PM, DJ McClenny
<djmccleddy@crossland.com> wrote:

Just heard the results.

Looks like Dondlinger \$2,318,000

Crossland \$2,217,000

DJ McClenny

Vice President- Wichita Division

3017 N. Cypress Drive

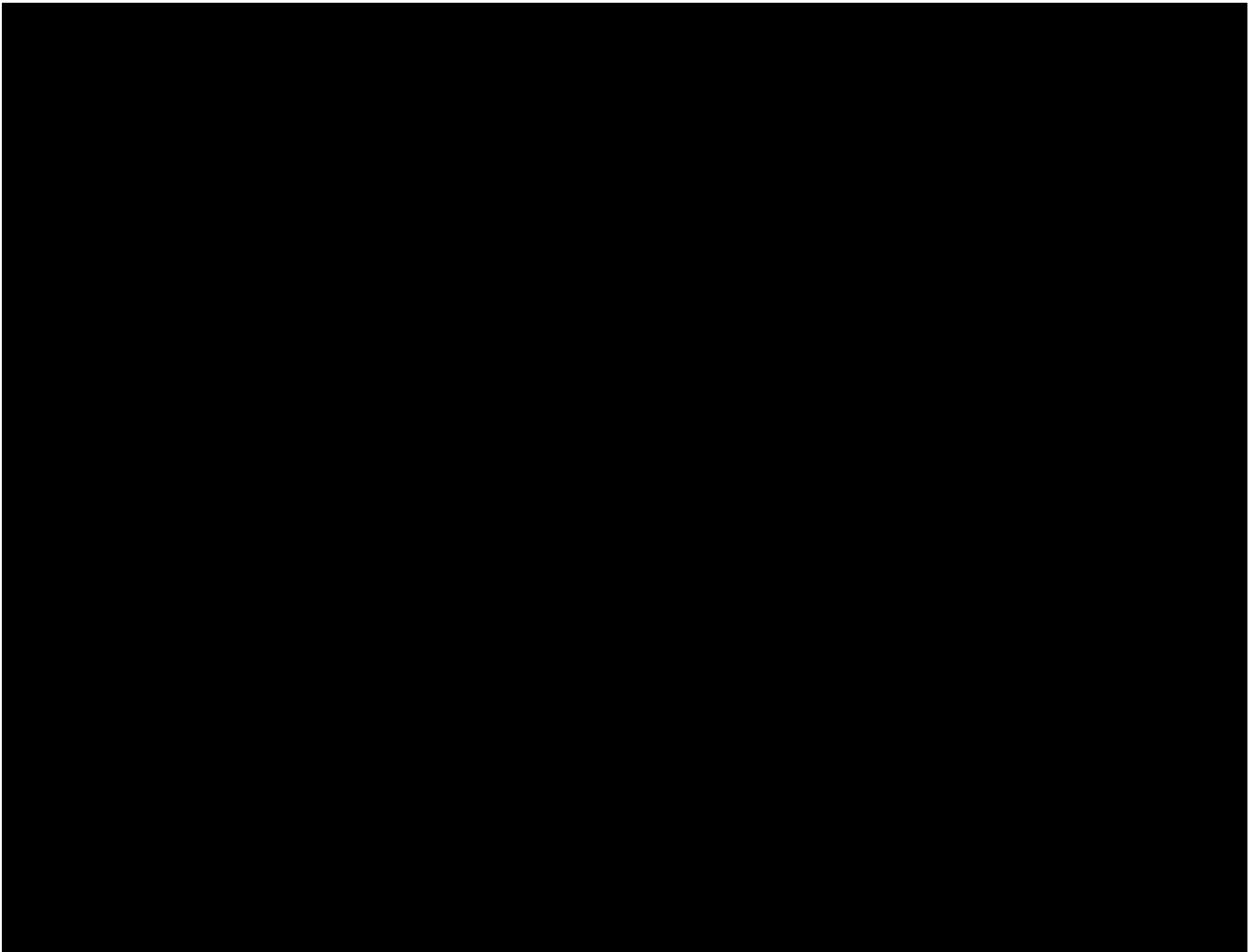
Wichita KS 67226

Phone: 316-942-9090 Fax: 316-944-0147

Cell: 620-210-0282

DJMcClenny@Crossland.com

website: www.crosslandconstruction.com



From: Salazar, Daniel
To: [Heldman, Lou](#)
Subject: Re: BKD questions
Date: Friday, July 28, 2017 8:13:41 AM

Hi Lou,

Thanks for your e-mail.

So the main questions I had from a quick glance at the audit:

-What updates to WSU's, WSIA's or other entities' conflict of interest policies have been done or started since the BKD management review?

-Although I know they're on the secretary of state's website, why did WSU not provide conflict of interest disclosures to BKD when asked?

-Do you have any comment on concerns some people expressed during their interviews on conflicts of interest on the Innovation Campus and more targeted concerns about Murfin-MWCB?

-What "other concerns remain" re: conflicts of interest on the president's executive team?

(Final page of the audit)

Thanks,

DJS

On Fri, Jul 28, 2017 at 7:16 AM, Heldman, Lou <Lou.Heldman@wichita.edu> wrote:

Daniel,

I have to be on campus for a meeting this morning so I may be able to answer your questions today if they don't require extensive research.

If you'll send them to me by 10 am, I'll try to followup with you before noon. If that won't work, we can connect early next week.

Thanks,

Lou

From: Daniel Salazar <dsalazar@wichitaeagle.com>

Date: Thursday, July 27, 2017 at 3:53 PM

To: Louis Heldman <lou.heldman@wichita.edu>

Subject: Re: BKD questions

Oh I see. Well enjoy your vacation

I'm probably on a deadline. Is there anyone I can talk to tomorrow?

DJS

On Thu, Jul 27, 2017 at 3:50 PM, Heldman, Lou <Lou.Heldman@wichita.edu> wrote:

No I'm taking some vacation. I'll have time Monday.

Lou

On Jul 27, 2017, at 3:44 PM, Salazar, Daniel <dsalazar@wichitaeagle.com> wrote:

Hey Lou,

I had some questions about the BKD management review earlier this year. I wanted to talk today but I'm swamped with a construction story this afternoon. Is there a time that

you can talk tomorrow?

Thanks,

DJS

--

Daniel Salazar

Reporter

The Wichita Eagle

Office: [316.269.6791](tel:316.269.6791)

Mobile: [512.983.8808](tel:512.983.8808)

dsalazar@wichitaeagle.com

[@imdanielsalazar](#)

<WSU External Management Review_2017.pdf>

--

Daniel Salazar

Reporter

The Wichita Eagle

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Mobile: [512.983.8808](tel:512.983.8808)

dsalazar@wichitaeagle.com

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--

Daniel Salazar

Reporter

The Wichita Eagle

Office: 316.269.6791

Mobile: 512.983.8808

dsalazar@wichitaeagle.com

[@imdanielsalazar](#)

Begin forwarded message:

From: "Salazar, Daniel" <dsalazar@wichitaeagle.com>

Date: July 28, 2017 at 8:13:37 AM CDT

To: "Heldman, Lou" <Lou.Heldman@wichita.edu>

Subject: Re: BKD questions

Hi Lou,

Thanks for your e-mail.

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-What updates to WSU's, WSIA's or other entities' conflict of interest policies have been done or started since the BKD management review?

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-What "other concerns remain" re: conflicts of interest on the president's executive team? (Final page of the audit)
Thanks,
DJS

On Fri, Jul 28, 2017 at 7:16 AM, Heldman, Lou
<Lou.Heldman@wichita.edu> wrote:

Daniel,
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Thanks,
Lou

From: Daniel Salazar <dsalazar@wichitaeagle.com>
Date: Thursday, July 27, 2017 at 3:53 PM
To: Louis Heldman <lou.heldman@wichita.edu>
Subject: Re: BKD questions

Oh I see. Well enjoy your vacation
I'm probably on a deadline. Is there anyone I can talk to tomorrow?
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On Thu, Jul 27, 2017 at 3:50 PM, Heldman, Lou
<Lou.Heldman@wichita.edu> wrote:

No I'm taking some vacation. I'll have time Monday.
Lou

On Jul 27, 2017, at 3:44 PM, Salazar, Daniel <dsalazar@wichitaeagle.com> wrote:

Hey Lou,
I had some questions about the BKD management review earlier this year. I wanted to talk today but I'm swamped with a construction story this afternoon. Is there a time that you can talk tomorrow?
Thanks,
DJS

--

Daniel Salazar
Reporter
The Wichita Eagle
Office: [316.269.6791](tel:316.269.6791)

Mobile: [512.983.8808](tel:512.983.8808)
dsalazar@wichitaeagle.com
[@imdanielsalazar](https://www.instagram.com/imdanielsalazar)

<WSU External Management Review_2017.pdf>

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From: Salazar, Daniel
To: [Heldman, Lou](#)
Subject: Re: BKD questions
Date: Friday, July 28, 2017 8:13:41 AM

Hi Lou,

Thanks for your e-mail.

So the main questions I had from a quick glance at the audit:

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--

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dsalazar@wichitaeagle.com

[@imdanielsalazar](#)

From: [Heldman, Lou](#)
To: [Salazar, Daniel](#)
Subject: Re: BKD questions
Date: Monday, July 31, 2017 4:30:48 PM

Yes

From: Daniel Salazar <dsalazar@wichitaeagle.com>
Date: Monday, July 31, 2017 at 4:24 PM
To: Lou Heldman <Lou.Heldman@wichita.edu>
Subject: Re: FW: BKD questions

When you say this fiscal year you're referring to FY 2018 right?

On Mon, Jul 31, 2017 at 4:19 PM, Heldman, Lou <Lou.Heldman@wichita.edu> wrote:

Daniel,

We were pleased that the February 2017 BKD Management Review found no inappropriate disbursements and found that potential conflicts of interest appear to be appropriately managed and monitored.

We appreciate the BKD observations and recommendations and acknowledge there are usually ways to fine tune existing policies and procedures.

-What updates to WSU's, WSIA's or other entities' conflict of interest policies have been done or started since the BKD management review?

WSU General Counsel David Moses and Director of Internal Audit Chris Cavanaugh are reviewing policies of the university, WSIA and other affiliated entities and expect to conclude their review this fiscal year.

-Although I know they're on the secretary of state's website, why did WSU not provide conflict of interest disclosures to BKD when asked?

Annual conflict-of-interest statements were properly filed with the Secretary of State's office. In the future, we will assure appropriate compliance in filing of annual declaration and disclosure forms.

-Do you have any comment on concerns some people expressed during their interviews on conflicts of interest on the Innovation Campus and more targeted concerns about Murfin-MWCB?

Mr. Murfin's involvement with MWCB and Innovation Campus began before he was appointed to the Board of Regents. As the BKD audit notes, his involvement has been appropriately identified and managed. Higher education benefits from having successful

people involved.

-What "other concerns remain" re: conflicts of interest on the president's executive team?
(Final page of the audit)

We are aware of no other concerns.

Lou

From: Daniel Salazar <dsalazar@wichitaeagle.com>

Date: Friday, July 28, 2017 at 8:13 AM

To: Lou Heldman <Lou.Heldman@wichita.edu>

Subject: Re: BKD questions

Hi Lou,

Thanks for your e-mail.

So the main questions I had from a quick glance at the audit:

-What updates to WSU's, WSIA's or other entities' conflict of interest policies have been done or started since the BKD management review?

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Sent from my iPhone

On Mar 8, 2017, at 9:41 AM, Heldman, Lou <Lou.Heldman@wichita.edu> wrote:

Teri, Mo, Ronn, Joseph,
Here's the approach I plan to take as moderator for this morning's meeting. I'd appreciate if the four of you, as speakers, plan to limit your opening remarks to 5 minutes or less. If you get to five minutes, I'll ask you to start wrapping up so we can spend as much time as possible on the audience's ideas and questions.

Lou: Welcome

Objectives for today: Learn about the proposed Wellness Center and YMCA on Innovation Campus

Hear and respond to audience ideas and questions

My role as moderator: Keep us on time and on topic. I will ask panelists to wrap up if they begin going over 5 minutes.

Heldman's Rules of Order: kindness, calmness and common sense

Experimenting with Facebook

Live, <http://www.facebook.com/wichita.state>. Not ideal sound or lighting conditions, but it could be a source of questions for those who can't be present.

Introduction of four presenters and their topics:

Teri: Wellness as part of the mission of student affairs

Mo: The components of the proposed wellness center

Ronn: His experiences building and running a Y at University of Washington Tacoma; what to expect in an on-campus Y here

Joseph: The status of the conversation in student government

Introduction of other resources (Judy and John at the front; Werner in the audience)

I hope to see you at CAC a few minutes before 11.

Best,

Lou

The Y: We're for youth development, healthy living and social responsibility.

TO DONATE TO THE Y's Strong Community Campaign, text "YIMAGINE" to 41444.

Confidentiality Notice: This communication is confidential and intended only for the addressee. If you are not the intended recipient, you may not copy, disclose, or distribute this message to anyone else: any such actions may be unlawful. If you have received this communication in error, please contact the sender of the message to inform him or her of the error.

From: [Heldman, Lou](#)
To: [Dasey-Morales, Maureen](#)
Subject: Re: Cargill to help bring a new YMCA to WSU campus
Date: Wednesday, October 25, 2017 4:54:55 PM

That's cool. If you haven't seen the Emprise art collection, it's well worth arriving early or staying late.

From: Maureen Dasey-Morales <Maureen.Dasey-Morales@wichita.edu>
Date: Wednesday, October 25, 2017 at 3:33 PM
To: Lou Heldman <Lou.Heldman@wichita.edu>
Subject: RE: Cargill to help bring a new YMCA to WSU campus

Thanks Lou! Just an fyi that the Y has asked me to speak at one of their donor events in December at Emprise Bank about WSU Wellness and student needs. I haven't said yes yet but plan to later today or tomorrow.

Mo

Maureen Dasey-Morales, Ph.D.
Associate Vice President for Student Affairs/Wellness
Wichita State University
1845 Fairmount, Box 128
Wichita, KS 67260-0128
316-978-6105

From: Heldman, Lou
Sent: Wednesday, October 25, 2017 3:04 PM
To: Bardo, John <john.bardo@wichita.edu>; Tomblin, John <john.tomblin@mail.niar.wichita.edu>; Hall, Teri <teri.hall@wichita.edu>; Dasey-Morales, Maureen <Maureen.Dasey-Morales@wichita.edu>; Lanier, Anna <anna.lanier@wichita.edu>; King, Elizabeth <Elizabeth.King@wichita.edu>; Pickus, Keith <Keith.Pickus@wichita.edu>
Subject: FW: Cargill to help bring a new YMCA to WSU campus

FYI
Lou

From: Shelly Conrady <shelly@ymcawichita.org>
Date: Wednesday, October 25, 2017 at 2:56 PM
To: "shelly@wichitaymca.org" <shelly@wichitaymca.org>
Cc: 'Adam Elliott' <adam.elliott@ymcawichita.org>, Brian Pond <brian.pond@ymcawichita.org>, 'Jennifer Everton' <jennifer@wichitaymca.org>, Jim Korroch <jim.korroch@ymcawichita.org>, Jim Korroch <jkorroch@aghsociality.com>, Josh Whitson <josh@ymcawichita.org>, 'Mim Wilkey' <mim@wichitaymca.org>, Ronn McMahon <ronn.mcmahon@ymcawichita.org>, Shelly Conrady

<shelly@ymcawichita.org>, Shelly Hammond <shelly.hammond@ymcawichita.org>

Subject: Cargill to help bring a new YMCA to WSU campus

Wednesday, October 25, 2017

MEDIA ADVISORY:

Cargill Commits to Help Bring a New YMCA to WSU's Innovation Campus

WHAT: Cargill Protein will present a significant gift to the Greater Wichita YMCA in its commitment of support for bringing a YMCA to Wichita State University's Innovation Campus.

WHO: Cargill Protein President, Brian Sikes
YMCA President/CEO, Ronn McMahon
YMCA Chairman of the Board, Steve Cox

WHEN: Thursday, October 26, at 11:45 a.m.

WHERE: Robert D. Love Downtown YMCA
402 N. Market, Wichita, KS 67202

Wichita State University and the Greater Wichita YMCA announced earlier this year that discussions were underway to bring a YMCA to the University's Innovation Campus. The new Y would provide comprehensive health, wellness, and education services on campus. In addition, it is anticipated to serve more than 22,000 students, faculty, staff, Innovation Campus workers and neighbors in the Fairmount community with key programs to help strengthen students and the underserved surrounding neighborhoods.

"The Wichita Area YMCA and Cargill have worked together for many years to promote a healthier community," said Brian Sikes, president, Cargill Protein. "We're thrilled to provide funds that will help expand YMCA's reach to the Wichita State campus and support the university's efforts to strengthen the community by ensuring the region thrives."

"Cargill has been a wonderful YMCA partner for generations. Their commitment to making Wichita a great place to live and work goes well beyond the Y," said YMCA President Ronn McMahon. "Their passion for this community is evident in how quickly they stepped up to lend their support to this exciting new WSU partnership."

About the Greater Wichita YMCA: The Greater Wichita YMCA is a non-profit organization that serves more than 285,000 kids and adults through child care, camping, urban outreach programs and healthy lifestyles activities. Nearly three out of four kids in Sedgwick, Harvey and Butler Counties participate in YMCA activities and more than 84,000 participants receive free and assisted programs. Within the YMCA's financial capabilities, no person is refused program or membership privileges because of inability to pay. For more information, visit www.ymcawichita.org.

About Cargill Protein: Headquartered in Wichita, Kan., Cargill Protein is an industry leader that produces, distributes and markets beef, turkey, chicken and egg products to retail, foodservice and food ingredient companies throughout North America, and exports meat and by-products around the world. Cargill Protein's 28,000 employees, and more than three dozen protein processing facilities in the U.S. and Canada, are focused on delivering superior, innovative, products and services to help customers grow their businesses by meeting consumer desires. Cargill Protein is a unit of Minneapolis-based Cargill, Incorporated. For more

information, visit www.cargill.com and our News Center.

CONTACTS: Shelly Conrady, Greater Wichita YMCA
Office: 316-219-9622 ext 5553
Cell: 316-304-1482
shelly@ymcawichita.org

Michael Martin, Cargill Protein
Office: 316-291-2126
michael_martin@cargill.com

Thanks,

Shelly Conrady
VP Marketing & Communications
GREATER WICHITA YMCA
402 N. Market
Wichita, KS 67202
(E) shelly@ymcawichita.org
(P) 316.219.9622 ext. 5553 | (F) 316.858.1540
(W) ymcawichita.org | facebook.com/ymcawichita

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From: [Heldman, Lou](#)
To: [Kleinsasser, Joe](#)
Subject: Re: Cargill to help bring a new YMCA to WSU campus
Date: Thursday, October 26, 2017 9:01:53 AM

Yes or you could just request from Shelly Conrady

On Oct 26, 2017, at 8:52 AM, Kleinsasser, Joe <Joe.Kleinsasser@wichita.edu> wrote:

If you get the news release after today's announcement, would you forward it to me please?

Joe

From: Heldman, Lou
Sent: Wednesday, October 25, 2017 3:05 PM
To: Coleman-Martins, Shelly <shelly.coleman-martins@wichita.edu>; Kleinsasser, Joe <Joe.Kleinsasser@wichita.edu>; Mazzullo, Lainie <Lainie.Mazzullo@wichita.edu>; Hart, Tim <Tim.Hart@wichita.edu>; Hendricks, Jen <Jen.Hendricks@wichita.edu>
Subject: FW: Cargill to help bring a new YMCA to WSU campus

Fyi and we may want to include in social media Thursday and newsletters Friday after announcement is made by Y and Cargill.

From: Shelly Conrady <shelly@ymcawichita.org>
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From: Chance Swaim
To: [Heldman, Lou](#)
Cc: [Todd Vogts](#); [Cynthia Mines](#); [DeVault, Amy](#); [Harpool, Dorothy](#); [Hager, Kevin](#); [Kleinsasser, Joe](#); [SGA President](#); [SGA Vice-President](#)
Subject: Re: Concerns about July 17 Sunflower story and request for corrections
Date: Saturday, July 22, 2017 11:31:55 AM
Attachments: [2017 JULY 14 TERI HALL FLATS INTERVIEW WITH THE SUNFLOWER.pdf](#)

Hello All,

As a response to this unprecedented, unfounded, and inappropriate request to alter The Sunflower's coverage by the vice president of strategic communications, I would please request such opinion-based complaints be submitted to The Sunflower directly. On our website, www.thesunflower.com, under the heading "Letters to the Editor." We accept perspectives from across the university community, and our readers would love to hear your voice.

Please find attached a full printout of the interview The Sunflower's July 17 article was based upon, after being directed to Dr. Teri Hall by other university sources, including Lou Heldman, who did not return my call from July 14 seeking information for the article. I am under no obligation to provide notes, drafts, or transcripts — now, or in the future — nor do I plan to make a habit of it, but I think it's important to provide clarity to this situation when my credibility has been called into question.

Best,

Chance Swaim
Editor in Chief
The Sunflower

Chance Swaim
Editor in Chief
The Sunflower
316-978-6905

On Fri, Jul 21, 2017 at 4:38 PM, Heldman, Lou <Lou.Heldman@wichita.edu> wrote:

Thanks, Todd. I appreciate the service of the board members and understand the limitations of your charter.

Best,

Lou

From: Todd Vogts <todd.vogts@gmail.com>


Date: Friday, July 21, 2017 at 4:27 PM

To: Lou Heldman <Lou.Heldman@wichita.edu>, sunflower editor
<editor@thesunflower.com>

Cc: Cynthia Mines <cmynes@aol.com>, Amy DeVault <amy.devault@wichita.edu>, Dorothy Harpool <Dorothy.Harpool@wichita.edu>, Admanager Sunflower <Admanager.Sunflower@wichita.edu>, Kevin Hager <kevin.hager@wichita.edu>, Joe Kleinsasser <Joe.Kleinsasser@wichita.edu>, SGA President <SGA.President@wichita.edu>, "Abbey, Ellen" <Ellen.Abbey@wichita.edu>, SGA Vice-President <SGA.Vice.President@wichita.edu>

Subject: Concerns about July 17 Sunflower story and request for corrections

To clarify, the Wichita State University Student Publications Board does not and cannot involve itself with content or coverage decisions of The Sunflower. The Sunflower is an independent, student-operated media outlet. The Board supports the First Amendment rights of the students, their duty to be the voice of the student body and a watchdog, and the work the Sunflower journalists do to keep the campus informed of newsworthy items of interest. The role of the Board is not one of adviser or publisher.



From: Tatro, Lois

Sent: Thursday, July 20, 2017 1:30 PM

To: Miller, David; Bruun, Troy; Kleinsasser, Joe; Golling, Werner; King, Eric

Subject: RE: From Andy Schlapp at your request

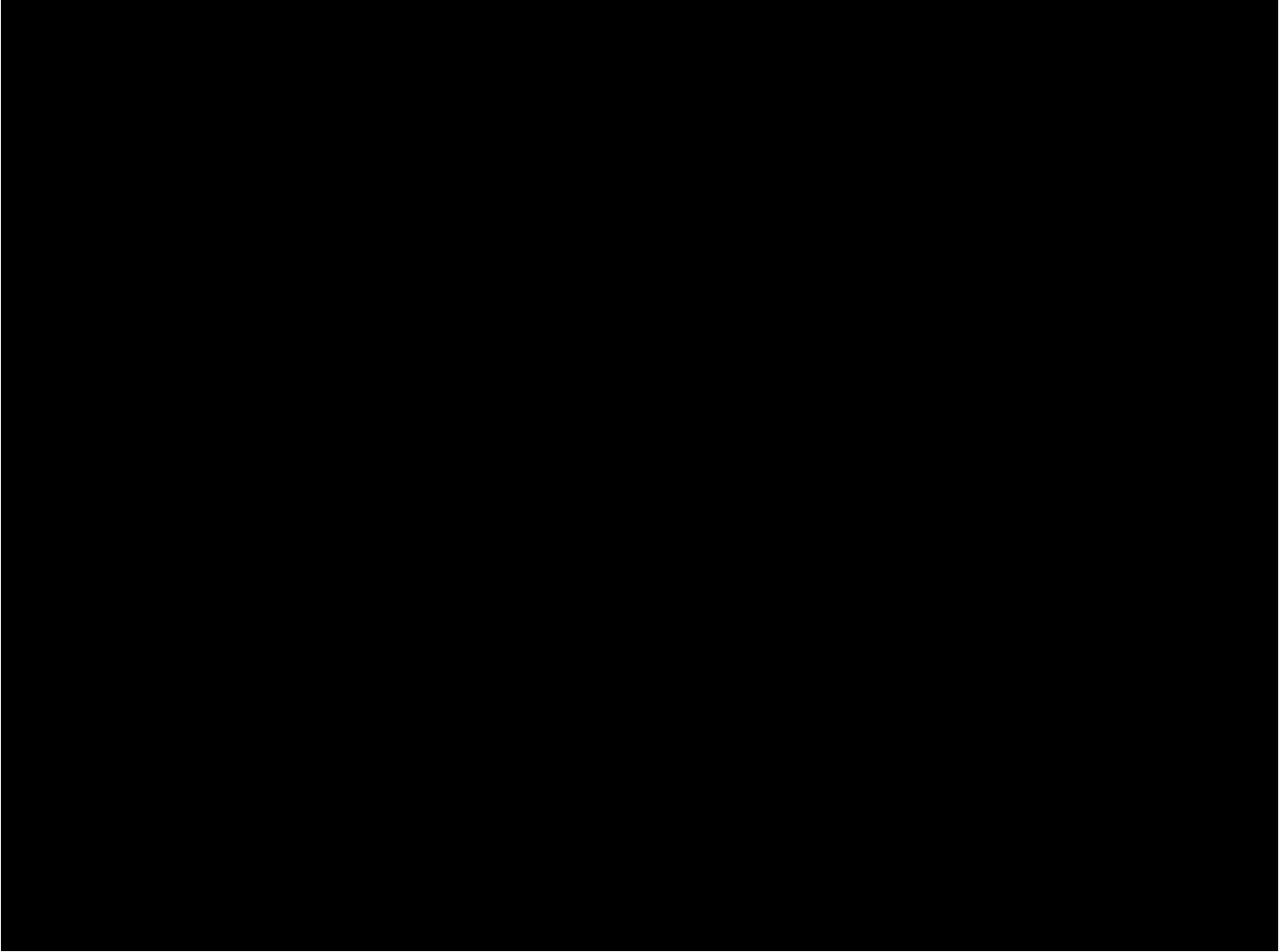
Here's the answer to one more question...

-If the ground sub-lease between WSIA & MWCB is 40 years
or 55 years

[55 years between WSIA and MWCB on lease dated 12/27/2016](#)

-If the original proposal went from 200 beds to 285 beds after
KBOR was presented it

[I'm not sure what is meant by the "original" proposal....when that
proposal was made, etc.](#)



Troy

From: Salazar, Daniel [<mailto:dsalazar@wichitaeagle.com>]

Sent: Thursday, July 20, 2017 10:26 AM

To: Heldman, Lou <Lou.Heldman@wichita.edu>

Cc: Kleinsasser, Joe <Joe.Kleinsasser@wichita.edu>

Subject: Re: From Andy Schlapp at your request

Thanks for taking the time to talk to me yesterday...
Looking at my notes, there were a couple of matters that you thought might be better explained by other folks or further digging... Joe might have a couple more

-The exact size of debt on Fairmount Towers as well as the schedule to pay it off.

Date	Principal	Interest	Total
	Payment	Payment	Payment
12/1/2017		73,250	73,250
6/1/2018	675,000	73,250	748,250
12/1/2018		56,375	56,375
6/1/2019	715,000	56,375	771,375
12/1/2019		38,500	38,500
6/1/2020	750,000	38,500	788,500
12/1/2020		19,750	19,750
6/1/2021	790,000	19,750	809,750
	2,930,000	375,750	3,305,750

-Info on how that will be paid off now vs. how it was getting paid off before the announcement

The outstanding debt associated with Fairmount Towers is payable from general University revenues. In years when revenue from the operation of Fairmount Towers exceeds expenses, the excess revenue contributes to the payment of principal and interest.

-If the ground sub-lease between WSIA & MWCB is 40 years or 55 years

55 years between WSIA and MWCB on lease dated 12/27/2016

-If the original proposal went from 200 beds to 285 beds after KBOR was presented it

I am uncertain where the 200 bed number mentioned came from. 113 apartments/286 beds have been the numbers from the early stages of planning and KBOR has been made aware of those numbers.

-Amount in the state budget passed in June re: razing Fairmount Towers (these are the committee reports I referenced; http://www.kslegresearch.org/KLRD-web/Publications/2017SessionSubcommitteeReports/FY2018_CI_WSU.pdf and http://www.kslegresearch.org/KLRD-web/Publications/2017SessionSubcommitteeReports/FY2019_CI_WSU.pdf)

The FY 2019 Capital Improvement request approved by KBOR at the June 2017 meeting shifted the funds back a year. The current approved plan is \$100,000 in FY 2019 and \$900,000 in FY 2020. (I am attaching the C.I. requests for your convenience).

I'll holler if I think of any more
DJS

On Thu, Jul 20, 2017 at 10:08 AM, Salazar, Daniel
<dsalazar@wichitaeagle.com> wrote:

Do you have the initial request that was sent to Mr. Flanders?
DJS

On Wed, Jul 19, 2017 at 4:55 PM, Heldman, Lou
<Lou.Heldman@wichita.edu> wrote:

From: Blake Flanders <bflanders@ksbor.org>
Date: Tuesday, July 18, 2017 at 4:37 PM
To: Andy Schlapp <andy.schlapp@wichita.edu>
Cc: John Bardo <john.bardo@wichita.edu>, Julene Miller <jmiller@ksbor.org>, "Frisbie, Elaine" <efrisbie@ksbor.org>, "Henning, Nelda" <nhenning@ksbor.org>, "Burlingham, Renee"

[<rburlingham@ksbor.org>](mailto:rburlingham@ksbor.org)

Subject: RE: Fairmount Towers

Andy, thank you for communicating your intention to follow the WSU 2013 master plan. The Board policy related to private housing allows the President and CEO of the Board, upon recommendation of the Director of Facilities to approve, on behalf of the Board, any agreement relating to private housing that is less than one year (Chapter II,E:9).

Let me know if you have any questions or concerns.

Blake

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On Jul 12, 2017, at 4:33 PM, Austin, Katie <katie.austin@wichita.edu> wrote:

Hi Lou,

Here is the link to our FAQ page we have developed. Please let me know if you would like us to add/edit anything. We would like to link to your team's FAQ page as well if you have that link. Will send a copy of the emails tomorrow before 12pm.

http://webs.wichita.edu/?u=housing&p=/fairmount_to_flats_transition_faq/

Thanks,

Katie Austin



From: [Heldman, Lou](#)
To: [Salazar, Daniel](#)
Subject: Re: Fact check
Date: Friday, July 21, 2017 4:15:17 PM

All students in Flats
Developer changed rates

On Jul 21, 2017, at 3:26 PM, Salazar, Daniel <dsalazar@wichitaeagle.com> wrote:

Believe me, I want to be done reaching out to you as well. My editor had a couple of questions;

-Are there any non-students living at the flats?

-When the rate structure changed in May... that was the developer right?

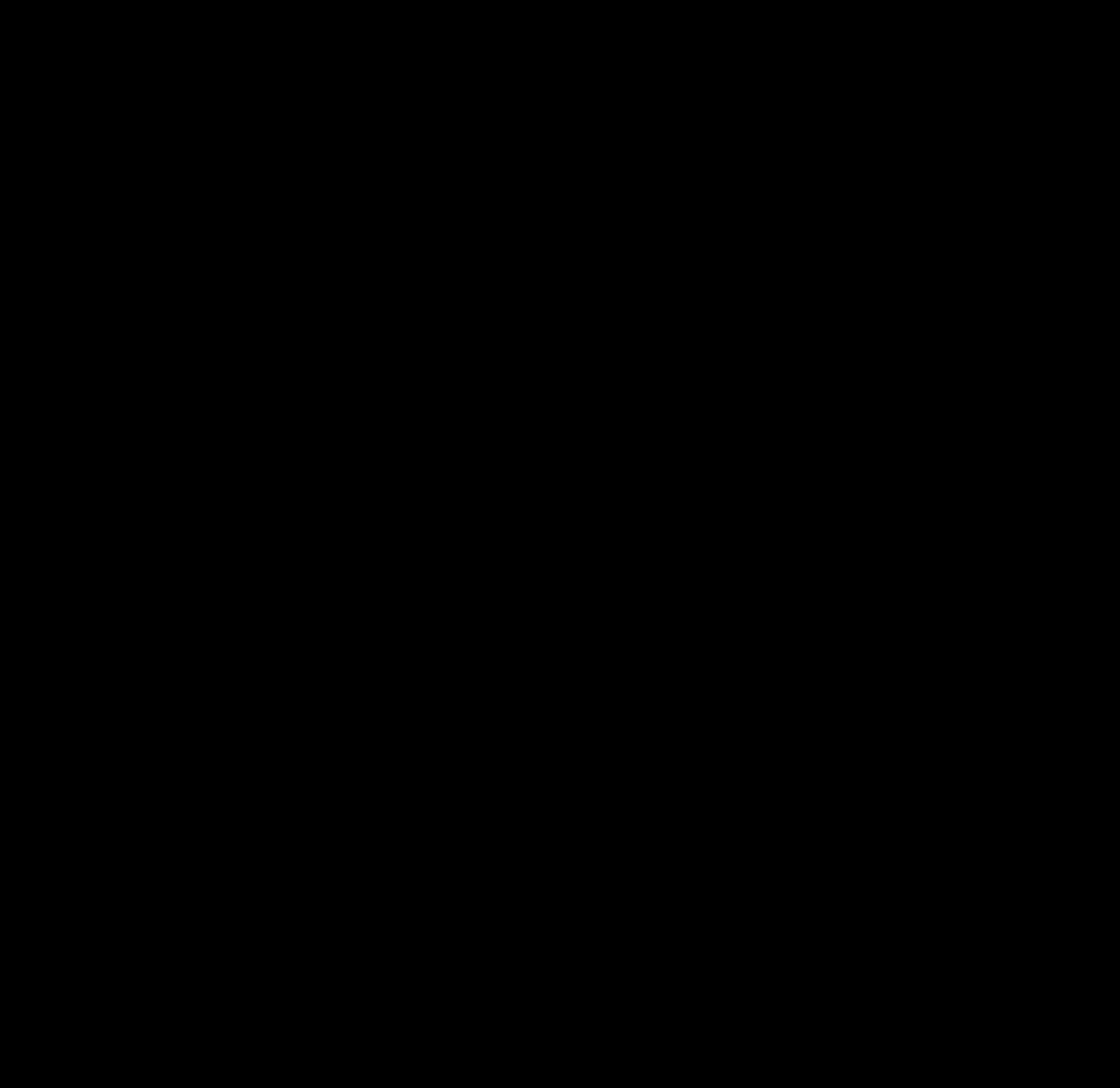
DJS

--

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From: [Gandu, Bobby](#)
To: [Vizzini, Tony](#); [Shaw, Carolyn](#)
Cc: [Wright, David](#); [Heldman, Lou](#)
Subject: RE: Faculty Questions
Date: Sunday, September 17, 2017 10:11:15 PM

For what it's worth, the rates showing for Wichita State were what had been Shocker Hall rates. If Fairmount Towers rates had been included, those rates would have been cheaper than KSU and KU (though Fairmount is closed now, the Fairmount rates are what most residents are paying at Flats now). I haven't heard the latest on rate plans for The Flats next year but it could be that a shared room within Flats will still have a cheaper rate than KU/KSU counterparts.

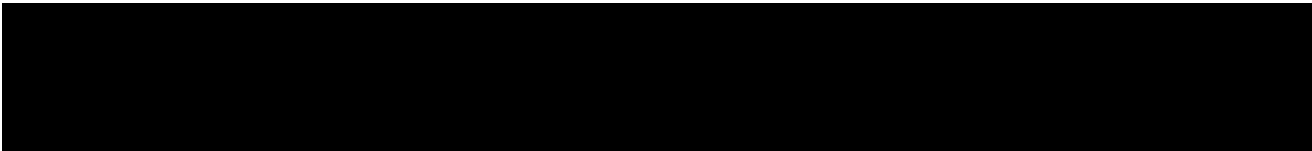




Begin forwarded message:

From: "Gandu, Bobby" <Bobby.Gandu@wichita.edu>
Date: July 14, 2017 at 11:25:25 PM CDT
To: "Muma, Richard" <Richard.Muma@wichita.edu>, "Surender, Sheelu" <Sheelu.Surender@wichita.edu>, "Altum, Vince" <Vince.Altum@wichita.edu>, "Tatro, Lois" <Lois.Tatro@wichita.edu>
Subject: RE: Fairmount info

For what it's worth, I think there has been a fair amount of questions asked about this. I was helping with visitors up front in the Welcome Center this afternoon and we had multiple parents/students coming in to raise concerns about this. One parent who I was helping repeatedly referred to this being the second big complaint she has because she wasn't supportive of paying for a new Y on campus through student fees given that her family already has a membership at the Y, so the fact that her son was getting switched from Fairmount to The Flats was now another big issue/change she wasn't happy about. So she laid in to me and then the housing staff who were in the Welcome Center to host tours of The Flats about the frustrations of the Y and this change with The Flats. We've also had multiple students message our social media accounts directly to ask whom they can talk to about this decision; the core of those complaints have been from Shocker Hall residents who want to know why they couldn't be considered to move to The Flats instead of Fairmount residents.



From: [Heldman, Lou](#)
To: [Salazar, Daniel](#)
Subject: Re: Flats & Fairmount Towers
Date: Wednesday, July 19, 2017 5:06:32 PM

Yes, we should be able to get you that Wednesday.

From: Daniel Salazar <dsalazar@wichitaeagle.com>
Date: Wednesday, July 19, 2017 at 4:54 PM
To: Lou Heldman <Lou.Heldman@wichita.edu>
Subject: Re: Flats & Fairmount Towers

I forgot to ask; do you know much Strategic Communications got for marketing The Flats and when that was agreed upon?
Thanks,
DJS

On Wed, Jul 19, 2017 at 12:19 PM, Salazar, Daniel <dsalazar@wichitaeagle.com> wrote:

So could you talk around 3:00 p.m.?
DJS

On Wed, Jul 19, 2017 at 12:13 PM, Heldman, Lou <Lou.Heldman@wichita.edu> wrote:

I'm in Hutch until mid afternoon

On Jul 19, 2017, at 11:59 AM, Salazar, Daniel <dsalazar@wichitaeagle.com> wrote:

Hey Lou,
Are you or Teri Hall free this afternoon to talk? As you might have heard from Breeze, I have some follow-ups on last week's Fairmount Towers-Flats announcement.
Thanks,
DJS

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From: [Heldman, Lou](#)
To: [Salazar, Daniel](#)
Cc: [Kleinsasser, Joe](#)
Subject: Re: Flats & Fairmount Towers
Date: Wednesday, July 19, 2017 12:20:08 PM

Yes

On Jul 19, 2017, at 12:19 PM, Salazar, Daniel <dsalazar@wichitaeagle.com> wrote:

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From: [Heldman, Lou](#)
To: [Salazar, Daniel](#)
Cc: [Kleinsasser, Joe](#)
Subject: Re: Flats & Fairmount Towers
Date: Wednesday, July 19, 2017 12:13:38 PM

I'm in Hutch until mid afternoon

On Jul 19, 2017, at 11:59 AM, Salazar, Daniel <dsalazar@wichitaeagle.com> wrote:

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Are you or Teri Hall free this afternoon to talk? As you might have heard from Breeze, I have some follow-ups on last week's Fairmount Towers-Flats announcement.
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From: [Easum, Amy](#)
To: [Heldman, Lou](#)
Cc: [Coleman-Martins, Shelly](#)
Subject: Re: Flats & Fairmount Towers
Date: Thursday, July 20, 2017 9:12:55 AM

\$37,700 total was billed and paid.

This included website, brochures, retractable banners, postcards, mesh fencing signs, PR, digital advertising campaign.

From: "Heldman, Lou" <Lou.Heldman@wichita.edu>
Date: Wednesday, July 19, 2017 at 5:05 PM
To: "Coleman-Martins, Shelly" <shelly.coleman-martins@wichita.edu>, Amy Easum <amy.easum@wichita.edu>
Subject: FW: Flats & Fairmount Towers

I'd appreciate if Wednesday morning one of you will send me the very brief answers to the reporter's questions highlighted below.

Thanks,
Lou

From: Daniel Salazar <dsalazar@wichitaeagle.com>
Date: Wednesday, July 19, 2017 at 4:54 PM
To: Lou Heldman <Lou.Heldman@wichita.edu>
Subject: Re: Flats & Fairmount Towers

I forgot to ask; do you know much Strategic Communications got for marketing The Flats and when that was agreed upon?

Thanks,
DJS

From: [Heldman, Lou](#)
To: [Salazar, Daniel](#)
Cc: [Kleinsasser, Joe](#)
Subject: Re: Flats & Fairmount Towers
Date: Thursday, July 20, 2017 9:43:55 AM

Daniel,
\$37,700 total was billed and paid. Strategic Communications developed the plan in February. This included website, brochures, retractable banners, postcards, mesh fencing signs, PR, digital advertising campaign.
Lou

From: Daniel Salazar <dsalazar@wichitaeagle.com>
Date: Wednesday, July 19, 2017 at 4:54 PM
To: Lou Heldman <Lou.Heldman@wichita.edu>
Subject: Re: Flats & Fairmount Towers

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On Tue, Oct 3, 2017 at 10:55 AM, Heldman, Lou <Lou.Heldman@wichita.edu> wrote:

Hello, Vic,

I'm happy to follow up on your email to Elizabeth King and to answer additional questions you may have.

First and foremost, we don't lie about enrollment numbers. The Regents institutions all follow the same set of rules. Some may not like it, for example, that Fort Hays counts enrollment from China, but that

doesn't make the enrollment less legitimate. Kansas universities' programs, including WSU's for-credit badges courses, have been approved by the Regents and the appropriate accrediting bodies.

WSU is working hard to increase enrollment in Kansas, but also in other states, other nations, online and through professional development courses. We're in the education business, not the business of just enrolling fulltime traditional 18-22-year-old students. We treasure those traditional students, of course, and we have another record freshman class to prove it, but we want many others as well.

Dr. Bardo talks about how in the days of Corbin, Ahlberg and Lindquist, the university was known for attracting working people who could earn their degrees at night. We're refocused on that, but we now also are greatly expanding our offerings of online and professional development courses.

Higher education is changing and the four-year degree with 120 hours or more of credits is no longer the only requirement of employers. The marketplace also wants people with certifications and specific skill sets, along with critical thinking, reasoning and learning capacity.

I was a cynical student newspaper editor myself nearly 50 years ago at Ohio State, so I have some empathy for the editors of the Sunflower. With that acknowledgment, I have to say I have been tremendously disappointed the past few years, and especially this year, because the editors seem determined to cast doubt on every university achievement to advance their negative narrative. If you got all your information from the Sunflower, you'd be pretty poorly informed about what's going on at WSU. In the editor's introductory column this year, here was his first piece of advice to students:

1. Every time you hear the word "Innovation" or "Strategic" or "Engagement" or "Dialogue" (used as a verb) or "Student input" or "Students will have a voice," grab a totem, something you can hold onto that keeps you grounded, because you're about to be fed a huge spoon of bullshit.

I think the students taking engineering labs in the Experiential Engineering Building, using the amazing equipment in the GoCreate community makerspace or living in The Flats @ WSU are having a college experience they'll treasure. If Dr. Bardo had listened to the cynics, Innovation Campus wouldn't exist. Innovation Campus is helping WSU's reputation nationally and enhancing the value of a Wichita State education, even for students who will never take a class there.

If you've been following the university's progress since Dr. Bardo became president in July 2012, you know that he has been consistent in his publicly stated beliefs that the university needs to work more closely with industry to help our students get good jobs and to help our community and state prosper. We don't apologize for that.

Finally, Dr. Bardo is featured in more than a dozen YouTube videos but I couldn't immediately locate one that's 42 minutes long, so please send me a link if you find it.

Best,
Lou Heldman

From: Vic Heckart [<mailto:vheckart16@gmail.com>]

Sent: Tuesday, October 3, 2017 8:50 AM

To: King, Elizabeth <Elizabeth.King@wichita.edu>

Subject: Vic Gram

Elizabeth, I'd like to ask you for a favor with the idea that either you can answer this question or point me to someone who can answer it.

Background: Last night, I was perusing around on Facebook, & ran across an article about WSU that came from the campus newspaper, "The Sunflower". It claimed that the WSU adm was out of touch with reality and that it was lying about the increase in enrollment. So, I started googling around. The 1st article I found was about the big

frosh class of 2016. Next I found an article on the big frosh class of 2017. In essence, this proved that the Sunflower article was totally off-base, so I went back to find it on FB and cudn't find it anymore. I thought perhaps it was some kind of joke, but I cudn't verify the context. Coincidentally, this morning I ran across a 42-min you-tube pitch by Dr Bardo on the state of WSU. It was extremely well put together & I am very impressed. So, I went to the WSU campus news website I peruse through ever so often as it contains daily news, but I cudn't find the 42-min article anywhere. I thought that I had found it on Shockernet in the "off-topic section", but it's not there.

So, my question is this: Can you or someone else please sent me that article? It's actually a youtube pitch. It gives all of the details on enrollment including the fact that WSU needs to improve on it's 72 to 75 % retention rate for freshmen. It talks about the vision for the future. I want this because I want to share it with some other people.

Go Shox!

Vic Heckart, WSU '62

PS - One question I have about the youtube pitch is that somewhere close to the start, Dr Bardo mentions an increase from \$55 M to \$90 M. I think there is a "typo" in the words at the bottom that repeats what he said. It may be an increase in the mill levy, but I'm really not sure about the source.

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From: Salazar, Daniel
To: [Heldman, Lou](#)
Subject: Re: From Andy Schlapp at your request
Date: Thursday, July 20, 2017 12:45:12 PM

I forgot to ask this question because of the end of our conversation.. but does Housing and Residence Life have a similar arrangement to be paid like Strategic Communications is?

Thanks,
DJS

On Thu, Jul 20, 2017 at 10:26 AM, Salazar, Daniel <dsalazar@wichitaeagle.com> wrote:

Thanks for taking the time to talk to me yesterday...

Looking at my notes, there were a couple of matters that you thought might be better explained by other folks or further digging... Joe might have a couple more

- The exact size of debt on Fairmount Towers as well as the schedule to pay it off.

- Info on how that will be paid off now vs. how it was getting paid off before the announcement

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To: Andy Schlapp <andy.schlapp@wichita.edu>

Cc: John Bardo <john.bardo@wichita.edu>, Julene Miller <jmiller@ksbor.org>, "Frisbie, Elaine" <efrisbie@ksbor.org>, "Henning, Nelda" <nhenning@ksbor.org>, "Burlingham, Renee" <rburlingham@ksbor.org>

Subject: RE: Fairmount Towers

Andy, thank you for communicating your intention to follow the WSU 2013 master plan. The Board policy related to private housing allows the President and CEO of the Board, upon recommendation of the Director of Facilities to approve, on behalf of the Board, any agreement relating to private housing that is less than one year (Chapter II,E:9).

Let me know if you have any questions or concerns.

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From: Salazar, Daniel
To: [Heldman, Lou](#)
Cc: [Kleinsasser, Joe](#)
Subject: Re: From Andy Schlapp at your request
Date: Thursday, July 20, 2017 10:26:24 AM

Thanks for taking the time to talk to me yesterday...

Looking at my notes, there were a couple of matters that you thought might be better explained by other folks or further digging... Joe might have a couple more

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Date: Tuesday, July 18, 2017 at 4:37 PM
To: Andy Schlapp <andy.schlapp@wichita.edu>
Cc: John Bardo <john.bardo@wichita.edu>, Julene Miller <jmiller@ksbor.org>, "Frisbie, Elaine" <efrisbie@ksbor.org>, "Henning, Nelda" <nhenning@ksbor.org>, "Burlingham, Renee" <rburlingham@ksbor.org>
Subject: RE: Fairmount Towers

Andy, thank you for communicating your intention to follow the WSU 2013

master plan. The Board policy related to private housing allows the President and CEO of the Board, upon recommendation of the Director of Facilities to approve, on behalf of the Board, any agreement relating to private housing that is less than one year (Chapter II,E:9).

Let me know if you have any questions or concerns.

Blake

Blake Flanders, Ph.D.

President & CEO

1000 SW Jackson, Suite 520

Topeka, KS 66612-1368

[785.430.4234](tel:785.430.4234)

--

Daniel Salazar

Reporter

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[@imdanielsalazar](#)

From: Salazar, Daniel [<mailto:dsalazar@wichitaeagle.com>]

Sent: Thursday, July 20, 2017 10:26 AM

To: Heldman, Lou <Lou.Heldman@wichita.edu>

Cc: Kleinsasser, Joe <Joe.Kleinsasser@wichita.edu>

Subject: Re: From Andy Schlapp at your request

Thanks for taking the time to talk to me yesterday...

Looking at my notes, there were a couple of matters that you thought might be better explained by other folks or further digging... Joe might have a couple more

- The exact size of debt on Fairmount Towers as well as the schedule to pay it off.
- Info on how that will be paid off now vs. how it was getting paid off before the announcement
- If the ground sub-lease between WSIA & MWCB is 40 years or 55 years
- If the original proposal went from 200 beds to 285 beds after KBOR was presented it
- Amount in the state budget passed in June re: razing Fairmount Towers (these are the committee reports I referenced; http://www.kslegresearch.org/KLRD-web/Publications/2017SessionSubcommitteeReports/FY2018_CI_WSU.pdf and http://www.kslegresearch.org/KLRD-web/Publications/2017SessionSubcommitteeReports/FY2019_CI_WSU.pdf)

I'll holler if I think of any more
DJS

On Thu, Jul 20, 2017 at 10:08 AM, Salazar, Daniel
<dsalazar@wichitaeagle.com> wrote:

Do you have the initial request that was sent to Mr. Flanders?
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From: [Heldman, Lou](#)
To: [Salazar, Daniel](#)
Cc: [Kleinsasser, Joe](#)
Subject: Re: From Andy Schlapp at your request
Date: Friday, July 21, 2017 9:49:30 AM

Since WSU is leasing and operating the building as a residence hall, it will be managed by Housing and Residence Life the same as Shocker Hall.

From: Daniel Salazar <dsalazar@wichitaeagle.com>
Date: Thursday, July 20, 2017 at 12:45 PM
To: Lou Heldman <Lou.Heldman@wichita.edu>
Subject: Re: From Andy Schlapp at your request

I forgot to ask this question because of the end of our conversation.. but does Housing and Residence Life have a similar arrangement to be paid like Strategic Communications is?
Thanks,
DJS

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From: Tatro, Lois

Sent: Thursday, July 20, 2017 1:30 PM

To: Miller, David <david.miller@wichita.edu>; Bruun, Troy <troy.bruun@wichita.edu>; Kleinsasser, Joe <Joe.Kleinsasser@wichita.edu>; Golling, Werner <werner.golling@wichita.edu>; King, Eric <eric.king@wichita.edu>

Subject: RE: From Andy Schlapp at your request

Here's the answer to one more question...

-If the ground sub-lease between WSIA & MWCB is 40 years or 55 years

55 years between WSIA and MWCB on lease dated 12/27/2016

-If the original proposal went from 200 beds to 285 beds after KBOR was presented it

I'm not sure what is meant by the "original" proposal....when that proposal was made, etc.



From: Salazar, Daniel [<mailto:dsalazar@wichitaeagle.com>]

Sent: Thursday, July 20, 2017 10:26 AM

To: Heldman, Lou <Lou.Heldman@wichita.edu>

Cc: Kleinsasser, Joe <Joe.Kleinsasser@wichita.edu>

Subject: Re: From Andy Schlapp at your request

Thanks for taking the time to talk to me yesterday...

Looking at my notes, there were a couple of matters that you thought might be better explained by other folks or further digging... Joe might have a couple more

-The exact size of debt on Fairmount Towers as well as the schedule to pay it off.

Date	Principal	Interest	Total
	Payment	Payment	Payment
12/1/2017		73,250	73,250
6/1/2018	675,000	73,250	748,250
12/1/2018		56,375	56,375

6/1/2019	715,000	56,375	771,375
12/1/2019		38,500	38,500
6/1/2020	750,000	38,500	788,500
12/1/2020		19,750	19,750
6/1/2021	790,000	19,750	809,750
	2,930,000	375,750	3,305,750

-Info on how that will be paid off now vs. how it was getting paid off before the announcement

The outstanding debt associated with Fairmount Towers is payable from general University revenues. In years when revenue from the operation of Fairmount Towers exceeds expenses, the excess revenue contributes to the payment of principal and interest.

-If the ground sub-lease between WSIA & MWCB is 40 years or 55 years

55 years between WSIA and MWCB on lease dated 12/27/2016

-If the original proposal went from 200 beds to 285 beds after KBOR was presented it

-Amount in the state budget passed in June re: razing Fairmount Towers (these are the committee reports I referenced; http://www.kslegresearch.org/KLRD-web/Publications/2017SessionSubcommitteeReports/FY2018_CI_WSU.pdf and http://www.kslegresearch.org/KLRD-web/Publications/2017SessionSubcommitteeReports/FY2019_CI_WSU.pdf)

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To: Andy Schlapp <andy.schlapp@wichita.edu>
Cc: John Bardo <john.bardo@wichita.edu>, Julene Miller <jmiller@ksbor.org>, "Frisbie, Elaine" <efrisbie@ksbor.org>, "Henning, Nelda" <nhenning@ksbor.org>, "Burlingham, Renee" <rburlingham@ksbor.org>
Subject: RE: Fairmount Towers

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On Aug 2, 2017, at 1:45 PM, Jensen, Scott <scott.jensen@wichita.edu> wrote:

I wanted to make sure all of you were aware of the following:

After filling all of the rooms over in the Flats (and Shocker), we have 42 people who have paid a pre-payment to us and we have not assigned. Before you get alarmed, here is our plan.

We are scrubbing our current list of assigned people (and applied folks) to make sure they are actually coming. We have a multiple ways we are doing that, I can provide detail if you want but do not want to bore you.

We will assign all of the people we can't fit into Shocker Hall or The Flats to Fairmount Towers on an overflow basis. From that, we would hope to move anyone assigned to Fairmount to either The Flats or Shocker based on no shows we were not able to anticipate or people who move in and move out immediately no later than September 1.

Between now and opening we anticipate people canceling and people applying and people just showing up looking for a place to live. We do not see any other options than using Fairmount as an overflow unless you all think we should proceed otherwise.

We would not broadcast this information out as we are still in the process of occupancy verification and changes in assignments.

Thank you for any feedback you can provide.

Scott

Scott Jensen
Director
Housing and Residence Life
Wichita State University
(316) 978-6612
<image003.jpg>

From: [Moses, David](#)
To: [Kleinsasser, Joe](#); [Salazar, Daniel](#)
Cc: [Mazzullo, Lainie](#); [Heldman, Lou](#); [Bishop, Belinda](#)
Subject: Re: Information is coming
Date: Friday, July 28, 2017 9:53:47 AM

Daniel: In response to the questions you posed to Joe, late Wednesday afternoon, Scott Jensen, WSU Director for Housing and Residence Life shares the following:

Q: Is there a breakdown of room types for both buildings by number? So of the 113 apartments in the Flats, how many are single, how many are double, etc.

A: 8 one bedroom apartments, 44 two bedroom apartments, 54 three bedroom apartments and 7 four bedroom apartments

Q: Most press releases referred to the 112-unit Flats... is the 113th unit for a faculty member or HRL staffer?

A: That is correct, one of the units was always designed as a staff apartment, also available for "showings".

Q: What's the difference between rising sophomore and sophomore? Did the rising sophomores just apply after the spring semester ended?

A: Rising sophomore refers to students who were Freshman during the 2016-2017 academic year. We used this term to differentiate from Freshman for the 2017-2018 academic year.

Q: Does "new admit" include freshmen and transfers? Is there a breakdown to include how many freshmen were going to each building?

A: Yes it includes both. Our housing computer system does not have to ability to breakdown the difference between the two types, it is coded as new admit.

Q: Is projected revenue for the academic year? And does the revenue include deposits?

A: The projected revenue provided in response to your earlier KORA request was as of July 14, 2017 and is only rent for the academic year. It does not include deposits. Fairmount Towers had a prepayment

which is money that is applied to the student's first semester rent. The Flats had a deposit which would have been returned after the student moved out. Both the Fairmount prepayment and the Flats deposit were \$200.

Q: For last week's story to give an idea the revenue for next year from Fairmount Towers students, I multiplied the cheapest per semester rent (\$2,190) times 300 students times two semesters to get a low end revenue estimate of \$1.314 million. Using the high rate of \$2,950 for a single, I multiplied that by 2 semesters by 300 students to get the high-end estimate of \$1.77 million. That's how we got the range of Fairmount rent being between \$1.3M and \$1.8M. So I was curious why it's lower than that range. Is it due to housing scholarships or some other factor?

A: The projected revenue provided in the response to your earlier KORA request was merely that, projected revenue as of July 14, 2017. The amount that was listed for Fairmount Towers was only for one semester, that was a calculation error. Your range is correct.

David H. Moses

General Counsel

Wichita State University

316-978-6791, telephone

316-978-3046, telefacsimile

From: "Kleinsasser, Joe" <Joe.Kleinsasser@wichita.edu>

Date: Thursday, July 27, 2017 at 11:42 AM

To: Daniel Salazar <dsalazar@wichitaeagle.com>

Cc: David Moses <david.moses@wichita.edu>

Subject: Information is coming

Hi Daniel,

David Moses will be getting back to you about the questions you asked yesterday.

Thanks!

Joe



From: Heldman, Lou

Sent: Wednesday, August 9, 2017 3:12 PM

To: Mazzullo, Lainie <Lainie.Mazzullo@wichita.edu>

Subject: Innovation Campus changes expected from August-December

- The Flats will be completed and occupied.
- Law Enforcement Training Center construction should be nearly completed.
- The Original Pizza Hut will be moved to Innovation Campus.
- The pond close to 21st will be enlarged and there will eventually be a pedestrian bridge going across the pond.
- Construction should be underway on two new Braeburn Square buildings and nice public spaces west of the pond and east of Starbucks.
- The road improvements near 21st and Oliver will be much further along, with completion expected by the end of the year.
- Construction on the Partnership Building 2, just west of Airbus, will be well underway.



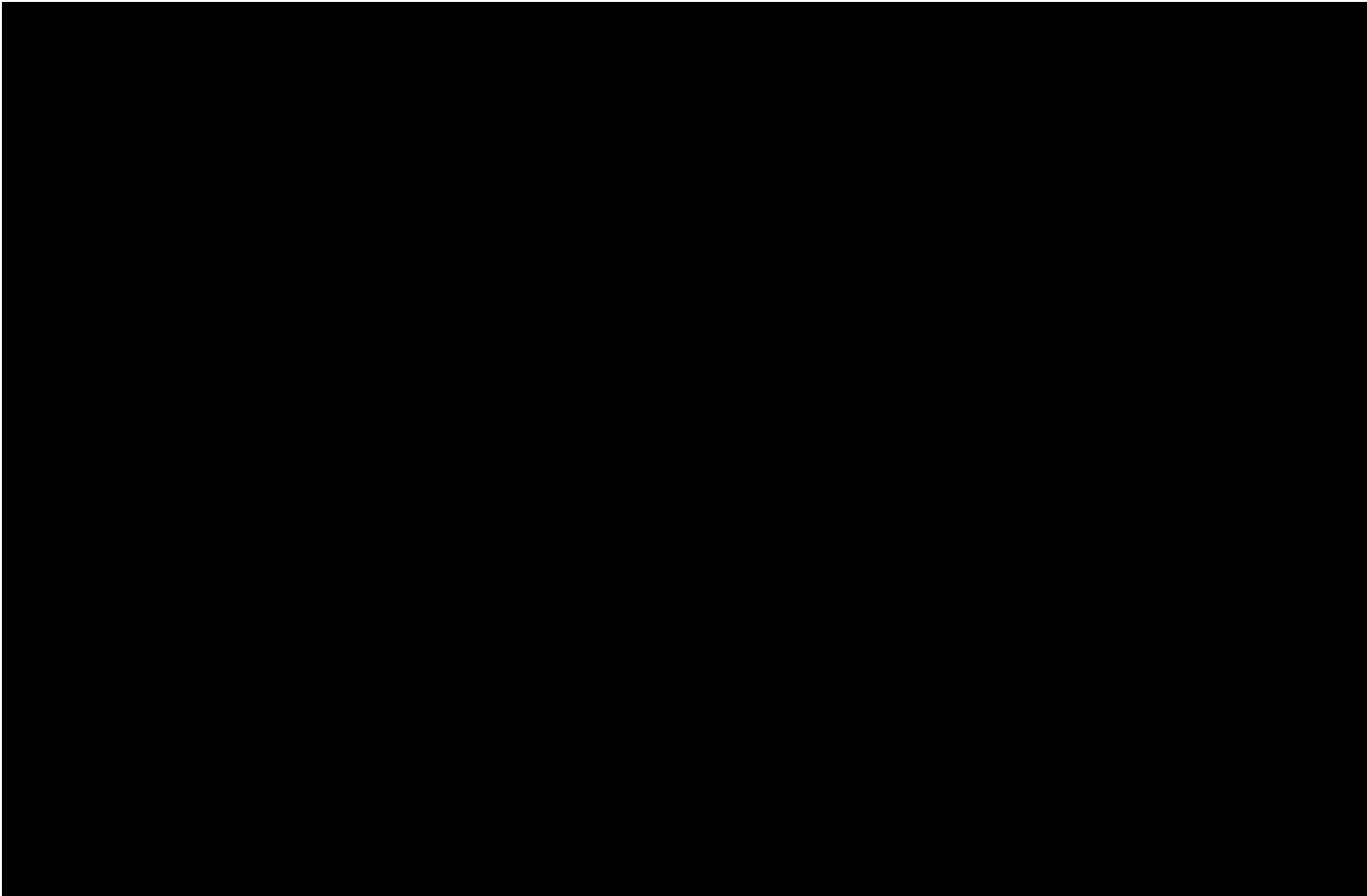
From: Andy Schlapp <andy.schlapp@wichita.edu>

Date: Wednesday, September 27, 2017 at 3:35 PM

To: Lou Heldman <Lou.Heldman@wichita.edu>

Subject: Re: Innovation Campus update two-sided sheet 9-27-17

Flats II on sheet?

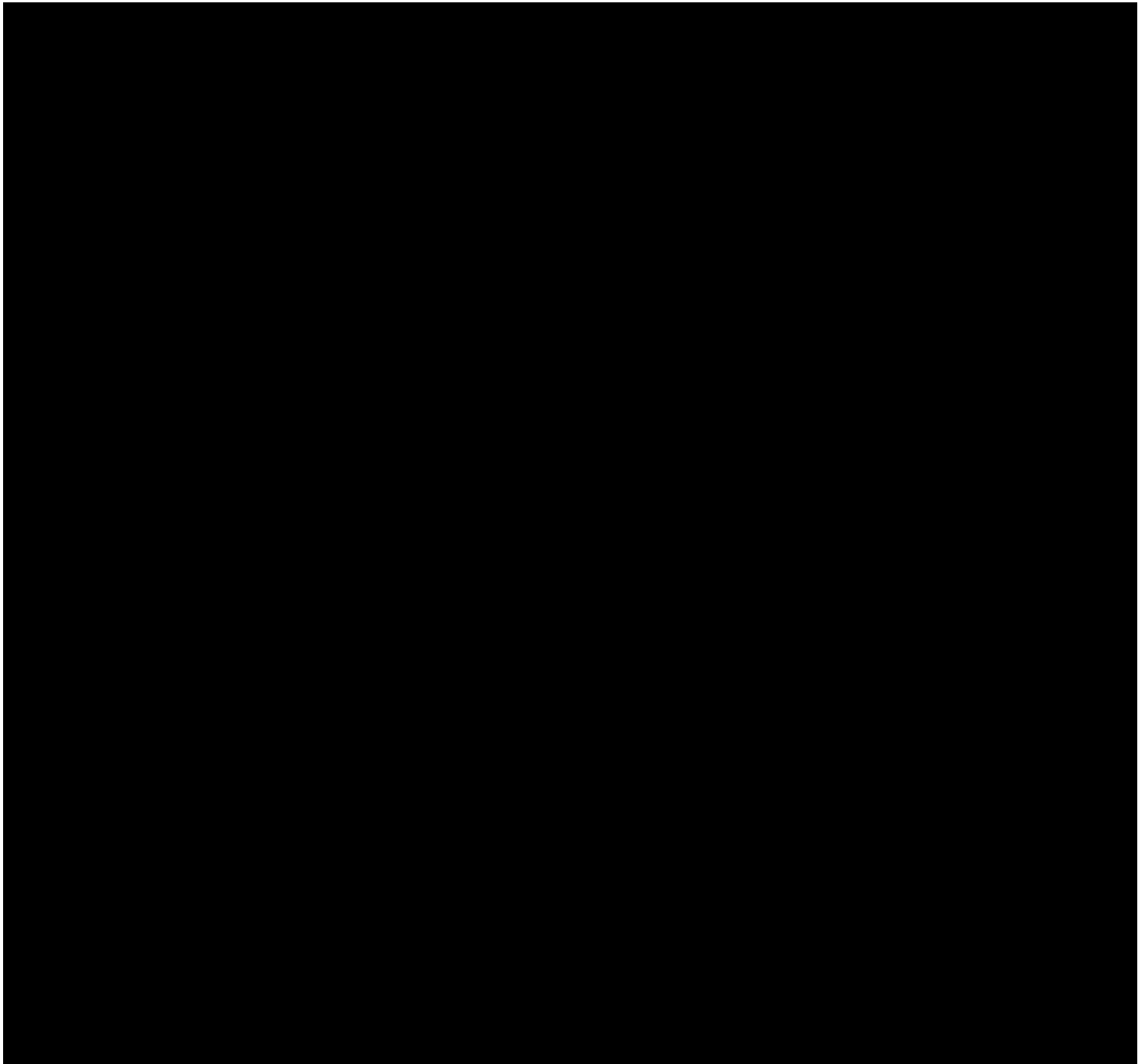


From: SC Design4 <sc.design4@wichita.edu>

From: [Heldman, Lou](#)
To: [Easum, Amy](#)
Subject: Re: Innovation Update
Date: Wednesday, September 27, 2017 5:55:53 PM

Yes, it was Betsy Main and I sent to her.

I've also gotten a couple of questions about adding Flats next building but I haven't seen that on a master plan yet so I'm not willing to guess on size and shape.



From: [Moses, David](#)
To: [Salazar, Daniel](#)
Cc: [Bishop, Belinda](#); [Heldman, Lou](#); [Mazzullo, Lainie](#)
Subject: Re: July 26 request update
Date: Wednesday, September 20, 2017 2:24:51 PM

Daniel: As I explained during our telephone conference today when we discussed your KORA requests, reviewed information, the WSIA/MWCB sublease dated 9/15/16 and this August 29, 2017 email string, 935 is the Shocker Hall project and 1194 is the project for WSIA Student Housing on Innovation Campus property. The reference to 935 in the third paragraph of the sublease is a typo and should have been 1194. Also, my 8/29/17 email, below, was prepared from memory but without reviewing documents and I inadvertently reversed the numbers so, again, 935 is only Shocker Hall and 1194 is the Student housing project that was bid in 2015. Please call me to discuss if there are any further questions. Finally, FWIW, if you never wanted any of the Shocker Hall information, please confirm this fact and I will see that the fee you paid for retrieval, review and redaction of 935 is returned to you. Thx, DHM

Sent from David Moses's iPad Pro

> On Sep 20, 2017, at 1:45 PM, Salazar, Daniel <dsalazar@wichitaeagle.com> wrote:

>

> This is the e-mail.

> I wanted to clarify where I was getting 935 from and that we were looking for requests on the 2016 private housing agreement, not a 2012 request related to Shocker Hall.

>

> I'll have to talk to Lou but it sounds like there was a RFP/RFQ on the shelved-2015 dorm hall quest but none on the private housing agreement.

>

> Thanks,

> DJS

> ----- Forwarded message -----

> From: Salazar, Daniel <dsalazar@wichitaeagle.com<<mailto:dsalazar@wichitaeagle.com>>>

> Date: Tue, Aug 29, 2017 at 2:59 PM

> Subject: Re: July 26 request update

> To: "Moses, David" <david.moses@wichita.edu<<mailto:david.moses@wichita.edu>>>

> Cc: "Lyndon W. Vix" <lvix@fleeson.com<<mailto:lvix@fleeson.com>>>

>

>

> I believe B0001194 was the 2015 request for "Student-Occupied Housing Project in Cooperation with Wichita State Innovation Alliance on the Innovation Campus of Wichita State University" (see B0001194 attached below) , not Shocker Hall. It was also referred to as the "WSU Innovation Campus New Residence Hall" in Kim Sowell's May 6, 2015 request for supplemental information that you provided to Kelsey Ryan on Aug. 5, 2015 (see Attachment D below). Again, we'd like those B0001194 responses as well as responses to Kim Sowell's request.

>

> You're right that B000935, according to the WSIA to MWCB private housing sub-lease you provided to me in late July (attached below), was for the private housing agreement. We'd like those responses to B000935 and other requests/responses for information.

>

> For the record on the frequency of these requests, the Aug. 23 requests were my first requests to your office in four weeks. And those five Aug. 23 requests asked for five items, which was actually fewer items than my two July 26 requests.

> DJS

>

> On Tue, Aug 29, 2017 at 2:21 PM, Moses, David

<david.moses@wichita.edu<<mailto:david.moses@wichita.edu>>> wrote:

>

> Daniel: My recollection (without checking my records) is B0001194 involved the bid for Shocker Hall (several

years ago) and B0000935 was for the housing project when MWCB was selected to do the project but not their specific bid. Then, a decision was made to not proceed followed by a study. Several months after the study, MWCB reached out to WSU with a proposal that resulted in what is commonly referred to as The Flats.

>

> The records for both of these require close vetting and, perhaps, that wasn't completed. You have been making KORA requests quite frequently including, but not limited to, 5 on the same day (8/23/17). DHM

>

>

> David H. Moses

> General Counsel

> Wichita State University

> 316-978-6791<tel:(316)%20978-6791>, telephone

> 316-978-3046<tel:(316)%20978-3046>, fax

>

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>

> From: Salazar, Daniel <dsalazar@wichitaeagle.com<<mailto:dsalazar@wichitaeagle.com>>>

> Sent: Tuesday, August 29, 2017 2:08 PM

> To: Moses, David

> Cc: Lyndon W. Vix

> Subject: July 26 request update

>

> Hi David,

> I wanted to touch base in a fresh e-mail on the status of two Kansas Open Records Act requests I filed more than a month ago.

>

> On July 26, I submitted these two requests:

>

> -Bids for Request B0001194 for WSU Innovation Campus New Residence Hall, including per bed costs

>

> -Vendors' responses to Kim Sowell's May 6, 2015 request for supplemental information related to Request B0001194

>

>

> -Request B0000935 for Private Housing Project

>

> -Bids for Request B0000935

>

> -Requests and responses for supplemental information for B0000935

>

> -April 14, 2016 draft letter of intent from MWCB, LLC on private housing project

>

> On the first request, you initially said you would provide those records by Aug. 2. When I inquired again, you said that these records may have been requested by a previous reporter with the Wichita Eagle. In reviewing our own records, we have the Kim Sowell May 6, 2015 request through a previous request. But this request is separate and is referring to the actual responses to Kim Sowell's request.

>

> On the second request, I received the first item (RFQ B0000935) and I thank you for that. You told me the second and third items of the second request were "voluminous" and possibly requested by our newspaper before. I told you that I'm aware former Eagle reporter Kelsey Ryan requested documents on this topic but I've worked to avoid making duplicate requests of information we've already received. You also told me that staff had trouble finding a draft letter of intent from MWCB, LLC to construct a private housing facility dated April 14, 2016. I advised that

letter was referred to during the June 15, 2016 meeting of the Kansas Board of Regents. No matter the date and whether or not information provided to the state Board of Regents was accurate, we're interested in such a letter to the extent it exists.

>

> On Aug. 10, you provided another update, calling the records "very voluminous" that need to be carefully reviewed against at least 5 exemptions. You also said your office is making every effort to complete the review during a reasonable amount of time and that your hope of completing the review by Aug. 2 had been too optimistic. You said some records were in print and some were in computer files and that you would update me on the cost once the review is completed.

>

> You've mentioned the "voluminous" nature of both requests multiple times. For what it's worth, I'm willing to inspect any documents on-site to avoid and avert any cost of copying or expenditure of time your office might spend otherwise.

>

> I look forward to hearing back on the status of the remaining records in these two requests.

> Thank you,

> Daniel

>

> --

> Daniel Salazar

> Reporter

> The Wichita Eagle

> Office: 316.269.6791<tel:(316)%20269-6791>

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> <B0001194.pdf>

> <WSIA to MWCB PRIVATE HOUSING - GROUND SUBLEASE 2016 09 16-FULLY EXECUTED.pdf>

> <attachment D.pdf>

From: [Moses, David](#)
To: [Salazar, Daniel](#)
Cc: [Bishop, Belinda](#); [Heldman, Lou](#); [Mazzullo, Lainie](#); [Lyndon W. Vix](#)
Subject: Re: Kansas Open Records Act (9/26/2017 - Eagle - Salazar)
Date: Thursday, October 5, 2017 3:22:18 PM

Daniel:

In response to your KORA request, highlighted in yellow, below, please be advised that letters of intent, 1) do not contain any contractual obligations unless and until a sublease and related documents have been fully negotiated, approved, executed and exchanged, 2) are not intended to create any agreement or obligation by either party to negotiate a definitive sublease, 3) imposes no duty on either party to continue negotiations, 4) specifically provide that any agreement by a Party or the Parties to any of the individual terms and conditions set forth in an LOI shall not be binding and merely represents the position of a Party or the Parties, 5) confirms that the University shall follow, and all terms and conditions hereunder are subject to, all laws, regulations, policies and procedures as set forth by WSU, KBOR and the state of Kansas, and 6) is intended solely as a preliminary expression of general intentions and is to be used for discussion purposes only. This is not, necessarily, an exhaustive list.

As a result, the Letters of Intent you are requesting, below, are exempted from KORA pursuant to K.S.A. 45-221(a)(14) **Correspondence between a public agency and a private individual**, other than correspondence which is intended to give notice of an action, policy or determination relating to any regulatory, supervisory or enforcement responsibility of the public agency or which is widely distributed to the public by a public agency and is not specifically in response to communications from such a private individual. In addition, they are also exempted from KORA pursuant to K.S.A. 45-221(a)(20) Notes, **preliminary drafts**, research data in the process of analysis, unfunded grant proposals, memoranda, recommendations or other **records in which opinions** are expressed or policies or **actions are proposed**,

except that this exemption shall not apply when such records are publicly cited or identified in an open meeting or in an agenda of an open meeting.

I notice you have added Lyndon to a recent email to me regarding this request so I have copied him, in the event he wants to contact me to discuss this matter. Thx, DHM

David H. Moses
General Counsel
Wichita State University
316-978-6791, telephone
316-978-3046, telefacsimile

From: Daniel Salazar <dsalazar@wichitaeagle.com>
Date: Tuesday, September 26, 2017 at 6:33 PM
To: David Moses <david.moses@wichita.edu>
Subject: Kansas Open Records Act (9/26/2017 - Eagle - Salazar)

Daniel Salazar

The Wichita Eagle | 330 North Mead Street | Wichita, KS 67202
(316) 269-6791 | (512)983-8808 | dsalazar@wichitaeagle.com

September 26, 2017

David H. Moses
201 Morrison Hall
1845 Fairmount
Wichita, KS 67260-0205

Dear Mr. Moses,

This is a request under Chapter 45 of the Kansas Open Records Act. Through previous records requests, you've provided MWCB, LLC letters of intent for the Partnership 2 building and student apartment housing. Please provide **copies of all other letters of intent submitted for projects on the Innovation Campus by MWCB, LLC or BGC Developers, LLC.**

Please provide advanced notice of any charges that will exceed \$50. This request is for non-commercial news-gathering purposes in the public interest, so please waive any fees possible.

If Wichita State University feels any portion of this request is not subject to disclosure,

please cite the specific section in the Kansas Open Records Act that the university believes exempts the record with an explanation of how this exemption applies. In the event the university contends that part of the request is confidential, please still provide those portions of the request that the university is not challenging.

Please send the information electronically, or its native form. Please send the forms as they become available, rather than waiting to send all the forms at once. Please reply to this e-mail to confirm receipt of this request.

Thank you in advance for your help.

Sincerely,
Daniel Salazar

--

Daniel Salazar
Reporter
The Wichita Eagle
Office: 316.269.6791
Mobile: 512.983.8808
dsalazar@wichitaeagle.com
[@imdanielsalazar](#)

From: [Moses, David](#)
To: [Salazar, Daniel](#)
Cc: [Bishop, Belinda](#); [Heldman, Lou](#); [Mazzullo, Lainie](#)
Subject: Re: Kansas Open Records Act (9/26/2017 - Eagle - Salazar)
Date: Thursday, October 5, 2017 5:38:50 PM

Daniel: I didn't realize you were making a new request, yesterday, I thought you were just repeating the previous one. The April 2016 "Flats" Letter of Interest was provided since it was mentioned in the KBOR proceedings. I have to review the LOI for PB2 that you have and if you could do me the courtesy of sending me a copy of the email when it was provided to you along with the attachment of the LOI, that will help me answer your question. I am traveling tomorrow and will have to review PB1, which I believe is Airbus, when I get back to the desktop at the office but I believe you (and perhaps Kelsey before you) have received everything requested for Airbus. The LETC project is a City/County project and I don't believe we have an LOI with MWCB or BGC for that project. Thx, DHM

David H. Moses
General Counsel
Wichita State University
316-978-6791, telephone
316-978-3046, fax

NOTE: This is an electronic mail transmission from the General Counsel's Office at Wichita State University and may contain information that is privileged, confidential and protected by the attorney-client or attorney-work product privileges. It is intended only for the addressees. If you are an unintended recipient, note that any disclosure, copying, distribution or use of the contents of this message is prohibited. If you have received this transmission in error, please notify us immediately via return Email to the sender and then delete the message or you may call the sender at **316-978-6791**.

From: Salazar, Daniel <dsalazar@wichitaeagle.com>
Sent: Thursday, October 5, 2017 4:13 PM
To: Moses, David
Subject: Re: Kansas Open Records Act (9/26/2017 - Eagle - Salazar)

I was referring to the one I sent yesterday that said "all other letters of intent submitted for projects on the Innovation Campus that have not been requested in previous requests."

So the letters of intent for Partnership 2 and The Flats were released because they involved executed subleases? Shouldn't there be one for other executed projects like Partnership 1 and the Law Enforcement Training Center?

On Thu, Oct 5, 2017 at 4:08 PM, Moses, David <david.moses@wichita.edu> wrote:

The request highlighted in yellow, below. I'm not aware of any other pending request from you. Thx dhm

Sent from David H Moses iPhone

On Oct 5, 2017, at 3:36 PM, Salazar, Daniel <dsalazar@wichitaeagle.com> wrote:

Is this a response to my "all other letters of intent" request or the MWCB/BGC specific request?

Thanks,

DJS

On Thu, Oct 5, 2017 at 3:22 PM, Moses, David <david.moses@wichita.edu> wrote:

Daniel:

In response to your KORA request, highlighted in yellow, below, please be advised that letters of intent, 1) do not contain any contractual obligations unless and until a sublease and related documents have been fully negotiated, approved, executed and exchanged, 2) are not intended to create any agreement or obligation by either party to negotiate a definitive sublease, 3) imposes no duty on either party to continue negotiations, 4) specifically provide that any agreement by a Party or the Parties to any of the individual terms and conditions set forth in an LOI shall not be binding and merely represents the position of a Party or the Parties, 5) confirms that the University shall follow, and all terms and conditions hereunder are subject to, all laws, regulations, policies and procedures as set forth by WSU, KBOR and the state of Kansas, and 6) is intended solely as a preliminary expression of general intentions and is to be used for discussion purposes only. This is not, necessarily, an exhaustive list.

As a result, the Letters of Intent you are requesting, below, are exempted from KORA pursuant to K.S.A. 45-221(a)(14) **Correspondence between a public agency and a private individual**, other than correspondence which is intended to give notice of an action, policy or determination relating to any regulatory, supervisory or enforcement responsibility of the public agency or which

is widely distributed to the public by a public agency and is not specifically in response to communications from such a private individual. In addition, they are also exempted from KORA pursuant to K.S.A. 45-221(a)(20) Notes, preliminary drafts, research data in the process of analysis, unfunded grant proposals, memoranda, recommendations or other records in which opinions are expressed or policies or actions are proposed, except that this exemption shall not apply when such records are publicly cited or identified in an open meeting or in an agenda of an open meeting.

I notice you have added Lyndon to a recent email to me regarding this request so I have copied him, in the event he wants to contact me to discuss this matter. Thx,
DHM

David H. Moses

General Counsel

Wichita State University

[316-978-6791](tel:316-978-6791), telephone

[316-978-3046](tel:316-978-3046), telefacsimile

From: Daniel Salazar <dsalazar@wichitaeagle.com>

Date: Tuesday, September 26, 2017 at 6:33 PM

To: David Moses <david.moses@wichita.edu>

Subject: Kansas Open Records Act (9/26/2017 - Eagle - Salazar)

Daniel Salazar

The Wichita Eagle | [330 North Mead Street | Wichita, KS 67202](http://330.North.Mead.Street.Wichita.KS.67202)
[\(316\) 269-6791](tel:316-269-6791) | [\(512\)983-8808](tel:512-983-8808) | dsalazar@wichitaeagle.com

September 26, 2017

David H. Moses

201 Morrison Hall
[1845 Fairmount](#)
[Wichita, KS 67260](#)-0205

Dear Mr. Moses,

This is a request under Chapter 45 of the Kansas Open Records Act. Through previous records requests, you've provided MWCB, LLC letters of intent for the Partnership 2 building and student apartment housing. Please provide **copies of all other letters of intent submitted for projects on the Innovation Campus by MWCB, LLC or BGC Developers, LLC.**

Please provide advanced notice of any charges that will exceed \$50. This request is for non-commercial news-gathering purposes in the public interest, so please waive any fees possible.

If Wichita State University feels any portion of this request is not subject to disclosure, please cite the specific section in the Kansas Open Records Act that the university believes exempts the record with an explanation of how this exemption applies. In the event the university contends that part of the request is confidential, please still provide those portions of the request that the university is not challenging.

Please send the information electronically, or its native form. Please send the forms as they become available, rather than waiting to send all the forms at once. Please reply to this e-mail to confirm receipt of this request.

Thank you in advance for your help.

Sincerely,
Daniel Salazar

--

Daniel Salazar
Reporter
The Wichita Eagle
Office: [316.269.6791](tel:316.269.6791)
Mobile: [512.983.8808](tel:512.983.8808)
dsalazar@wichitaeagle.com
@imdanielsalazar

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Daniel Salazar
Reporter

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dsalazar@wichitaeagle.com
[@imdanielsalazar](https://www.instagram.com/imdanielsalazar)

From: [Moses, David](#)
To: [Salazar, Daniel](#)
Cc: [Bishop, Belinda](#); [Mazzullo, Lainie](#); [Heldman, Lou](#)
Subject: Re: Kansas Open Records Act Request (Salazar, 8/23/2017, 3 of 5)
Date: Monday, August 28, 2017 2:17:46 PM
Attachments: [Innovation Campus financing 7-17-17.pdf](#)
[WSU Bid Tabulation Summary.pdf](#)

Daniel: As I mentioned in an email to you, earlier today, you sent 5 KORA requests on 8/23/17. I have attached a PDF document entitled Summary of Innovation Campus financing prepared 7/17/17 and a PDF entitled WSU Bid Tabulation Summary to assist with this and most of the other 5 KORA requests. The response to your request, below, is found in the public domain on the Wichita State University website.

Please follow this link: <http://webs.wichita.edu/?u=purchasing&p=/index> and when you are there, scroll down to the bottom of the page where you will find the following:

“Wichita State University encourages developers interested in collaborating in support of the WSU Innovation Campus, to submit proposals or expressions of interest to the Office of Purchasing. Information regarding the WSU Innovation Campus can be found on the university website <http://www.wichita.edu/thisis/> and typing Innovation Campus, or by contacting Dr. John Tomblin, Vice President for Research & Technology Transfer john.tomblin@wichita.edu.”

This should complete our response to KORA request 3 of 5 on 8/23/17.

Thx, DHM

David H. Moses
General Counsel
Wichita State University
316-978-6791, telephone
316-978-3046, telefacsimile

From: Daniel Salazar <dsalazar@wichitaeagle.com>

Date: Wednesday, August 23, 2017 at 4:42 PM

To: David Moses <david.moses@wichita.edu>

Subject: Kansas Open Records Act Request (Salazar, 8/23/2017, 3 of 5)

Daniel Salazar

The Wichita Eagle | 330 North Mead Street | Wichita, KS 67202
[\(316\) 269-6791](tel:3162696791) | [\(512\)983-8808](tel:5129838808) | dsalazar@wichitaeagle.com

August 23, 2017

David H. Moses
201 Morrison Hall
1845 Fairmount
Wichita, KS 67260-0205

Dear Mr. Moses,

This is a request under Chapter 45 of the Kansas Open Records Act. Please provide copies of requests for quotes, quotations, qualifications, proposals or information for the Partnership 2 building on the Innovation Campus.

Please provide advanced notice of any charges that will exceed \$50. This request is for non-commercial news-gathering purposes in the public interest, so please waive any fees possible.

If Wichita State University feels any portion of this request is not subject to disclosure, please cite the specific section in the Kansas Open Records Act that the university believes exempts the record with an explanation of how this exemption applies. In the event the university contends that part of the request is confidential, please still provide those portions of the request that the university is not challenging.

Please send the information electronically, or its native form. Please send the forms as they become available, rather than waiting to send all the forms at once. Please reply to this e-mail to confirm receipt of this request.

Thank you in advance for your help.

--

Daniel Salazar
Reporter
The Wichita Eagle
Office: 316.269.6791
Mobile: 512.983.8808
dsalazar@wichitaeagle.com

@imdanielsalazar

From: [Moses, David](#)
To: [Salazar, Daniel](#)
Cc: [Bishop, Belinda](#); [Mazzullo, Lainie](#); [Heldman, Lou](#)
Subject: Re: Kansas Open Records Act Request (Salazar, 8/23/2017, 5 of 5)
Date: Friday, August 25, 2017 5:09:13 PM

Daniel: The KORA request, as it is written below, places an unreasonable burden in producing public records (see K.S.A. 45-219). Several of the individuals you have identified in the request use a signature line that has the WSU mailing address which includes the word "Fairmount". As a result, any attempt to collect the records you have requested captures every email ever sent by that individual within the time frame you identified. If you want to remove "Fairmount" from the request, please confirm this fact.

In addition, please be advised that we are working on determining the fee, pursuant to Kansas law (See K.S.A. 45-219) and WSU policy 20.01 that will need to be paid, in advance, for providing access to or furnishing copies of the records you have requested. WSU policy 20.01 provides, in part as follows:

Public records kept in computer files:

1. Access to public record(s) stored on computer files that can be accomplished using retrieval software already available and without software modification(s): \$50/hour of staff time necessary to obtain the printout(s); no charge for request requiring less than thirty minutes of staff time to obtain.
2. Access to public record(s) stored on computer files that requires custom programming time to retrieve and process: \$75/hour of staff time necessary to provide custom programming and retrieve and process the requested information.

Please let me know whether you are removing "Fairmount" from the request and, if so, I will then plan to have the projected cost calculated by Monday and let you know the amount you will need to pay in advance.

Thx, DHM

David H. Moses

General Counsel

Wichita State University

316-978-6791, telephone

316-978-3046, telefacsimile

From: Daniel Salazar <dsalazar@wichitaeagle.com>

Date: Wednesday, August 23, 2017 at 4:52 PM

To: David Moses <david.moses@wichita.edu>

Subject: Kansas Open Records Act Request (Salazar, 8/23/2017, 5 of 5)

Daniel Salazar

The Wichita Eagle | 330 North Mead Street | Wichita, KS 67202

[\(316\) 269-6791](tel:3162696791) | [\(316\) 983-8808](tel:3169838808) | dsalazar@wichitaeagle.com

August 23, 2017

David H. Moses

201 Morrison Hall

1845 Fairmount

Wichita, KS 67260-0205

Dear Mr. Moses,

This is a request under Chapter 45 of the Kansas Open Records Act. Please provide copies of e-mails sent by Scott Jensen, Teri Hall, Andy Schlapp, John Tomblin, Anthony Vizzini and Werner Golling that mention "Fairmount", "Flats" and/or "occupancy." The range of e-mails would be from February 15, 2017 to July 14, 2017.

Please provide advanced notice of any charges that will exceed \$50. This request is for non-commercial news-gathering purposes in the public interest, so please waive any fees possible.

If Wichita State University feels any portion of this request is not subject to disclosure, please cite the specific section in the Kansas Open Records Act that the university believes exempts the record with an explanation of how this exemption applies. In the event the university contends that part of the request is confidential, please still provide those portions of the request that the university is not challenging.

Please send the information electronically, or its native form. Please send the forms as they become available, rather than waiting to send all the forms at once. Please reply to this e-mail to confirm receipt of this request.

Thank you in advance for your help.

--

Daniel Salazar

Reporter

The Wichita Eagle

Office: 316.269.6791

Mobile: 512.983.8808

dsalazar@wichitaeagle.com

[@imdanielsalazar](#)

From: [Moses, David](#)
To: [Salazar, Daniel](#)
Cc: [Bishop, Belinda](#); [Mazzullo, Lainie](#); [Heldman, Lou](#)
Subject: Re: Kansas Open Records Act Request (Salazar, 8/23/2017, 4 of 5)
Date: Thursday, September 7, 2017 4:39:59 PM
Attachments: [MWCB - Partnership 2 Letter of Interest - Spec Building - 06232015.pdf](#)

Daniel: I previously sent you our response to KORA request 3 of 5 which is related to this request (4 of 5). Attached please find a Letter of Interest that appears to be a response to what I previously sent you when responding to your KORA request 3 of 5. Thx, DHM

David H. Moses
General Counsel
Wichita State University
316-978-6791, telephone
316-978-3046, telefacsimile

From: Daniel Salazar <dsalazar@wichitaeagle.com>
Date: Wednesday, August 23, 2017 at 4:43 PM
To: David Moses <david.moses@wichita.edu>
Subject: Kansas Open Records Act Request (Salazar, 8/23/2017, 4 of 5)

Daniel Salazar

The Wichita Eagle | 330 North Mead Street | Wichita, KS 67202
[\(316\) 269-6791](tel:3162696791) | [\(512\)983-8808](tel:5129838808) | dsalazar@wichitaeagle.com

August 23, 2017

David H. Moses
201 Morrison Hall
1845 Fairmount
Wichita, KS 67260-0205

Dear Mr. Moses,

This is a request under Chapter 45 of the Kansas Open Records Act. Please provide copies of responses to requests for quotes, quotations, qualifications, proposals or information for the Partnership 2 building on the Innovation Campus.

Please provide advanced notice of any charges that will exceed \$50. This request is for non-commercial news-gathering purposes in the public interest, so please waive any fees possible.

If Wichita State University feels any portion of this request is not subject to disclosure, please cite the specific section in the Kansas Open Records Act that the university believes exempts the record with an explanation of how this exemption applies. In the event the university contends that part of the request is confidential, please still provide those portions of the request that the university is not challenging.

Please send the information electronically, or its native form. Please send the forms as they become available, rather than waiting to send all the forms at once. Please reply to this e-mail to confirm receipt of this request.

Thank you in advance for your help.

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Daniel Salazar
Reporter
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dsalazar@wichitaeagle.com
[@imdanielsalazar](#)

From: [Moses, David](#)
To: [Salazar, Daniel](#)
Cc: [Bishop, Belinda](#); [Mazzullo, Lainie](#); [Heldman, Lou](#); [Moses, David](#)
Subject: Re: Kansas Open Records Act request
Date: Thursday, June 8, 2017 2:11:41 PM
Attachments: [Adams, Yolonda SEPARATION AND GENERAL RELEASE AGREEMENT signed_03142017 redacted.pdf](#)
[Appointment Notices Luebbe Maki.pdf](#)
[Ciboski, Kenneth N SEPARATION AND GENERAL RELEASE AGREEMENT signed_02202017 redacted.pdf](#)
[Clark, Jessica Settlement Agreement and Release of All Claims FE 6.29.2015 redacted.pdf](#)
[Huntoon v. WSU Final version signed Severance Agreement20170126.pdf](#)
[Maki, Eric P SEPARATION AND GENERAL RELEASE AGREEMENT signed_03292017 redacted.pdf](#)
[Miller, Glendon Separation Agreement with 7 day ltr OCT 2016 redacted.pdf](#)
[Mowrey, Jonathan Release and Settlement Agreement 04.06.2012.pdf](#)
[Plummer, Fred Separation Agreement with 7 day ltr OCT 2016 redacted.pdf](#)
[Pulliam, Jim Settlement Agreement and Release of All Claims 5.16.17.pdf](#)
[Schneikart-Luebbe, Christine SEPARATION AND GENERAL RELEASE AGREEMENT signed_03272017 redacted.pdf](#)
[Schneikert-Luebbe, Christine Amendment to Confidential Severance Separation Gen Release Agreement 5.18.17 FE \(003\).pdf](#)
[Snyder, Alan L SEPARATION AND GENERAL RELEASE AGREEMENT signed_02212017 redacted.pdf](#)
[Wedel, Cynthia F SEPARATION AND GENERAL RELEASE AGREEMENT signed_03212017 redacted.pdf](#)
[Adams, Jody SEPARATION AND GENERAL RELEASE AGREEMENT signed_02012017 redacted.pdf](#)

Daniel: Attached you will find redacted records in response to your KORA request, below, as clarified in yesterday's email. As you review the records, you will find different employee classifications identified. Most of the documents are similar in form and, as is the best business practice, provide for transition, closure and finality. Feel free to contact me if you have questions. Thx, DHM

David H. Moses
General Counsel
Wichita State University
316-978-6791, telephone
316-978-3046, telefacsimile

From: "Salazar, Daniel" <dsalazar@wichitaeagle.com>
Date: Wednesday, June 7, 2017 at 3:03 PM
To: David Moses <david.moses@wichita.edu>
Subject: Re: Kansas Open Records Act request

Then could we ask for just the resignation separation agreements? If that will be substantially fewer and not include people who leave on their own or not get renewed on their own

DJS

On Wed, Jun 7, 2017 at 1:06 PM, Moses, David <david.moses@wichita.edu> wrote:

I will have to get you a cost estimate as there will be a lot of termination of employment records considering we have over 3000 employees and you are asking to go back to 2012

Sent from David H Moses iPhone

On Jun 7, 2017, at 12:23 PM, Salazar, Daniel <dsalazar@wichitaeagle.com> wrote:

Yes, we'd want both as well as any monetary settlements too.
DJS

On Tue, Jun 6, 2017 at 2:23 PM, Moses, David <david.moses@wichita.edu> wrote:

Daniel: I have a question about your request, below. Are you asking for termination of employment records and resignation separation agreements? Every year we have a number of employees either leave on their own, get non-renewed or advised their position is no longer available. DO you just want the separation agreements? Thx, DHM

David H. Moses
General Counsel
Wichita State University
[316-978-6791](tel:316-978-6791), telephone
[316-978-3046](tel:316-978-3046), telefacsimile

From: "Salazar, Daniel" <dsalazar@wichitaeagle.com>

Date: Wednesday, May 31, 2017 at 3:23 PM

To: David Moses <david.moses@wichita.edu>

Subject: Kansas Open Records Act request

Daniel Salazar

The Wichita Eagle | 330 North Mead Street | Wichita, KS 67202
[\(316\) 269-6791](tel:316-269-6791) | [\(512\)983-8808](tel:316-512-9838) | dsalazar@wichitaeagle.com

May 31, 2017

David H. Moses
201 Morrison Hall
1845 Fairmount
Wichita, KS 67260-0205

Dear Mr. Moses,

This is a request under Chapter 45 of the Kansas Open Records Act. Please provide copies of termination-of-employment or resignation settlements reached with Wichita State University employees between July 1, 2012 and May 31, 2017. I'd also like the most recent employment contracts for Eric Maki and Christine Schneikart-Lueebe.

Please provide advanced notice of any charges that will exceed \$50. This request is for non-commercial news-gathering purposes in the public interest, so please waive any fees possible.

If Wichita State University feels any portion of this request is not subject to disclosure, please cite the specific section in the Kansas Open Records Act that the university believes exempts the record with an explanation of how this exemption applies. In the event the university contends that part of the request is confidential, please still provide those portions of the request that the university is not challenging.

Please send the information electronically, or its native form. Please send the forms as they become available, rather than waiting to send all the forms at once. Thank you in advance for your help.

Sincerely,
Daniel Salazar

--

Daniel Salazar
Reporter
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--

Daniel Salazar

Reporter

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[@imdanielsalazar](#)

From: [Moses, David](#)
To: [Chance Swaim](#)
Cc: [Bishop, Belinda](#); [Heldman, Lou](#); [Mazzullo, Lainie](#)
Subject: Re: KORA — July 26 Finalized lease agreement submitted by WSU
Date: Wednesday, August 2, 2017 8:07:29 AM

Chance: Regarding this KORA request, I previously agreed to provide you with a copy once it was fully executed. Please see the KBOR response you received when you made the same request of KBOR. Thx,
DHM

David H. Moses
General Counsel
Wichita State University
316-978-6791, telephone
316-978-3046, telefacsimile

From: Chance Swaim <chance.swaim@gmail.com>
Date: Tuesday, August 1, 2017 at 1:23 PM
To: David Moses <david.moses@wichita.edu>
Subject: KORA — July 26 Finalized lease agreement submitted by WSU

Dear David Moses, Esq.:

Pursuant to the state open records law, Kan. Stat. Ann. Secs. 45215 to 45250, I write to request the July 26, 2017 proposed lease agreement for The Flats submitted to the Kansas Board of Regents by your office.

•

Please provide the documents electronically to expedite the process and reduce cost.

Please waive fees since this request is in the interest of the public. However, I will agree to pay any reasonable copying and postage fees of not more than \$20.

If the cost would be greater than this amount, please notify me and provide an itemized receipt indicating the charges for each document.

As provided by the open records law, I expect your response within three (3) business days. See Kan. Stat. Ann. Sec. 45218(d).

If you choose to deny this request, please provide a written explanation for the denial including a reference to the specific statutory exemption(s) upon which you rely.

Also, please provide all segregable portions of otherwise exempt material.

Thank you for your assistance.

--

Chance Swaim
Editor in Chief
The Sunflower
Wichita State University



From: Chance Swaim <editor@thesunflower.com>

Date: Sunday, November 5, 2017 at 11:00 AM

To: David Moses <david.moses@wichita.edu>

Subject: KORA — Nov. 5, 2017

Dear David Moses,

Pursuant to the state open records law, Kan. Stat. Ann. Secs. 45215 to 45250, I write to request all e-mail communications to or from SGA.President@wichita.edu from April 15, 2017 to November 5, 2017 with any of the following keywords: sunflower, chance, newspaper, swaim, the y, ymca, flats (including variant spellings/mispellings/abbreviations), andrew, linnabary.

.

Please provide the documents electronically to expedite the process and reduce cost.

If your agency does not maintain these public records, please let me know who does and include the proper custodian's name and contact information.

Please waive fees since this request is in the interest of the public. However, I agree to pay print costs of no more than \$50 for these records.

If the cost would be greater than this amount, please notify me and provide an itemized receipt indicating the charges for each document.

As provided by the open records law, I expect your response within three (3) business days (NOV. 8). See Kan. Stat. Ann. Sec. 45218(d).

If you choose to deny this request, please provide a written explanation for the denial including a reference to the specific statutory exemption(s) upon which you rely.

Also, please provide all segregable portions of otherwise exempt material.

Thank you for your assistance.

Chance Swaim
Editor in Chief
The Sunflower
316-978-6905



From: Chance Swaim <editor@thesunflower.com>

Date: Sunday, November 5, 2017 at 11:00 AM

To: David Moses <david.moses@wichita.edu>

Subject: KORA — Nov. 5, 2017

Dear David Moses,

Pursuant to the state open records law, Kan. Stat. Ann. Secs. 45215 to 45250, I write to request all e-mail communications to or from SGA.President@wichita.edu from April 15, 2017 to November 5, 2017 with any of the following keywords: sunflower, chance, newspaper, swaim, the y, ymca, flats (including variant spellings/mispellings/abbreviations), andrew, linnabary.

.

Please provide the documents electronically to expedite the process and reduce cost.

If your agency does not maintain these public records, please let me know who does and include the proper custodian's name and contact information.

Please waive fees since this request is in the interest of the public. However, I agree to pay print costs of no more than \$50 for these records.

If the cost would be greater than this amount, please notify me and provide an itemized receipt indicating the charges for each document.

As provided by the open records law, I expect your response within three (3) business days (NOV. 8). See Kan. Stat. Ann. Sec. 45218(d).

If you choose to deny this request, please provide a written explanation for the denial including a reference to the specific statutory exemption(s) upon which you rely.

Also, please provide all segregable portions of otherwise exempt material.

Thank you for your assistance.

Chance Swaim
Editor in Chief
The Sunflower
316-978-6905

From: Chance Swaim <editor@thesunflower.com>

Date: Sunday, November 5, 2017 at 11:00 AM

To: David Moses <david.moses@wichita.edu>

Subject: KORA — Nov. 5, 2017

Dear David Moses,

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Please provide the documents electronically to expedite the process and reduce cost.

If your agency does not maintain these public records, please let me know who does and include the proper custodian's name and contact information.

Please waive fees since this request is in the interest of the public. However, I agree to pay print costs of no more than \$50 for these records.

If the cost would be greater than this amount, please notify me and provide an itemized receipt indicating the charges for each document.

As provided by the open records law, I expect your response within three (3) business days (NOV. 8). See Kan. Stat. Ann. Sec. 45218(d).

If you choose to deny this request, please provide a written explanation for the denial including a reference to the specific statutory exemption(s) upon which you rely.

Also, please provide all segregable portions of otherwise exempt material.

Thank you for your assistance.

Chance Swaim
Editor in Chief
The Sunflower
316-978-6905

From: [Moses, David](#)
To: [Chance Swaim](#)
Cc: [Bishop, Belinda](#); [Mazzullo, Lainie](#); [Heldman, Lou](#)
Subject: Re: KORA — Nov. 5, 2017
Date: Tuesday, November 7, 2017 3:58:52 PM

Chance: The estimate for the KORA request, below, is \$700, \$300 to retrieve and \$400 more to review and redact. FWIW, the hourly rate to review and redact is being calculated at the rate of \$46 per hour rather than \$50 or \$75 per hour. This is based upon the following language found in WSU policy 20.01:

Fee schedule for access to and copies of public records:

1. Public records in print:
 1. Access: \$20/hour of staff time necessary to obtain records; no charge for less than 30 minutes of staff time to obtain.
 2. Copying: \$.10/page
2. Public records kept in computer files:
 1. Access to public record(s) stored on computer files that can be accomplished using retrieval software already available and without software modification(s): \$50/hour of staff time necessary to obtain the printout(s); no charge for request requiring less than thirty minutes of staff time to obtain.
 2. Access to public record(s) stored on computer files that requires custom programming time to retrieve and process: \$75/hour of staff time necessary to provide custom programming and retrieve and process the requested information.

Payment is due before retrieval begins and the following from the same WSU policy provides you with how to pay:

Payment Procedures:

After the costs have been determined, payment must be made to Wichita State University at the cashier's window on the second floor of Jardine Hall or to the Office of Financial Operations, 1845 Fairmount, 201 Jardine Hall, Wichita, Kansas 67260-0038.

Thanks, DHM

David H. Moses
General Counsel
Wichita State University
316-978-6791, telephone
316-978-3046, telefacsimile

From: Chance Swaim <editor@thesunflower.com>
Date: Tuesday, November 7, 2017 at 8:02 AM
To: David Moses <david.moses@wichita.edu>
Subject: Re: KORA — Nov. 5, 2017

Ok, let me know. Thanks.

On Nov 7, 2017 8:02 AM, "Moses, David" <david.moses@wichita.edu> wrote:

Hopefully today...D

David H. Moses
General Counsel
Wichita State University
[316-978-6791](tel:316-978-6791), telephone
[316-978-3046](tel:316-978-3046), telefacsimile

From: Chance Swaim <editor@thesunflower.com>
Date: Tuesday, November 7, 2017 at 8:01 AM
To: David Moses <david.moses@wichita.edu>
Subject: Re: KORA — Nov. 5, 2017

ETA on the cost estimate?

On Nov 7, 2017 7:54 AM, "Moses, David" <david.moses@wichita.edu> wrote:

Chance: Once I receive a cost estimate for retrieval and review of the items requested, below, I will let you know your cost. Thx, DHM

David H. Moses
General Counsel
Wichita State University

[316-978-6791](tel:316-978-6791), telephone
[316-978-3046](tel:316-978-3046), telefacsimile

From: Chance Swaim <editor@thesunflower.com>

Date: Sunday, November 5, 2017 at 11:00 AM

To: David Moses <david.moses@wichita.edu>

Subject: KORA — Nov. 5, 2017

Dear David Moses,

Pursuant to the state open records law, Kan. Stat. Ann. Secs. 45215 to 45250, I write to request all e-mail communications to or from SGA.President@wichita.edu from April 15, 2017 to November 5, 2017 with any of the following keywords: sunflower, chance, newspaper, swaim, the y, ymca, flats (including variant spellings/mispellings/abbreviations), andrew, linnabary.

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Please provide the documents electronically to expedite the process and reduce cost.

If your agency does not maintain these public records, please let me know who does and include the proper custodian's name and contact information.

Please waive fees since this request is in the interest of the public. However, I agree to pay print costs of no more than \$50 for these records.

If the cost would be greater than this amount, please notify me and provide an itemized receipt indicating the charges for each document.

As provided by the open records law, I expect your response within three (3) business days (NOV. 8). See Kan. Stat. Ann. Sec. 45218(d).

If you choose to deny this request, please provide a written explanation for the denial including a reference to the specific statutory exemption(s) upon which you rely.

Also, please provide all segregable portions of otherwise exempt material.

Thank you for your assistance.

Chance Swaim
Editor in Chief
The Sunflower
[316-978-6905](tel:316-978-6905)

From: [Moses, David](#)
To: [Chance Swaim](#)
Cc: [Bishop, Belinda](#); [Heldman, Lou](#); [Mazzullo, Lainie](#)
Subject: Re: KORA — Nov. 5, 2017
Date: Tuesday, November 7, 2017 7:44:48 AM

Chance: Once I receive a cost estimate for retrieval and review of the items requested, below, I will let you know your cost. Thx, DHM

David H. Moses
General Counsel
Wichita State University
316-978-6791, telephone
316-978-3046, telefacsimile

From: Chance Swaim <editor@thesunflower.com>
Date: Sunday, November 5, 2017 at 11:00 AM
To: David Moses <david.moses@wichita.edu>
Subject: KORA — Nov. 5, 2017

Dear David Moses,

Pursuant to the state open records law, Kan. Stat. Ann. Secs. 45215 to 45250, I write to request all e-mail communications to or from SGA.President@wichita.edu from April 15, 2017 to November 5, 2017 with any of the following keywords: sunflower, chance, newspaper, swaim, the y, ymca, flats (including variant spellings/mispellings/abbreviations), andrew, linnabary.

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Please provide the documents electronically to expedite the process and reduce cost.

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Please waive fees since this request is in the interest of the public. However, I agree to pay print costs of no more than \$50 for these records.

If the cost would be greater than this amount, please notify me and provide an itemized receipt indicating the charges for each document.

As provided by the open records law, I expect your response within three (3) business days (NOV. 8). See Kan. Stat. Ann. Sec. 45218(d).

If you choose to deny this request, please provide a written explanation for the denial including a reference to the specific statutory exemption(s) upon which you rely.

Also, please provide all segregable portions of otherwise exempt material.

Thank you for your assistance.

Chance Swaim
Editor in Chief
The Sunflower
316-978-6905

From: [Moses, David](#)
To: [Jenna Farhat](#)
Cc: [Mazzullo, Lainie](#); [Heldman, Lou](#); [Bishop, Belinda](#); [Coleman-Martins, Shelly](#)
Subject: Re: KORA — WSIA - Strategic Communications
Date: Tuesday, June 20, 2017 11:03:03 AM
Attachments: [Flats advertising 4.20.17 Redacted.pdf](#)
[Flats Marketing April Invoice.pdf](#)
[FW The Flats advertising plan attached.msg](#)

Jenna: Thank you for your patience. Attached you will find redacted records responsive to the KORA request you submitted, below. This should satisfy the request. If questions, please contact me. Thanks,
DHM

David H. Moses
General Counsel
Wichita State University
316-978-6791, telephone
316-978-3046, telefacsimile

From: Jenna Farhat <jennafarhat1998@gmail.com>
Date: Thursday, May 25, 2017 at 11:54 AM
To: David Moses <david.moses@wichita.edu>
Subject: KORA — WSIA - Strategic Communications

Dear Records Custodian,

Pursuant to the state open records law, Kan. Stat. Ann. Secs. 45215 to 45250, I write to request any contracts, agreements, receipts, and transactions, each itemized, that include both Wichita State Innovation Alliance Inc. and Wichita State University Strategic Communications, with dollar amounts included. I request the most recent documents collected, maintained or available by or to the university.

Please provide the documents electronically to expedite the process and reduce cost.

If your agency does not maintain these public records, please let me know who does and include the proper custodian's name and contact information.

Please waive fees since this request is in the interest of the public. However, I will agree to pay any reasonable copying and postage fees of not more than \$20.

If the cost would be greater than this amount, please notify me and provide an itemized receipt indicating the charges for each document.

As provided by the open records law, I expect your response within three (3) business days. See Kan. Stat. Ann. Sec. 45218(d).

If you choose to deny this request, please provide a written explanation for the denial including a

reference to the specific statutory exemption(s) upon which you rely.

Also, please provide all segregable portions of otherwise exempt material.

Thank you for your assistance.

Sincerely,

Jenna Farhat
Managing Editor
The Sunflower

From: [Moses, David](#)
To: [Salazar, Daniel](#)
Cc: [Bishop, Belinda](#); [Mazzullo, Lainie](#); [Heldman, Lou](#)
Subject: Re: KORA clarifications
Date: Thursday, August 10, 2017 9:56:15 AM

Daniel: As an update regarding your two separate July 26 KORA requests for the following:

1) “-Bids for Request B0001194 for WSU Innovation Campus New Residence Hall, including per bed costs

-Vendors' responses to Kim Sowell's May 6, 2015 request for supplemental information related to Request B0001194 and

2) “-Request B0000935 for Private Housing Project (**I sent this to you on August 7, 2017**)

-Bids for Request B0000935

-Requests and responses for supplemental information for B0000935

-April 14, 2016 draft letter of intent from MWCB, LLC on private housing project (**On July 28, 2017, I advised we were unable to locate a letter dated April 14, 2016 from MWCB, LLC. If located, this may not be subject to disclosure for one or more of the statutory exemptions I mention, below**)

Please be advised the records requested are very voluminous. They need to be carefully reviewed, pursuant to KSA 45-221(d), so that material not subject to disclosure pursuant to KORA (KSA 45-221) is separated or deleted before any remaining portions which are subject to disclosure pursuant to KORA is made available. Material not subject to disclosure includes, but is not limited to, records which are (2) privileged under the rules of evidence; (14) correspondence between a public agency and a private individual...; (18) plans, designs, drawings or specifications which are prepared by a person other than an employee of a public agency or records which are the property of a private

person; (28) sealed bids and related documents, until a bid is accepted or all bids rejected; and (33) Financial information submitted by contractors in qualification statements to any public agency.

We are making every effort to complete the review within a reasonable amount of time and my earlier hope of completing the review by August 2, 2017 was too optimistic. You also asked that you be informed if the cost for these records will exceed \$50. WSU policy 20.01 provides the following fee schedule:

Fee schedule for access to and copies of public records:

1. Public records in print:
 1. Access: \$20/hour of staff time necessary to obtain records; no charge for less than 30 minutes of staff time to obtain.
 2. Copying: \$.10/page
2. Public records kept in computer files:
 1. Access to public record(s) stored on computer files that can be accomplished using retrieval software already available and without software modification(s): \$50/hour of staff time necessary to obtain the printout(s); no charge for request requiring less than thirty minutes of staff time to obtain.
 2. Access to public record(s) stored on computer files that requires custom programming time to retrieve and process: \$75/hour of staff time necessary to provide custom programming and retrieve and process the requested information.

Some of the records you have requested are in print and some are in computer files. Once the review is completed, I will update you on the cost, whether it exceeds \$50 and, if so, how much you will need to pay, in advance, for the records. Thx, DHM

David H. Moses
General Counsel
Wichita State University
316-978-6791, telephone
316-978-3046, telefacsimile

From: Daniel Salazar <dsalazar@wichitaeagle.com>

Date: Monday, August 7, 2017 at 10:46 AM

To: David Moses <david.moses@wichita.edu>

Subject: Re: KORA clarifications

Yes, the July 26 requests were about the bid process for private housing/Innovation Campus housing.

The July 20 request was basically a previous request submitted in late June but with a more narrow time scope.

On Thu, Aug 3, 2017 at 7:18 PM, Moses, David <david.moses@wichita.edu> wrote:

Daniel: I am off tomorrow. I will go back and check your July 20 request. My recollection is that was the one which had a cost associated to it. Did you narrow the search period? I will have to find your July 26 requests but think they are about the bid process about 2 years ago. All of the information has to be reviewed for possible redaction. Does this help? Thx,
DHM

David H. Moses
General Counsel
Wichita State University
[316-978-6791](tel:316-978-6791), telephone
[316-978-3046](tel:316-978-3046), fax

NOTE: This is an electronic mail transmission from the General Counsel's Office at Wichita State University and may contain information that is privileged, confidential and protected by the attorney-client or attorney-work product privileges. It is intended only for the addressees. If you are an unintended recipient, note that any disclosure, copying, distribution or use of the contents of this message is prohibited. If you have received this transmission in error, please notify us immediately via return Email to the sender and then delete the message or you may call the sender at [316-978-6791](tel:316-978-6791).

From: Salazar, Daniel <dsalazar@wichitaeagle.com>

Sent: Thursday, August 3, 2017 5:42 PM

To: Moses, David

Subject: Re: KORA clarifications

Thanks David.

Is there a status on my July 20 request on employee non-renewals or my July 26 requests on requests for private housing or residence halls on the Innovation Campus?

Best,
DJS

On Thu, Aug 3, 2017 at 2:22 PM, Moses, David <david.moses@wichita.edu> wrote:

Daniel: In response to the KORA request, below, for the lease agreement between the Flats and the University, please see the attached. This completes our response to this request. Thx, DHM

David H. Moses
General Counsel
Wichita State University
[316-978-6791](tel:316-978-6791), telephone
[316-978-3046](tel:316-978-3046), telefacsimile

From: Daniel Salazar <dsalazar@wichitaeagle.com>

Date: Friday, July 21, 2017 at 8:14 AM

To: David Moses <david.moses@wichita.edu>

Subject: KORA clarifications

Hi David

Sorry for the confusion caused from yesterday's email. I was asking for a status update on these requests, both filed on Monday:

One asked for this:

- The lease agreement for The Flats at WSU property with Wichita State Innovation Alliance and Wichita State University
- The sub-lease agreement to construct The Flats at WSU between Wichita State Innovation Alliance and MWCB, LLC
- Any other agreement featuring MWCB, LLC, the Wichita State Innovation Alliance and/or Wichita State University related to The Flats at WSU

The other asked for this:

- Total projected revenue for the 2017-2018 academic year from rent

payments and number of people who had originally signed agreements for The Flats at WSU before Friday's announcement. Please provide a breakdown of how many of those people are students and, if so, by academic year; as well as a breakdown of what room types they agreed to.

- Total projected revenue for the 2017-2018 academic year from rent payments originally scheduled for Fairmount Towers. Please provide the number of students who were originally scheduled to move into the Fairmount Towers in August, broken down separately by academic year and type of room they were assigned to.
- A breakdown of units in The Flats at WSU and Fairmount Towers by type of bedroom.

Yesterday, I was asking for a status update on those two since it was close to the end of the third business day. At that time, I submitted another request in the same e-mail, which was another iteration of a request I had sent June 26 that you informed was going to cost \$250. That request was for:

-copies of notices of non-reappointments for employees with regular status, non-reappointments for employees with provisional status and position elimination notices provided to former Wichita State University employees between August 1, 2016 and July 20, 2017.

Let me know if you have any questions
DJS

--

Daniel Salazar
Reporter
The Wichita Eagle
Office: [316.269.6791](tel:316.269.6791)
Mobile: [512.983.8808](tel:512.983.8808)
dsalazar@wichitaeagle.com
[@imdanielsalazar](https://www.instagram.com/imdanielsalazar)

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From: [Moses, David](#)
To: [Salazar, Daniel](#)
Cc: [Bishop, Belinda](#); [Mazzullo, Lainie](#); [Heldman, Lou](#)
Subject: Re: KORA clarifications
Date: Wednesday, July 26, 2017 1:26:31 PM
Attachments: [KORA The Flats Final.pdf](#)

Daniel:

In response to the KORA request you made on 7/17/17 which I have highlighted in yellow, below, please see the attached document.

Although WSU policy 20.01 expects payment in advance after the costs have been determined, the records requested are being provided to you and you are still expected to make your payment of \$50 to Wichita State University at the cashier's window on the second floor of Jardine Hall or to the Office of Financial Operations, 1845 Fairmount, 201 Jardine Hall, Wichita, Kansas 67260-0038. By providing these records contemporaneously with this request for payment we are not waiving our right to receive payment in advance of providing records in the future.

This will satisfy the request.

Thx, DHM

David H. Moses
General Counsel
Wichita State University
316-978-6791, telephone
316-978-3046, telefacsimile

From: Daniel Salazar <dsalazar@wichitaeagle.com>
Date: Friday, July 21, 2017 at 8:14 AM
To: David Moses <david.moses@wichita.edu>
Subject: KORA clarifications

Hi David

Sorry for the confusion caused from yesterday's email. I was asking for a status update on these requests, both filed on Monday:

One asked for this:

- The lease agreement for The Flats at WSU property with Wichita State Innovation Alliance and Wichita State University
- The sub-lease agreement to construct The Flats at WSU between Wichita State Innovation Alliance and MWCB, LLC
- Any other agreement featuring MWCB, LLC, the Wichita State Innovation Alliance and/or Wichita State University related to The Flats at WSU

The other asked for this:

- Total projected revenue for the 2017-2018 academic year from rent payments and number of people who had originally signed agreements for The Flats at WSU before Friday's announcement. Please provide a breakdown of how many of those people are students and, if so, by academic year; as well as a breakdown of what room types they agreed to.
- Total projected revenue for the 2017-2018 academic year from rent payments originally scheduled for Fairmount Towers. Please provide the number of students who were originally scheduled to move into the Fairmount Towers in August, broken down separately by academic year and type of room they were assigned to.
- A breakdown of units in The Flats at WSU and Fairmount Towers by type of bedroom.

Yesterday, I was asking for a status update on those two since it was close to the end of the third business day. At that time, I submitted another request in the same e-mail, which was another iteration of a request I had sent June 26 that you informed was going to cost \$250. That request was for:

-copies of notices of non-reappointments for employees with regular status, non-reappointments for employees with provisional status and position elimination notices provided to former Wichita State University employees between August 1, 2016 and July 20, 2017.

Let me know if you have any questions
DJS

--

Daniel Salazar
Reporter
The Wichita Eagle
Office: 316.269.6791
Mobile: 512.983.8808

dsalazar@wichitaeagle.com
[@imdanielsalazar](#)

From: [Moses, David](#)
To: [Salazar, Daniel](#)
Cc: [Bishop, Belinda](#); [Heldman, Lou](#); [Mazzullo, Lainie](#)
Subject: Re: KORA clarifications
Date: Tuesday, July 25, 2017 7:30:27 AM
Attachments: [WSIA to MWCB PRIVATE HOUSING - GROUND SUBLEASE 2016.09.16-FULLY EXECUTED.pdf](#)
[WSIA to MWCB PRIVATE HOUSING - MEMO OF GROUND LEASE 2016.12.30 ROD 29662072.pdf](#)
[WSU to WSIA PRIVATE HOUSING - GROUND LEASE 2016.09.15\(7\) FULLY EXECUTED.pdf](#)
[WSU to WSIA PRIVATE HOUSING - MEMO OF MASTER GROUND LEASE 2016.12.30 ROD 29662071.pdf](#)

Daniel: In response to the KORA request you made on 7/17/17 which I have highlighted in yellow, below, please see the attached 4 written agreements that exist, at this time. This will satisfy the request. Thx,
DHM

David H. Moses
General Counsel
Wichita State University
316-978-6791, telephone
316-978-3046, telefacsimile

From: Daniel Salazar <dsalazar@wichitaeagle.com>
Date: Friday, July 21, 2017 at 8:14 AM
To: David Moses <david.moses@wichita.edu>
Subject: KORA clarifications

Hi David
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- The lease agreement for The Flats at WSU property with Wichita State Innovation Alliance and Wichita State University
- The sub-lease agreement to construct The Flats at WSU between Wichita State Innovation Alliance and MWCBC, LLC
- Any other agreement featuring MWCBC, LLC, the Wichita State Innovation Alliance and/or Wichita State University related to The Flats at WSU

The other asked for this:

- Total projected revenue for the 2017-2018 academic year from rent payments and number of people who had originally signed agreements for

The Flats at WSU before Friday's announcement. Please provide a breakdown of how many of those people are students and, if so, by academic year; as well as a breakdown of what room types they agreed to.

- **Total projected revenue for the 2017-2018 academic year from rent payments originally scheduled for Fairmount Towers. Please provide the number of students who were originally scheduled to move into the Fairmount Towers in August, broken down separately by academic year and type of room they were assigned to.**
- **A breakdown of units in The Flats at WSU and Fairmount Towers by type of bedroom.**

Yesterday, I was asking for a status update on those two since it was close to the end of the third business day. At that time, I submitted another request in the same e-mail, which was another iteration of a request I had sent June 26 that you informed was going to cost \$250. That request was for:

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Let me know if you have any questions
DJS

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Daniel Salazar
Reporter
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Office: 316.269.6791
Mobile: 512.983.8808
dsalazar@wichitaeagle.com
[@imdanielsalazar](#)

From: [Moses, David](#)
To: [Salazar, Daniel](#)
Cc: [Bishop, Belinda](#); [Mazzullo, Lainie](#); [Heldman, Lou](#)
Subject: Re: KORA clarifications
Date: Thursday, August 10, 2017 9:20:28 AM

Daniel: Based on WSU policy 20.01, your July 20 request for employee non-renewals with the new time frame will be \$100 plus \$.10 per page if any hard copy is available. This is based upon the following highlighted language found in the policy:

“Fee schedule for access to and copies of public records:

1. Public records in print:

1. Access: \$20/hour of staff time necessary to obtain records; no charge for less than 30 minutes of staff time to obtain.

2. Copying: \$.10/page

2. Public records kept in computer files:

1. Access to public record(s) stored on computer files that can be accomplished using retrieval software already available and without software modification(s): \$50/hour of staff time necessary to obtain the printout(s); no charge for request requiring less than thirty minutes of staff time to obtain.
2. Access to public record(s) stored on computer files that requires custom programming time to retrieve and process: \$75/hour of staff time necessary to provide custom programming and retrieve and process the requested information.

Payment needs to be in advance. Please let me know the status of this request. Thanks, DHM

David H. Moses
General Counsel
Wichita State University
316-978-6791, telephone
316-978-3046, telefacsimile

From: Daniel Salazar <dsalazar@wichitaeagle.com>

Date: Thursday, August 3, 2017 at 5:42 PM

To: David Moses <david.moses@wichita.edu>

Subject: Re: KORA clarifications

Thanks David.

Is there a status on my July 20 request on employee non-renewals or my July 26 requests on requests for private housing or residence halls on the Innovation Campus?

Best,
DJS

On Thu, Aug 3, 2017 at 2:22 PM, Moses, David <david.moses@wichita.edu> wrote:

Daniel: In response to the KORA request, below, for the lease agreement between the Flats and the University, please see the attached. This completes our response to this request. Thx, DHM

David H. Moses

General Counsel

Wichita State University

[316-978-6791](tel:316-978-6791), telephone

[316-978-3046](tel:316-978-3046), telefacsimile

From: Daniel Salazar <dsalazar@wichitaeagle.com>

Date: Friday, July 21, 2017 at 8:14 AM

To: David Moses <david.moses@wichita.edu>

Subject: KORA clarifications

Hi David

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One asked for this:

- The lease agreement for The Flats at WSU property with Wichita State Innovation Alliance and Wichita State University
- The sub-lease agreement to construct The Flats at WSU between

Wichita State Innovation Alliance and MWCB, LLC

- Any other agreement featuring MWCB, LLC, the Wichita State Innovation Alliance and/or Wichita State University related to The Flats at WSU

The other asked for this:

- Total projected revenue for the 2017-2018 academic year from rent payments and number of people who had originally signed agreements for The Flats at WSU before Friday's announcement. Please provide a breakdown of how many of those people are students and, if so, by academic year; as well as a breakdown of what room types they agreed to.
- Total projected revenue for the 2017-2018 academic year from rent payments originally scheduled for Fairmount Towers. Please provide the number of students who were originally scheduled to move into the Fairmount Towers in August, broken down separately by academic year and type of room they were assigned to.
- A breakdown of units in The Flats at WSU and Fairmount Towers by type of bedroom.

Yesterday, I was asking for a status update on those two since it was close to the end of the third business day. At that time, I submitted another request in the same e-mail, which was another iteration of a request I had sent June 26 that you informed was going me was going to cost \$250. That request was for:

-copies of notices of non-reappointments for employees with regular status, non-reappointments for employees with provisional status and position elimination notices provided to former Wichita State University employees between August 1, 2016 and July 20, 2017.

Let me know if you have any questions
DJS

--

Daniel Salazar
Reporter
The Wichita Eagle
Office: [316.269.6791](tel:316.269.6791)
Mobile: [512.983.8808](tel:512.983.8808)
dsalazar@wichitaeagle.com
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--

Daniel Salazar

Reporter

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[@imdanielsalazar](#)

From: [Moses, David](#)
To: [Salazar, Daniel](#)
Cc: [Bishop, Belinda](#); [Heldman, Lou](#); [Mazzullo, Lainie](#)
Subject: Re: KORA clarifications
Date: Thursday, August 3, 2017 2:22:59 PM
Attachments: [2017 08 03 Building Lease Agreement FE.pdf](#)

Daniel: In response to the KORA request, below, for the lease agreement between the Flats and the University, please see the attached. This completes our response to this request. Thx, DHM

David H. Moses
General Counsel
Wichita State University
316-978-6791, telephone
316-978-3046, telefacsimile

From: Daniel Salazar <dsalazar@wichitaeagle.com>
Date: Friday, July 21, 2017 at 8:14 AM
To: David Moses <david.moses@wichita.edu>
Subject: KORA clarifications

Hi David
Sorry for the confusion caused from yesterday's email. I was asking for a status update on these requests, both filed on Monday:

One asked for this:

- The lease agreement for The Flats at WSU property with Wichita State Innovation Alliance and Wichita State University
- The sub-lease agreement to construct The Flats at WSU between Wichita State Innovation Alliance and MWCB, LLC
- Any other agreement featuring MWCB, LLC, the Wichita State Innovation Alliance and/or Wichita State University related to The Flats at WSU

The other asked for this:

- Total projected revenue for the 2017-2018 academic year from rent payments and number of people who had originally signed agreements for

The Flats at WSU before Friday's announcement. Please provide a breakdown of how many of those people are students and, if so, by academic year; as well as a breakdown of what room types they agreed to.

- **Total projected revenue for the 2017-2018 academic year from rent payments originally scheduled for Fairmount Towers. Please provide the number of students who were originally scheduled to move into the Fairmount Towers in August, broken down separately by academic year and type of room they were assigned to.**
- **A breakdown of units in The Flats at WSU and Fairmount Towers by type of bedroom.**

Yesterday, I was asking for a status update on those two since it was close to the end of the third business day. At that time, I submitted another request in the same e-mail, which was another iteration of a request I had sent June 26 that you informed was going to cost \$250. That request was for:

-copies of notices of non-reappointments for employees with regular status, non-reappointments for employees with provisional status and position elimination notices provided to former Wichita State University employees between August 1, 2016 and July 20, 2017.

Let me know if you have any questions
DJS

--

Daniel Salazar
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dsalazar@wichitaeagle.com
[@imdanielsalazar](#)

From: [Jensen, Scott](#)
To: [Kleinsasser, Joe](#); [Austin, Katie](#)
Cc: [Heldman, Lou](#); [Moses, David](#); [Mazzullo, Lainie](#); [Coleman-Martins, Shelly](#); [Tatro, Lois](#)
Subject: Re: KORA clarifications
Date: Wednesday, July 26, 2017 6:20:00 PM

Here are my answers to these questions. Please let me know if you have any questions:

Is there a breakdown of room types for both buildings by number? So of the 113 apartments in the Flats, how many are single, how many are double, etc.

8 one bedroom apartments

44 two bedroom apartments

54 three bedroom apartments

7 four bedroom apartments

-Most press releases referred to the 112-unit Flats... is the 113th unit for a faculty member or HRL staffer?

That is correct, one of the units was always designed as a staff apartment.

-What's the difference between rising sophomore and sophomore? Did the rising sophomores just apply after the spring semester ended?

Rising sophomore refers to students who were Freshman during the 2016-2017 academic year. We used this term to differentiate from Freshman for the 2017-2018 academic year.

-Does "new admit" include freshmen and transfers? Is there a breakdown to include how many freshmen were going to each building?

Yes it includes both. Our housing system does not have the ability to breakdown the difference between the two types, it is coded as new admit.

-Is projected revenue for the academic year? And does the revenue include deposits?

The projected revenue is for rent for the academic year only. It does not include deposits. Fairmount Towers had a prepayment which is money that is applied to the student's first semester rent. The Flats had a deposit which would have been returned after the student moved out. Both of these were \$200.

-For last week's story to give an idea the revenue for next year from Fairmount Towers students, I multiplied the cheapest per semester rent (\$2,190) times 300 students times two semesters to get a low end revenue estimate of \$1.314 million. Using the high rate of \$2,950 for a single, I multiplied that by 2 semesters by 300 students to get the high-end estimate of \$1.77 million. That's how we got the range of Fairmount rent being between \$1.3M and \$1.8M. So I was curious why it's lower than that range. Is it due to housing scholarships or some other factor?

The amount that was listed for Fairmount Towers was only for one semester, that was a calculation error. The estimated amount of revenue for students who had been reserved in Fairmount Towers would be \$1,516,500.

From: Kleinsasser, Joe

From: Salazar, Daniel [mailto:dsalazar@wichitaeagle.com]

Sent: Wednesday, July 26, 2017 3:43 PM

To: Kleinsasser, Joe <Joe.Kleinsasser@wichita.edu>

Subject: Re: KORA clarifications

I can just list them if that's easier;

-Is there a breakdown of room types for both buildings by number? So of the 113 apartments in the Flats, how many are single, how many are double, etc.

-Most press releases referred to the 112-unit Flats... is the 113th unit for a faculty member or HRL staffer?

-What's the difference between rising sophomore and sophomore? Did the rising sophomores just apply after the spring semester ended?

-Does "new admit" include freshmen and transfers? Is there a breakdown to include how many freshmen were going to each building?

-Is projected revenue for the academic year? And does the revenue include deposits?

-For last week's story to give an idea the revenue for next year from Fairmount Towers students, I multiplied the cheapest per semester rent (\$2,190) times 300 students times two semesters to get a low end revenue estimate of \$1.314 million. Using the high rate of \$2,950 for a single, I multiplied that by 2 semesters by 300 students to get the high-end estimate of \$1.77 million. That's how we got the range of Fairmount rent being between \$1.3M and \$1.8M. So I was curious why it's lower than that range. Is it due to housing scholarships or some other factor?

Thanks,

DJS

On Wed, Jul 26, 2017 at 3:03 PM, Kleinsasser, Joe <Joe.Kleinsasser@wichita.edu> wrote:

Daniel,

Let me know if you have specific questions you still need answers for.
Thanks.

Joe

From: Moses, David
Sent: Wednesday, July 26, 2017 3:00 PM
To: Salazar, Daniel <dsalazar@wichitaeagle.com>
Cc: Bishop, Belinda <belinda.bishop@wichita.edu>; Heldman, Lou <Lou.Heldman@wichita.edu>; Kleinsasser, Joe <Joe.Kleinsasser@wichita.edu>
Subject: Re: KORA clarifications

Not sure on the cash or check, I will try to find out. For follow up questions, go ahead and start with Joe. DHM

David H. Moses
General Counsel
Wichita State University
[316-978-6791](tel:316-978-6791), telephone
[316-978-3046](tel:316-978-3046), telefacsimile

From: Daniel Salazar <dsalazar@wichitaeagle.com>
Date: Wednesday, July 26, 2017 at 2:30 PM
To: David Moses <david.moses@wichita.edu>
Subject: Re: KORA clarifications

David,
Thanks for your response. Is cash or check or both acceptable?

And who could I talk to for some follow-up questions from this data like who counts as new admit students and if Fairmount Towers figures don't include housing scholarships? Etc.
Thank you,
DJS

On Wed, Jul 26, 2017 at 1:26 PM, Moses, David <david.moses@wichita.edu> wrote:

Daniel:

In response to the KORA request you made on 7/17/17 which I have highlighted in yellow, below, please see the attached document.

Although WSU policy 20.01 expects payment in advance after the costs have been determined, the records requested are being provided to you and you are still expected to make your payment of \$50 to Wichita State University at the cashier's window on the second floor of Jardine Hall or to the Office of Financial Operations, 1845 Fairmount, 201 Jardine Hall, Wichita, Kansas 67260-0038. By providing these records contemporaneously with this request for payment we are not waiving our right to receive payment in advance of providing records in the future.

This will satisfy the request.

Thx, DHM

David H. Moses
General Counsel
Wichita State University
[316-978-6791](tel:316-978-6791), telephone
[316-978-3046](tel:316-978-3046), telefacsimile

From: Daniel Salazar <dsalazar@wichitaeagle.com>

Date: Friday, July 21, 2017 at 8:14 AM

To: David Moses <david.moses@wichita.edu>

Subject: KORA clarifications

Hi David

Sorry for the confusion caused from yesterday's email. I was asking for a status update on these requests, both filed on Monday:

One asked for this:

- The lease agreement for The Flats at WSU property with Wichita State Innovation Alliance and Wichita State University
- The sub-lease agreement to construct The Flats at WSU between Wichita State Innovation Alliance and MWCB, LLC
- Any other agreement featuring MWCB, LLC, the Wichita State Innovation Alliance and/or Wichita State University related to The Flats at WSU

The other asked for this:

- Total projected revenue for the 2017-2018 academic year from rent payments and number of people who had originally signed agreements for The Flats at WSU before Friday's announcement. Please provide a breakdown of how many of those people are students and, if so, by academic year; as well as a breakdown of what room types they agreed to.
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- A breakdown of units in The Flats at WSU and Fairmount Towers by type of bedroom.

Yesterday, I was asking for a status update on those two since it was close to the end of the third business day. At that time, I submitted another request in the same e-mail, which was another iteration of a request I had sent June 26 that you informed was going to cost \$250. That request was for:

-copies of notices of non-reappointments for employees with regular status, non-reappointments for employees with provisional status and position elimination notices provided to former Wichita State University employees between August 1, 2016 and July 20, 2017.

Let me know if you have any questions
DJS

--

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From: [Moses, David](#)
To: [Salazar, Daniel](#)
Cc: [Heldman, Lou](#); [Mazzullo, Lainie](#); [Bishop, Belinda](#)
Subject: Re: KORA Request (Salazar - The Eagle - 09/11/2017)
Date: Monday, September 18, 2017 11:27:50 AM
Attachments: [AIRBUS APPLIED LEARNING AGREEMENT: 2015 12 18 FE.pdf](#)

Daniel: In response to your KORA request, below, please find the attached document that satisfies this request and it will be considered completed. Thx, DHM

David H. Moses
General Counsel
Wichita State University
316-978-6791, telephone
316-978-3046, telefacsimile

From: Daniel Salazar <dsalazar@wichitaeagle.com>
Date: Monday, September 11, 2017 at 4:56 PM
To: David Moses <david.moses@wichita.edu>
Subject: KORA Request (Salazar - The Eagle - 09/11/2017)

Daniel Salazar

The Wichita Eagle | 330 North Mead Street | Wichita, KS 67202
[\(316\) 269-6791](tel:3162696791) | [\(512\) 983-8808](tel:5129838808) | dsalazar@wichitaeagle.com

September 11, 2017

David H. Moses
201 Morrison Hall
1845 Fairmount
Wichita, KS 67260-0205

Dear Mr. Moses,

This is a request under Chapter 45 of the Kansas Open Records Act. Please provide copies of applied learning contracts between Airbus and Wichita State University or the Wichita State Innovation Alliance from January 1, 2015 to September 11, 2017.

Please provide advanced notice of any charges that will exceed \$50. This request is for non-commercial news-gathering purposes in the public interest, so please waive any fees possible.

If Wichita State University feels any portion of this request is not subject to disclosure,

please cite the specific section in the Kansas Open Records Act that the university believes exempts the record with an explanation of how this exemption applies. In the event the university contends that part of the request is confidential, please still provide those portions of the request that the university is not challenging.

Please send the information electronically, or its native form. Please send the forms as they become available, rather than waiting to send all the forms at once. Please reply to this e-mail to confirm receipt of this request.

Thank you in advance for your help.

Sincerely,
Daniel Salazar

--

Daniel Salazar
Reporter
The Wichita Eagle
Office: 316.269.6791
Mobile: 512.983.8808
dsalazar@wichitaeagle.com
[@imdanielsalazar](#)

From: Salazar, Daniel
To: [Moses, David](#); [Heldman, Lou](#)
Subject: Re: KORA Request (Salazar-7/17/2017) #1
Date: Tuesday, July 18, 2017 1:41:17 PM

Gentlemen,
Did you receive this and another open records request I sent yesterday?
Thanks,
DJS

On Mon, Jul 17, 2017 at 2:37 PM, Salazar, Daniel <dsalazar@wichitaeagle.com> wrote:

Daniel Salazar

The Wichita Eagle | 330 North Mead Street | Wichita, KS 67202
[\(316\) 269-6791](tel:(316)269-6791) | [\(512\)983-8808](tel:(512)983-8808) | dsalazar@wichitaeagle.com

July 17, 2017

David H. Moses
201 Morrison Hall
1845 Fairmount
Wichita, KS 67260-0205

Dear David,

This is a request under Chapter 45 of the Kansas Open Records Act. Please provide copies the following information:

- The lease agreement for The Flats at WSU property with Wichita State Innovation Alliance and Wichita State University
- The sub-lease agreement to construct The Flats at WSU between Wichita State Innovation Alliance and MWCB, LLC
- Any other agreement featuring MWCB, LLC, the Wichita State Innovation Alliance and/or Wichita State University related to The Flats at WSU.

Please provide advanced notice of any charges that will exceed \$50. This request is for non-commercial news-gathering purposes in the public interest, so please waive any fees possible.

If Wichita State University feels any portion of this request is not subject to disclosure, please cite the specific section in the Kansas Open Records Act that the university believes exempts the record with an explanation of how this exemption applies. In the event the university contends that part of the request is confidential, please still provide those portions of the request that the university is not challenging.

Please send the information electronically, or its native form. Please send the forms as they become available, rather than waiting to send all the forms at once. Thank you in advance for your help.

Sincerely,
Daniel Salazar

--

Daniel Salazar
Reporter
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--

Daniel Salazar
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[@imdanielsalazar](https://www.instagram.com/imdanielsalazar)

From: [Moses, David](#)
To: [Salazar, Daniel](#)
Cc: [Bishop, Belinda](#); [Mazzullo, Lainie](#); [Heldman, Lou](#)
Subject: Re: KORA Request (Salazar-7/26/2017) #2
Date: Thursday, September 7, 2017 4:33:11 PM

Daniel: The request, below, has been reviewed and the cost to retrieve and redact the records is \$115.75. Please remit payment in the same fashion previously communicated to you by me. We have yet to locate an April 14, 2016 letter.

David H. Moses
General Counsel
Wichita State University
316-978-6791, telephone
316-978-3046, telefacsimile

From: Daniel Salazar <dsalazar@wichitaeagle.com>
Date: Wednesday, July 26, 2017 at 5:22 PM
To: David Moses <david.moses@wichita.edu>
Cc: "Bishop, Belinda" <belinda.bishop@wichita.edu>
Subject: KORA Request (Salazar-7/26/2017) #2

Daniel Salazar

The Wichita Eagle | 330 North Mead Street | Wichita, KS 67202
[\(316\) 269-6791](tel:3162696791) | [\(512\)983-8808](tel:5129838808) | dsalazar@wichitaeagle.com

July 25, 2017

David H. Moses
201 Morrison Hall
1845 Fairmount
Wichita, KS 67260-0205

Dear Mr. Moses,

This is a request under Chapter 45 of the Kansas Open Records Act. Please provide **copies of the following documents**:

-Request B0000935 for Private Housing Project
-Bids for Request B0000935
-Requests and responses for supplemental information for B0000935

-April 14, 2016 draft letter of intent from MWCB, LLC on private housing project

Please provide advanced notice of any charges that will exceed \$50. This request is for non-commercial news-gathering purposes in the public interest, so please waive any fees possible.

If Wichita State University feels any portion of this request is not subject to disclosure, please cite the specific section in the Kansas Open Records Act that the university believes exempts the record with an explanation of how this exemption applies. In the event the university contends that part of the request is confidential, please still provide those portions of the request that the university is not challenging.

Please send the information electronically, or its native form. Please send the forms as they become available, rather than waiting to send all the forms at once. Please reply to this e-mail to confirm receipt of this request.

Thank you in advance for your help.

--

Daniel Salazar
Reporter
The Wichita Eagle
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Mobile: 512.983.8808
dsalazar@wichitaeagle.com
[@imdanielsalazar](#)

From: [White, Steven](#)
To: [Moses, David](#); [Tatro, Lois](#)
Cc: [Bishop, Belinda](#); [Mazzullo, Lainie](#); [Heldman, Lou](#)
Subject: RE: KORA Request (Salazar-7/26/2017) #2
Date: Thursday, July 27, 2017 8:52:50 AM
Attachments: [RFQ.B0000935.StudentHousingPartnership.Notice.doc](#)

David,

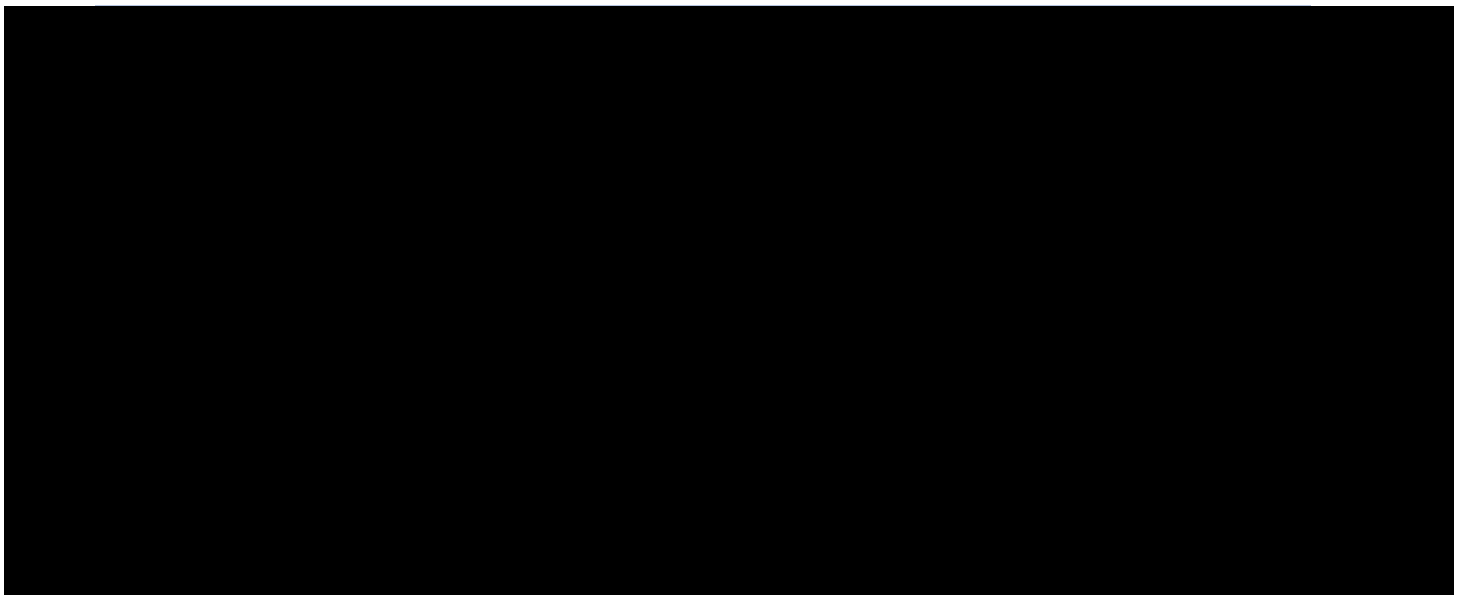
It appears you are asking for information two separate bids?

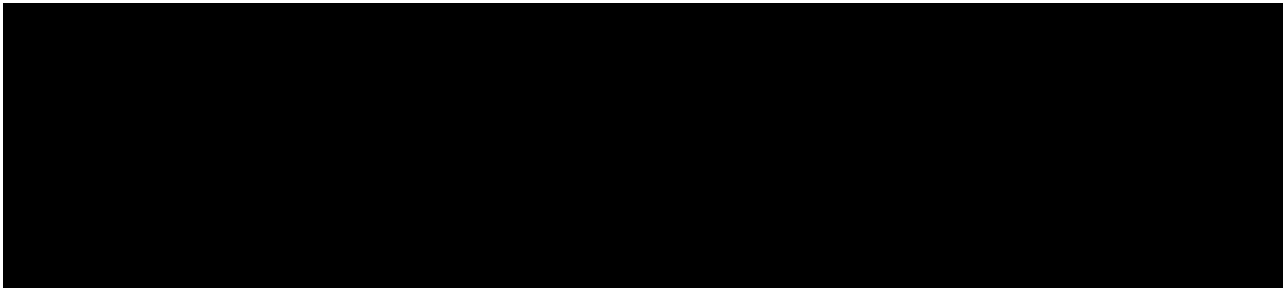
I have the Request for Qualifications for B0000935 solicitation as an electronic file, and it is attached. I also have the responses from about 8 contractors in electronic form. Depending on all that you want copied of the "requests and responses for supplemental information for B0000935" it could run over \$50. This information would be in paper form.

B0000935 was closed December 4, 2012, and I am not familiar with the "April 14, 2016 draft letter of intent from MWCB on private housing project" document that is mentioned. Could this be concerning the communication between contractor and WSIA for the Flats?

Please advise.

Steven W. White
Director of Purchasing
Wichita State University
1845 Fairmount, Campus Box 12
Morrison Hall, Room 021
Wichita, KS 67260-0012
PH: 316-978-3782
Fax: 316-978-3528
Email: steven.white@wichita.edu





From: Daniel Salazar <dsalazar@wichitaeagle.com>
Date: Wednesday, July 26, 2017 at 5:22 PM
To: David Moses <david.moses@wichita.edu>
Cc: "Bishop, Belinda" <belinda.bishop@wichita.edu>
Subject: KORA Request (Salazar-7/26/2017) #2

Daniel Salazar

The Wichita Eagle | 330 North Mead Street | Wichita, KS 67202
[\(316\) 269-6791](tel:(316)269-6791) | [\(512\)983-8808](tel:(512)983-8808) | dsalazar@wichitaeagle.com

July 25, 2017

David H. Moses
201 Morrison Hall
1845 Fairmount
Wichita, KS 67260-0205

Dear Mr. Moses,

This is a request under Chapter 45 of the Kansas Open Records Act. Please provide copies of the following documents:

- Request B0000935 for Private Housing Project
- Bids for Request B0000935
- Requests and responses for supplemental information for B0000935
- April 14, 2016 draft letter of intent from MWCB, LLC on private housing project

Please provide advanced notice of any charges that will exceed \$50. This request is for non-commercial news-gathering purposes in the public interest, so please waive any fees possible.

If Wichita State University feels any portion of this request is not subject to disclosure, please cite the specific section in the Kansas Open Records Act that the university believes exempts the record with an explanation of how this exemption applies. In the event the university contends that part of the request is confidential, please still provide those portions of the request that the university is not challenging.

Please send the information electronically, or its native form. Please send the forms as they become available, rather than waiting to send all the forms at once. Please reply to this e-mail to confirm receipt of this request.

Thank you in advance for your help.

--

Daniel Salazar

Reporter

The Wichita Eagle

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dsalazar@wichitaeagle.com

[@imdanielsalazar](#)

From: [Moses, David](#)
To: [Salazar, Daniel](#)
Cc: [Bishop, Belinda](#); [Mazzullo, Lainie](#); [Heldman, Lou](#)
Subject: Re: KORA Request (Salazar-7/26/2017) #2
Date: Monday, August 7, 2017 4:08:33 PM
Attachments: [RFQ.B0000935.StudentHousingPartnership.Notice.doc](#)

Daniel: In response to the KORA request, below, please find the Request for Qualifications, RFQ # B0000935. What I have highlighted, below, is voluminous and will exceed \$50. Also, I recollect this office previously providing this and other information regarding this RFQ to your newspaper when replying to an earlier KORA request. We are checking our records to confirm my memory. Please advise. Thx, DHM

David H. Moses
General Counsel
Wichita State University
316-978-6791, telephone
316-978-3046, telefacsimile

From: Daniel Salazar <dsalazar@wichitaeagle.com>
Date: Wednesday, July 26, 2017 at 5:22 PM
To: David Moses <david.moses@wichita.edu>
Cc: "Bishop, Belinda" <belinda.bishop@wichita.edu>
Subject: KORA Request (Salazar-7/26/2017) #2

Daniel Salazar

The Wichita Eagle | 330 North Mead Street | Wichita, KS 67202
[\(316\) 269-6791](tel:3162696791) | [\(316\) 983-8808](tel:3169838808) | dsalazar@wichitaeagle.com

July 25, 2017

David H. Moses
201 Morrison Hall
1845 Fairmount
Wichita, KS 67260-0205

Dear Mr. Moses,

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- Bids for Request B0000935
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From: [Moses, David](#)
To: [Suellentrop, Paul](#); [Bishop, Belinda](#)
Cc: [Mazzullo, Lainie](#); [Heldman, Lou](#); [Boatright, Darron](#); [Bishop, Belinda](#)
Subject: Re: KORA requests
Date: Thursday, May 25, 2017 3:11:33 PM
Attachments: [Adams, Jody_SEPARATION AND GENERAL RELEASE AGREEMENT_signed_02012017_redacted.pdf](#)

Paul: Thank you for your patience while waiting for the response to this KORA request. FYI, there is no executed Under Armour agreement at this time. Attached you will find the redacted version of the separation agreement with Jody Adams. This will complete our response to this request but if there is a fully executed Under Armour agreement, I will send it to you. Thx, DHM

David H. Moses
General Counsel
Wichita State University
316-978-6791, telephone
316-978-3046, telefacsimile

From: "Suellentrop, Paul" <psuellentrop@wichitaeagle.com>
Date: Tuesday, May 16, 2017 at 9:27 AM
To: David Moses <david.moses@wichita.edu>, "Bishop, Belinda" <belinda.bishop@wichita.edu>
Subject: KORA requests

Can I get an update on these KORA requests, please. Thanks.

--

Paul Suellentrop
Sports reporter
The Wichita Eagle/Kansas.com
<http://www.kansas.com/sports/college/wichita-state/shockwaves/>
316-269-6760

From: [Moses, David](#)
To: [Suellentrop, Paul](#); [Bishop, Belinda](#)
Cc: [Mazzullo, Lainie](#); [Heldman, Lou](#)
Subject: Re: KORA requests
Date: Friday, June 23, 2017 3:25:49 PM
Attachments: [8691191-SO-1-DC.pdf](#)
[8819086-SO-1-DC.pdf](#)
[American Athletic Conference Bylaws \(Adopted Effective July 1 2017\) Redacted.pdf](#)
[Wichita State Expansion Agreement.pdf](#)

Paul: The attached is being sent to you in response to your KORA request for AAC contract and all related documents. This should complete this project. Thx, DHM

David H. Moses
General Counsel
Wichita State University
316-978-6791, telephone
316-978-3046, telefacsimile

From: "Suellentrop, Paul" <psuellentrop@wichitaeagle.com>
Date: Tuesday, May 16, 2017 at 9:27 AM
To: David Moses <david.moses@wichita.edu>, "Bishop, Belinda" <belinda.bishop@wichita.edu>
Subject: KORA requests

Can I get an update on these KORA requests, please. Thanks.

--

Paul Suellentrop
Sports reporter
The Wichita Eagle/Kansas.com
<http://www.kansas.com/sports/college/wichita-state/shockwaves/>
316-269-6760

From: [Heldman, Lou](#)
To: [Schlapp, Andrew](#)
Subject: Re: KORA: Private Housing
Date: Monday, July 17, 2017 5:10:09 PM

On Jul 17, 2017, at 5:04 PM, Richardson, Breeze <brichardson@ksbor.org> wrote:

Dear Lou,

I was going to cc: Andy Schlapp and Joe Kleinsasser but then I thought it might be appreciated if I let you triage this to whomever else you might want to share it with on your team –

Just wanted to let you know after responding to an Open Records Request late last week, both *The Sunflower* and *The Wichita Eagle* have asked for comment today in regards to The Flats/Fairmount Towers.

Below is my written follow up to Daniel Salazar (which was proceeded by a phone call) in regards to whether Board policy was followed; below it is the response which was sent in response to the KORA request we received (if you want the version with attachments, just let me know!).

Best,
Breeze

Breeze Richardson
Director of Communications
Kansas Board of Regents
1000 SW Jackson, Suite 520
Topeka, KS 66612
brichardson@ksbor.org
785-430-4237 (direct)
773-255-7847 (cell)
<http://www.kansasregents.org/>
Twitter: @ksregents (<https://twitter.com/ksregents>)

From: Richardson, Breeze
Sent: Monday, July 17, 2017 4:48 PM
To: dsalazar@wichitaeagle.com
Cc: Richardson, Breeze <brichardson@ksbor.org>
Subject: RE: KORA: Private Housing

Dear Daniel,

In regards to the Board policy on private housing (Chapter II, Section E.9), the authorization provided by the Board in June 2016 to lease property as outlined was the authorization needed to proceed with this project. The agreement was knowingly entered into by the Board (point a), and as the documentation shows, no preference was given as the bid process is outlined (point b), there is no knowledge of an occupancy guarantee given to the developer (point c), and no public funds are being given for operation and maintenance (point d) (last sentence on page 45).

Of course, let me know if I can provide any additional information.

Best,
Breeze

Breeze Richardson

Director of Communications

Kansas Board of Regents

1000 SW Jackson, Suite 520

Topeka, KS 66612

brichardson@ksbor.org

785-430-4237 (direct)

773-255-7847 (cell)

<http://www.kansasregents.org/>

Twitter: @ksregents (<https://twitter.com/ksregents>)

From: Richardson, Breeze

Sent: Monday, July 17, 2017 4:07 PM

To: dsalazar@wichitaeagle.com

Cc: Richardson, Breeze <brichardson@ksbor.org>

Subject: FW: KORA: Private Housing

Here you go!

Breeze Richardson

Director of Communications

Kansas Board of Regents

1000 SW Jackson, Suite 520

Topeka, KS 66612

brichardson@ksbor.org

785-430-4237 (direct)

<http://www.kansasregents.org/>

Twitter: @ksregents (<https://twitter.com/ksregents>)

From: Burlingham, Renee
Sent: Friday, July 14, 2017 4:00 PM
To: Chance Swaim <chance.swaim@gmail.com>; Richardson, Breeze
<brichardson@ksbor.org>
Cc: Burlingham, Renee <rburlingham@ksbor.org>
Subject: RE: KORA: Private Housing

July 14, 2017

Chance Swaim
Editor in Chief
The Sunflower
Wichita State University

Dear Chance Swaim,

I am responding to your below copied email, which I received on July 13, 2017 at 1:04 p.m., wherein you invoked the Kansas Open Records Act to request “all documents related to authorization of operation of a private housing facility at Wichita State University by the Kansas Board of Regents. . .”

I have attached the following documents, which I believe are responsive to your request:

- May 31, 2016, Board Fiscal Affairs and Audit Standing Committee agenda – see page 4
- June 15-16, 2016 Board meeting agenda – see page 45
- June 15-16, 2016 Board minutes – see pages 7-8
- Pages out of Wichita State University’s Campus Master Plan

Please note that the agendas and minutes from Board meetings dating from July 2013 to present are available online at http://www.kansasregents.org/about/regent_meetings_agendas_and_minutes and the Board minutes record official Board action on matters that come before it.

Likewise, the agendas and minutes for Board committees are available online. See http://www.kansasregents.org/about/councils_committees

If you wish to request other public records that may be possessed by the Board, please refer to the Kansas Open Record Act (KORA) information posted online at http://www.kansasregents.org/about/board_office. You will note that a record fee may be charged to recoup the costs resulting from record requests, including staff time. Should you request additional records on this topic, we reserve the right to charge a record fee, to recoup the actual costs associated with that request.

Renee Burlingham
Record Custodian
Kansas Board of Regents
rburlingham@ksbor.org
785-430-4239

From: Chance Swaim [<mailto:chance.swaim@gmail.com>]
Sent: Thursday, July 13, 2017 1:04 PM
To: Richardson, Breeze <brichardson@ksbor.org>; Burlingham, Renee <rburlingham@ksbor.org>
Subject: KORA: Private Housing

Dear Records Custodian,

Pursuant to the state open records law, Kan. Stat. Ann. Secs. 45~~2~~15 to 45~~2~~30, I write to request

all documents related to authorization of operation of a private housing facility at Wichita State University by the Kansas Board of Regents, including any authorization for the

Wichita State University

to:

- a enter into agreements, written or verbal or implied relating to private housing;
- b give preference to any owner or operator of private housing;
- c guarantee occupancy in or payments for private housing; or
- d provide public funds for the supervision, maintenance or operation of private housing.

Please provide the documents electronically to expedite the process and reduce cost.

If your agency does not maintain these public records, please let me know who does and include the proper custodian's name and contact information.

Please waive fees since this request is in the interest of the public. However, I will agree to pay any reasonable copying and postage fees of not more than \$20.

If the cost would be greater than this amount, please notify me and provide an itemized receipt indicating the charges for each document.

As provided by the open records law, I expect your response within three (3) business days. See Kan. Stat. Ann. Sec. 45~~2~~18(d).

If you choose to deny this request, please provide a written explanation for the denial including a reference to the specific statutory exemption(s) upon which you rely.

Also, please provide all segregable portions of otherwise exempt material.

Thank you for your assistance.,

cc'd: Renee Burlingham, Breeze Richardson

--

Chance Swaim

Editor in Chief

The Sunflower

Wichita State University

From: [Heldman, Lou](#)
To: [Richardson, Breeze](#)
Cc: [Kleinsasser, Joe](#)
Subject: Re: KORA: Private Housing
Date: Monday, July 17, 2017 5:32:27 PM

Thanks, Breeze,
I've followed up with Andy Schlapp and am including Joe on this note.
Best,
Lou

From: Breeze Richardson <brichardson@ksbor.org>
Date: Monday, July 17, 2017 at 5:04 PM
To: Lou Heldman <Lou.Heldman@wichita.edu>
Cc: Breeze Richardson <brichardson@ksbor.org>
Subject: FW: KORA: Private Housing

Dear Lou,

I was going to cc: Andy Schlapp and Joe Kleinsasser but then I thought it might be appreciated if I let you triage this to whomever else you might want to share it with on your team –

Just wanted to let you know after responding to an Open Records Request late last week, both *The Sunflower* and *The Wichita Eagle* have asked for comment today in regards to The Flats/Fairmount Towers.

Below is my written follow up to Daniel Salazar (which was proceeded by a phone call) in regards to whether Board policy was followed; below it is the response which was sent in response to the KORA request we received (if you want the version with attachments, just let me know!).

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Cc: Richardson, Breeze <brichardson@ksbor.org>
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Cc: Richardson, Breeze <brichardson@ksbor.org>
Subject: FW: KORA: Private Housing

Here you go!

Breeze Richardson
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brichardson@ksbor.org

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<http://www.kansasregents.org/>

Twitter: @ksregents (<https://twitter.com/ksregents>)

From: Burlingham, Renee

Sent: Friday, July 14, 2017 4:00 PM

To: Chance Swaim <chance.swaim@gmail.com>; Richardson, Breeze <brichardson@ksbor.org>

Cc: Burlingham, Renee <rburlingham@ksbor.org>

Subject: RE: KORA: Private Housing

July 14, 2017

Chance Swaim
Editor in Chief
The Sunflower
Wichita State University

Dear Chance Swaim,

I am responding to your below copied email, which I received on July 13, 2017 at 1:04 p.m., wherein you invoked the Kansas Open Records Act to request “all documents related to authorization of operation of a private housing facility at Wichita State University by the Kansas Board of Regents. . .”

I have attached the following documents, which I believe are responsive to your request:

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Renee Burlingham
Record Custodian
Kansas Board of Regents
rburlingham@ksbor.org

785-430-4239

From: Chance Swaim [<mailto:chance.swaim@gmail.com>]

Sent: Thursday, July 13, 2017 1:04 PM

To: Richardson, Breeze <brichardson@ksbor.org>; Burlingham, Renee <rburlingham@ksbor.org>

Subject: KORA: Private Housing

Dear Records Custodian,

Pursuant to the state open records law, Kan. Stat. Ann. Secs. 45~~2~~15 to 45~~2~~30, I write to request

all documents related to authorization of operation of a private housing facility at Wichita State University by the Kansas Board of Regents, including any authorization for the
Wichita State University

to:

- a enter into agreements, written or verbal or implied relating to private housing;
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- c guarantee occupancy in or payments for private housing; or
- d provide public funds for the supervision, maintenance or operation of private housing.

Please provide the documents electronically to expedite the process and reduce cost.

If your agency does not maintain these public records, please let me know who does and include the proper custodian's name and contact information.

Please waive fees since this request is in the interest of the public. However, I will agree to pay any reasonable copying and postage fees of not more than \$20.

If the cost would be greater than this amount, please notify me and provide an itemized receipt indicating the charges for each document.

As provided by the open records law, I expect your response within three (3) business days. See Kan. Stat. Ann. Sec. 45~~2~~18(d).

If you choose to deny this request, please provide a written explanation for the denial including a reference to the specific statutory exemption(s) upon which you rely.

Also, please provide all segregable portions of otherwise exempt material.

Thank you for your assistance.,

cc'd: Renee Burlingham, Breeze Richardson

--

Chance Swaim
Editor in Chief
The Sunflower

From: [Moses, David](#)
To: [Chance Swaim](#)
Cc: [Mazullo, Lainie](#); [Heldman, Lou](#); [Bishop, Belinda](#)
Subject: Re: KORA: Wichita State Housing Portal Agreement
Date: Thursday, August 3, 2017 2:20:33 PM
Attachments: [2017 08 03 Building Lease Agreement FE.pdf](#)

Chance: In response to the KORA request, below, for the lease agreement between the Flats and the University, please see the attached. This completes our response to this request. Thx, DHM

David H. Moses
General Counsel
Wichita State University
316-978-6791, telephone
316-978-3046, telefacsimile

From: Chance Swaim <chance.swaim@gmail.com>
Date: Thursday, July 20, 2017 at 3:42 PM
To: David Moses <david.moses@wichita.edu>
Subject: Re: KORA: Wichita State Housing Portal Agreement

I would like a copy of the lease agreement between the Flats and the University when it is executed. -Thanks

On Thu, Jul 20, 2017 at 7:34 AM, Moses, David <david.moses@wichita.edu> wrote:

Chance, I am not sure what you are asking? Thx, DHM

David H. Moses
General Counsel
Wichita State University
[316-978-6791](tel:316-978-6791), telephone
[316-978-3046](tel:316-978-3046), telefacsimile

From: Chance Swaim <chance.swaim@gmail.com>
Date: Tuesday, July 18, 2017 at 3:58 PM
To: David Moses <david.moses@wichita.edu>
Subject: Re: KORA: Wichita State Housing Portal Agreement

What about between The Flats, Wichita State Innovation Alliance, Inc. and Wichita State?

On Tue, Jul 18, 2017 at 3:54 PM, Moses, David <david.moses@wichita.edu> wrote:

Chance:

In response to your KORA request of July 13, 2017, below, asking for records of “the agreement between The Flats and Wichita State University authorizing the use of the university portal to make payments to The Flats” please be advised such written records does not exist. Thx, DHM

David H. Moses
General Counsel
Wichita State University
[316-978-6791](tel:316-978-6791), telephone
[316-978-3046](tel:316-978-3046), telefacsimile

From: Chance Swaim <chance.swaim@gmail.com>
Date: Thursday, July 13, 2017 at 1:10 PM
To: David Moses <david.moses@wichita.edu>
Subject: KORA: Wichita State Housing Portal Agreement

Dear Records Custodian,

Pursuant to the state open records law, Kan. Stat. Ann. Secs. 45~~2~~15 to 45~~2~~30, I write to request the agreement between The Flats and Wichita State University authorizing the use of the university portal to make payments to The Flats.

•

Please provide the documents electronically to expedite the process and reduce cost.

If your agency does not maintain these public records, please let me know who does and include the proper custodian's name and contact information.

Please waive fees since this request is in the interest of the public. However, I will agree to pay any reasonable copying and postage fees of not more than \$20.

If the cost would be greater than this amount, please notify me and provide an itemized receipt indicating the charges for each document.

As provided by the open records law, I expect your response within three (3) business days. See Kan. Stat. Ann. Sec. 45~~2~~18(d).

If you choose to deny this request, please provide a written explanation for the denial including a reference to the specific statutory exemption(s) upon which you rely.

Also, please provide all segregable portions of otherwise exempt material.

Thank you for your assistance,

--

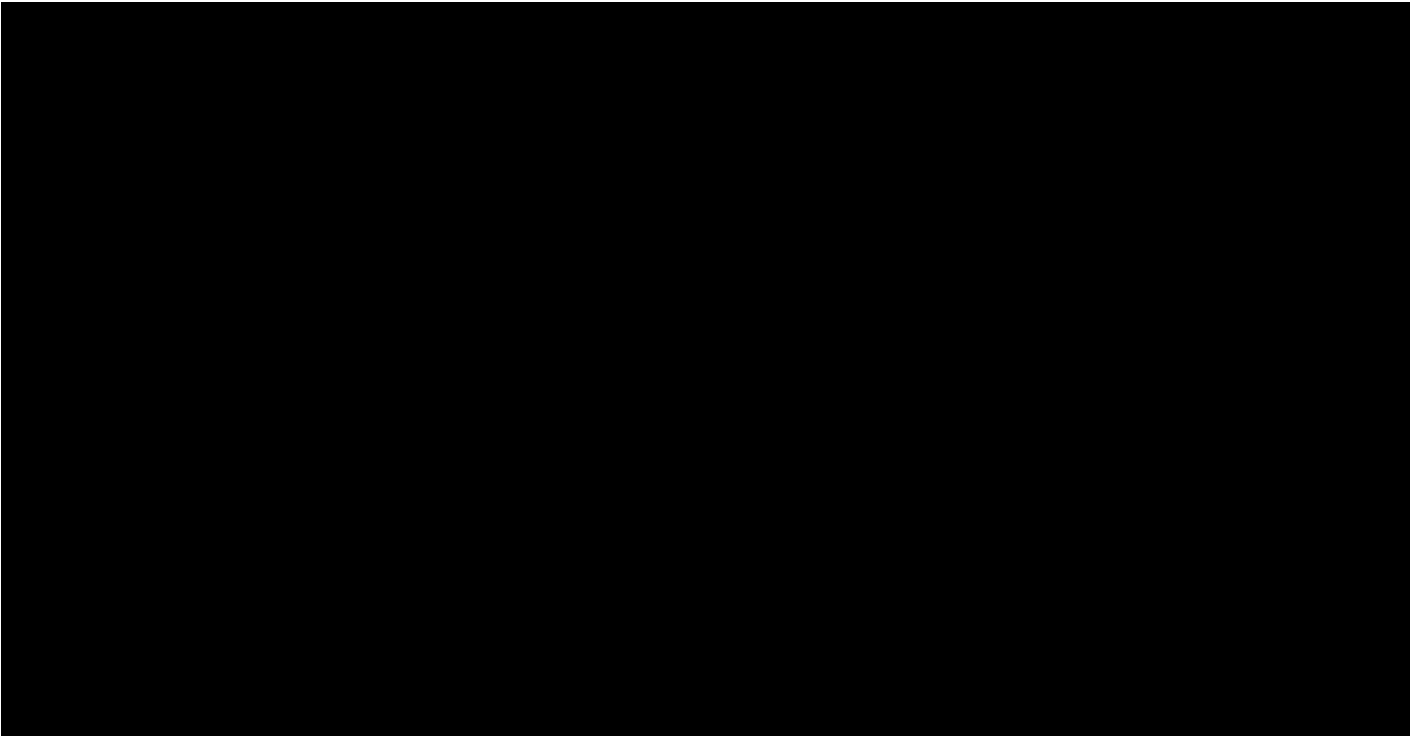
Chance Swaim
Editor in Chief
The Sunflower
Wichita State University

--

Chance Swaim
Editor in Chief
The Sunflower
Wichita State University

--

Chance Swaim
Editor in Chief
The Sunflower
Wichita State University



From: Coleman-Martins, Shelly [<mailto:shelly.coleman-martins@wichita.edu>]
Sent: Monday, August 07, 2017 2:45 PM
To: Shelly Conrady
Cc: Tisack, Gael; Heldman, Lou
Subject: RE: Logo agreements

Shelly! Attached are the signed logo agreements – at last. We will need the final signed YMCA upon your signature for our records.

Thanks,

Shelly

From: Shelly Conrady [<mailto:shelly@ymcawichita.org>]



Sent: Friday, August 4, 2017 2:43 PM

To: Coleman-Martins, Shelly <shelly.coleman-martins@wichita.edu>

Cc: Tisack, Gael <gael.tisack@wichita.edu>; Heldman, Lou <Lou.Heldman@wichita.edu>

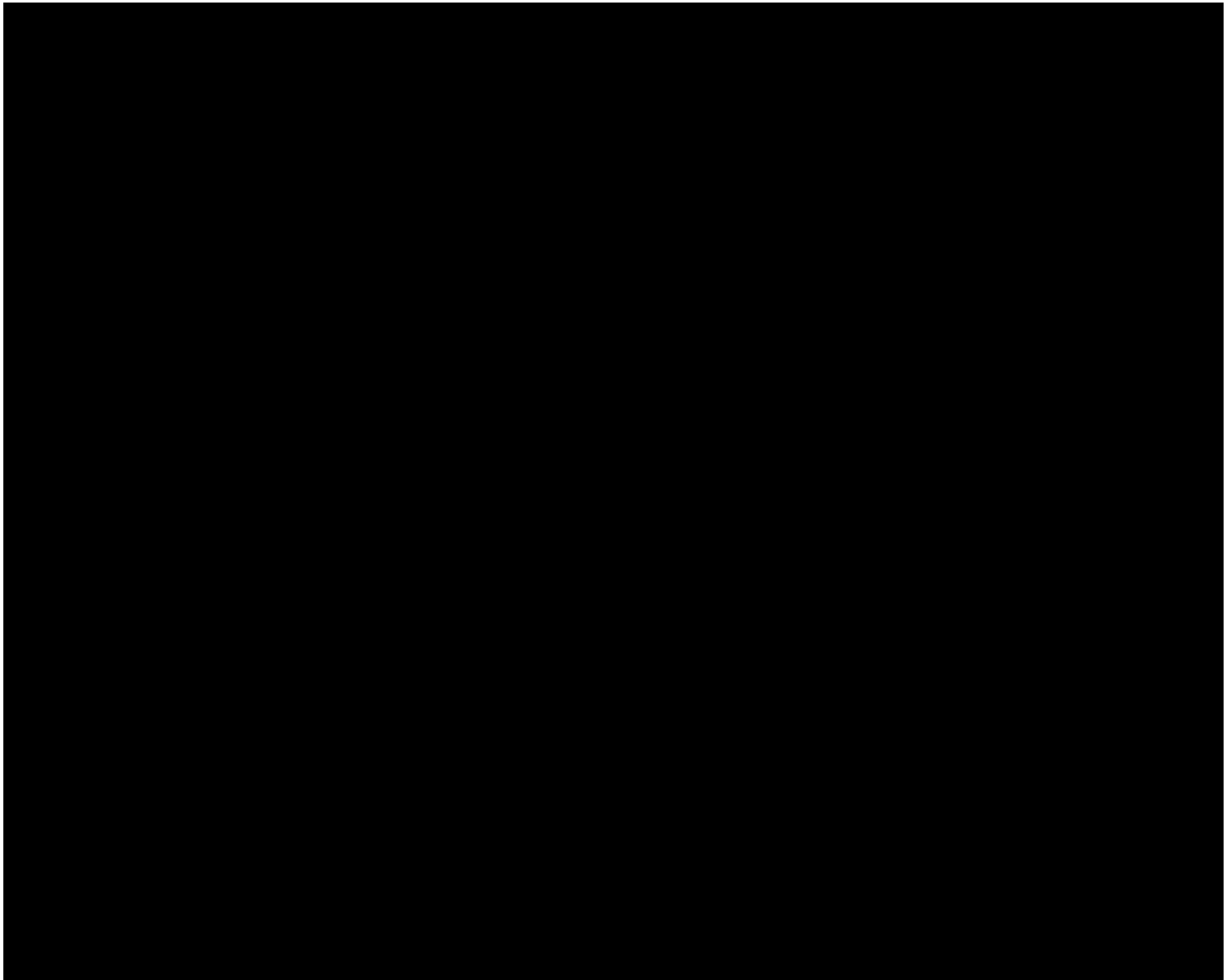
Subject: RE: Logo agreements

Here's an updated agreement to sign for the YMCA logo. It will expire in a year, but it gets us down the path of releasing the logo so we can promote for the launch. I've also attached the signed agreement for the release of the WSU logo. Please email logos to me at this email address.

Thanks,

Shelly Conrady
VP Marketing & Communications
GREATER WICHITA YMCA
402 N. Market
Wichita, KS 67202
(E) shelly@ymcawichita.org
(P) 316.219.9622 ext. 5553 | (F) 316.858.1540
(W) ymcawichita.org | facebook.com/ymcawichita

The Y: We're for youth development, healthy living and social responsibility.





From: "Surender, Sheelu" <Sheelu.Surender@wichita.edu>

Date: Thursday, July 20, 2017 at 11:01 AM

To: Joe Kleinsasser <Joe.Kleinsasser@wichita.edu>, Scott Jensen <scott.jensen@wichita.edu>

Cc: "Muma, Richard" <Richard.Muma@wichita.edu>, Lou Heldman <Lou.Heldman@wichita.edu>

Subject: RE: Lou Heldman request re: federal financial aid and student housing

Joe,

The article in the Sunflower was very inaccurate and I voiced my concern to Rick yesterday.

Financial Aid is available to any eligible student whether they live on campus, at home, or in private apartments off campus. The aid a student receives at WSU is limited to the WSU Cost of Attendance (COA) for these various categories. The Office of Financial Aid calculates the costs based on average costs for our student body. I determine housing costs by researching on-campus housing rates, student survey information, and information from the Bureau of Labor Statistics and/or local housing costs. Again, the housing component of the COA is there for room and meals and is an average, not based on individual student choice. Our general COA budgets are posted on the web at http://webs.wichita.edu/?u=finaid_undergraduate&p=/coa/. All COA charges assessed through Financial Operations/Accounts Receivable can be 'paid' through application of disbursed financial aid. These include scholarships, grants, and loans – both federal and private. Work Study is the only one that is paid directly to students through employment. Once the existing charges for a semester are paid, the students are given a refund for any excess aid. The excess aid is refunded to assist students with their educational expenses (within our COA calculations) for the semester. It would include off campus living expenses. Therefore, regardless of whether The Flats is considered on-campus or off-campus housing, financial aid could have been used for it. Of course there are many nuances based on each student's situation, but this is generally how the process works.

Although we can probably have David Wright pull information on financial aid applied to on-campus housing charges, it would not give accurate comparative information on how much aid is used for off-campus living.

Let me know exactly what you want us to pull and I'll request it through David.

Sheelu Surender, Director
Office of Financial Aid

Telephone: (316) 978-5337

Fax: (316) 978-3287

E-mail: sheelu.surender@wichita.edu



From: Kleinsasser, Joe
Sent: Thursday, July 20, 2017 10:07 AM
To: Surender, Sheelu; Jensen, Scott
Subject: Lou Heldman request re: federal financial aid and student housing

Sheelu and Scott,

Can either of you tell me if we keep records about how much federal financial aid money is used toward student housing at Wichita State? Lou is meeting with Sunflower editor Chance Swaim tomorrow morning and could use this information. If you don't have the information, do you know who might?

Thanks!

Joe



From: Kleinsasser, Joe

Sent: Thursday, July 20, 2017 11:12 AM

To: Wright, David <david.wright@wichita.edu>

Subject: FW: Lou Heldman request re: federal financial aid and student housing

David,

Lou will be speaking with Sunflower editor Chance Swaim tomorrow (Friday) morning and needs your help.

Can you tell me about how much federal financial aid or other aid was used for on-campus housing in the most recent academic year at Wichita State?

Joe

From: "Surender, Sheelu" <Sheelu.Surender@wichita.edu>

Date: Thursday, July 20, 2017 at 11:01 AM

To: Joe Kleinsasser <Joe.Kleinsasser@wichita.edu>, Scott Jensen <scott.jensen@wichita.edu>

Cc: "Muma, Richard" <Richard.Muma@wichita.edu>, Lou Heldman <Lou.Heldman@wichita.edu>

Subject: RE: Lou Heldman request re: federal financial aid and student housing

Joe,

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E-mail: sheelu.surender@wichita.edu



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Thanks!

Joe

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To: [Kleinsasser, Joe](#); [Jensen, Scott](#)
Cc: [Muma, Richard](#); [Heldman, Lou](#)
Subject: RE: Lou Heldman request re: federal financial aid and student housing
Date: Thursday, July 20, 2017 11:01:42 AM
Importance: High

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To: Surender, Sheelu; Jensen, Scott

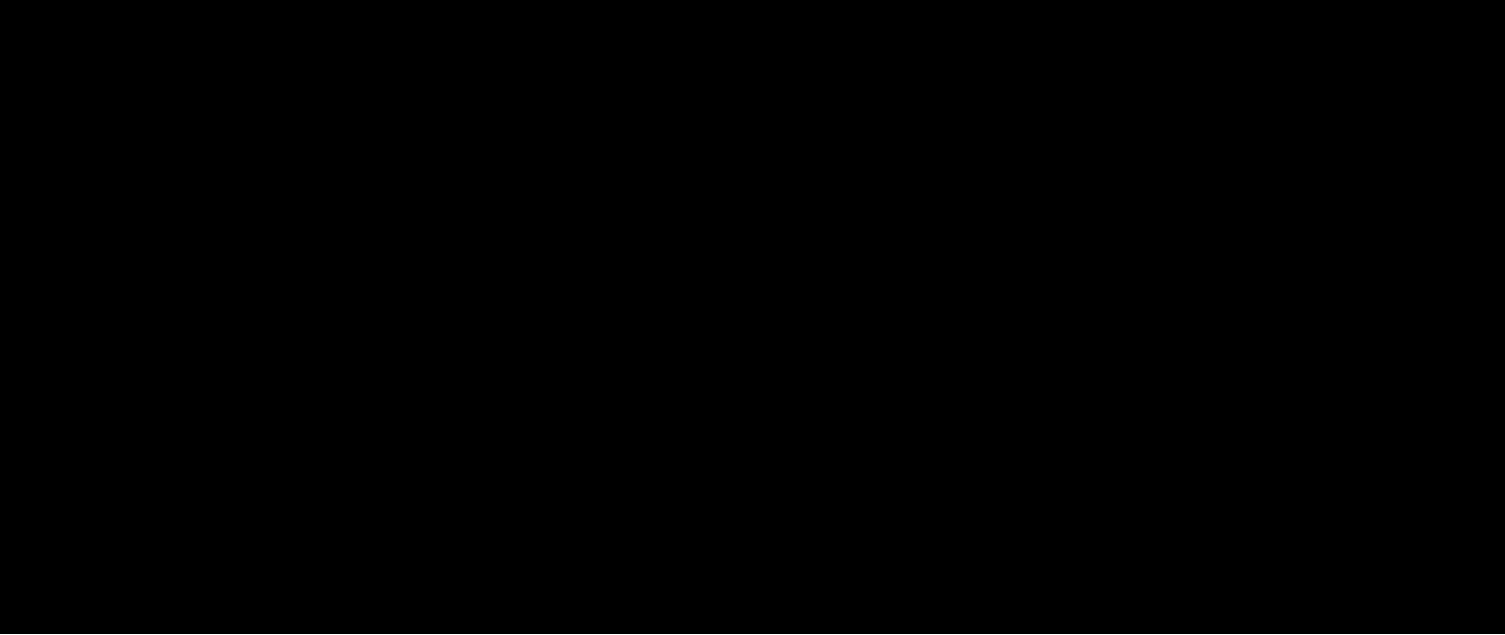
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Sheelu and Scott,

Can either of you tell me if we keep records about how much federal financial aid money is used toward student housing at Wichita State? Lou is meeting with Sunflower editor Chance Swaim tomorrow morning and could use this information. If you don't have the information, do you know who might?

Thanks!

Joe



From: Shelly Conrady [mailto:shelly@ymcawichita.org]
Sent: Wednesday, July 26, 2017 12:52 PM
To: 'Heldman, Lou'
Subject: Meeting Follow-up

Mim McKenzie (mim@ymcawichita.org) – COO
Brian Pond (brian@ymcawichita.org) – VP of Technology

Needs (off the top of my head)

- Communications
 - Updated FAQ with more detail on what's included in the student activity fee (the student health portion fleshed out). We spoke to Dr. Mo about this more in the meeting at Heskett yesterday.
 - Have we heard an update on whether we will have access to the primary email for students or whether the WSU email will have an option to forward?
- Branding/Co-branding
 - What do we need to do to get access/permissions for use of the WSU and WuShock logos?
 - Please have the appropriate person sign and return the attached sublicense agreement for use of the YMCA logo.
 - How many sets of the wsu4 (We are Shocker Nation) and wsu1 (It's a great day to be a Shocker) banners could we have access to?

Thanks,

Shelly Conrady
VP Marketing & Communications
GREATER WICHITA YMCA
402 N. Market
Wichita, KS 67202
(E) shelly@ymcawichita.org
(P) 316.219.9622 ext. 5553 | (F) 316.858.1540
(W) ymcawichita.org | facebook.com/ymcawichita

The Y: We're for youth development, healthy living and social responsibility.

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TO DONATE TO THE Y's Strong Community Campaign, text "YIMAGINE" to 41444.

Confidentiality Notice: This communication is confidential and intended only for the addressee. If you are not the intended recipient, you may not copy, disclose, or distribute this message to anyone else: any such actions may be unlawful. If you have received this communication in error, please contact the sender of the message to inform him or her of the error.

From: [Heldman, Lou](#)
To: [Vizzini, Tony](#)
Cc: [Hall, Teri](#); [Kleinsasser, Joe](#)
Subject: Re: News release
Date: Friday, July 14, 2017 2:42:58 PM

Yes; Teri is doing media interviews this afternoon on Flats. I'll let Joe and Teri fill you in. I'm in Y conference call.

> On Jul 14, 2017, at 2:37 PM, Vizzini, Tony <tony.vizzini@wichita.edu> wrote:

>

> Lou,

>

> I see via the Sunflower that the Flats release is out. They have also covered the floor sink in the RSC.

>

> -- tv

>

>

> Anthony J Vizzini, PhD, PE

> Provost and Senior Vice President

> Wichita State University

> 1845 Fairmount Street - Box 13

> Wichita, Kansas 67260-0013

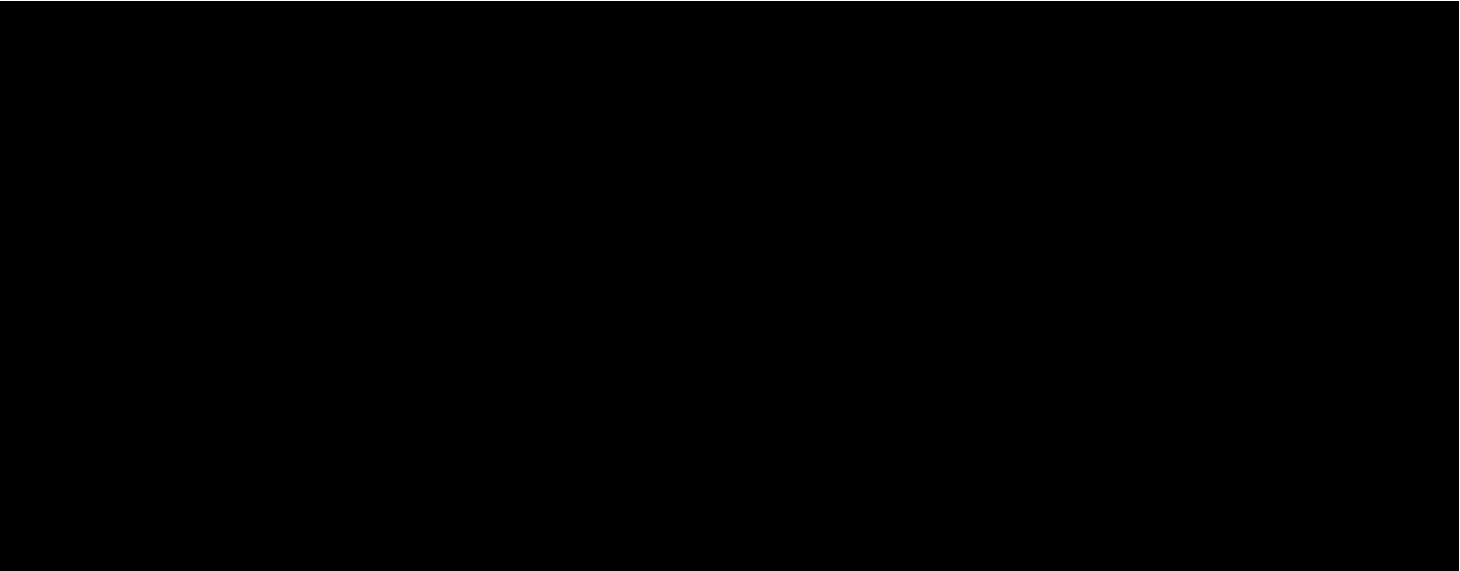
> (316) 978-3010 (w)

> (316) 978-3227 (Fax)

> www.wichita.edu

>

> Sent from my mobile device. Please excuse any typographical errors.



From: Heldman, Lou
Sent: Wednesday, August 9, 2017 11:55 AM
To: Coleman-Martins, Shelly <shelly.coleman-martins@wichita.edu>
Subject: Fwd: Occupancy for 17-18

Begin forwarded message:

From: "Jensen, Scott" <scott.jensen@wichita.edu>
Date: August 9, 2017 at 10:02:29 AM CDT
To: "Schlapp, Andrew" <andy.schlapp@wichita.edu>, "Heldman, Lou" <Lou.Heldman@wichita.edu>, "Hall, Teri" <teri.hall@wichita.edu>
Cc: "Konda, Kevin" <Kevin.Konda@wichita.edu>
Subject: Occupancy for 17-18

Hello folks,

Since we spoke on Monday, our total number of students who will not have a space in our designated occupancy spaces in the Flats or Shocker has not shrunk to the 20 we had hoped. It has actually expanded to 60 (and is climbing). We will need to prepare 20 additional spaces to use for drop in folks/extra beds. What this means is that we will prepare 80 expanded occupancy spaces in Shocker Hall to make this happen. That mean 160 people will be notified they are getting a roommate they were not expecting and these 60 folks will be told they are being put in a temporary space until something permanent opens up. We will be giving each student living in these expanded occupancy situations a 20% discount on their room rental rate during the duration of the extra person living there as compensation for this.

I just want to make sure this is the route we still want to utilize before we pull the

trigger.

Thank you,

Scott

Scott Jensen

Director

Housing and Residence Life

Wichita State University

(316) 978-6612



Begin forwarded message:

From: "Salazar, Daniel" <dsalazar@wichitaeagle.com>
Date: July 28, 2017 at 12:45:39 PM CDT
To: "Heldman, Lou" <Lou.Heldman@wichita.edu>, "Moses, David" <david.moses@wichita.edu>
Subject: Re: One more thing

Follow-up question;; has WSU entered into its lease agreement with MWCB and The Flats or is WSU waiting for official KBOR approval from Flanders?
DJS

On Fri, Jul 28, 2017 at 10:35 AM, Salazar, Daniel <dsalazar@wichitaeagle.com> wrote:

On Fri, Jul 28, 2017 at 10:31 AM, Heldman, Lou <Lou.Heldman@wichita.edu> wrote:

Please send it to me

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Sorry. I've been told if this is higher priority than questions about the audit.

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From: Salazar, Daniel
To: [Heldman, Lou](#); [Moses, David](#)
Subject: Re: One more thing
Date: Friday, July 28, 2017 12:45:44 PM

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From: Salazar, Daniel
To: [Heldman, Lou](#)
Subject: Re: One more thing
Date: Friday, July 28, 2017 10:35:40 AM
Attachments: [170724 email Moses Flats to Miller.pdf](#)
[170720 Ltr to KBOR re Flats Agreement 7.20.17 FE \(1\).pdf](#)
[170720 email Moses Flats Agreement to Henning.pdf](#)
[170718 Frisbie email FAA Agenda Call to Werner.pdf](#)

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Begin forwarded message:

From: "Salazar, Daniel" <dsalazar@wichitaeagle.com>
Date: July 28, 2017 at 10:35:33 AM CDT
To: "Heldman, Lou" <Lou.Heldman@wichita.edu>
Subject: Re: One more thing

On Fri, Jul 28, 2017 at 10:31 AM, Heldman, Lou
<Lou.Heldman@wichita.edu> wrote:

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From: Salazar, Daniel
To: [Heldman, Lou](#)
Subject: Re: One more thing
Date: Friday, July 28, 2017 10:29:50 AM

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From: [Heldman, Lou](#)
To: [Salazar, Daniel](#)
Subject: Re: One more thing
Date: Friday, July 28, 2017 10:31:48 AM

Please send it to me

On Jul 28, 2017, at 10:29 AM, Salazar, Daniel <dsalazar@wichitaeagle.com> wrote:

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From: [Heldman, Lou](#)
To: [Salazar, Daniel](#)
Cc: [Moses, David](#)
Subject: Re: One more thing
Date: Friday, July 28, 2017 2:45:07 PM

Awaiting President Flanders' guidance.

From: Daniel Salazar <dsalazar@wichitaeagle.com>
Date: Friday, July 28, 2017 at 12:45 PM
To: Louis Heldman <lou.heldman@wichita.edu>, David Moses <david.moses@wichita.edu>
Subject: Re: One more thing

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Begin forwarded message:

From: "Salazar, Daniel" <dsalazar@wichitaeagle.com>
Date: July 28, 2017 at 12:45:39 PM CDT
To: "Heldman, Lou" <Lou.Heldman@wichita.edu>, "Moses, David" <david.moses@wichita.edu>
Subject: Re: One more thing

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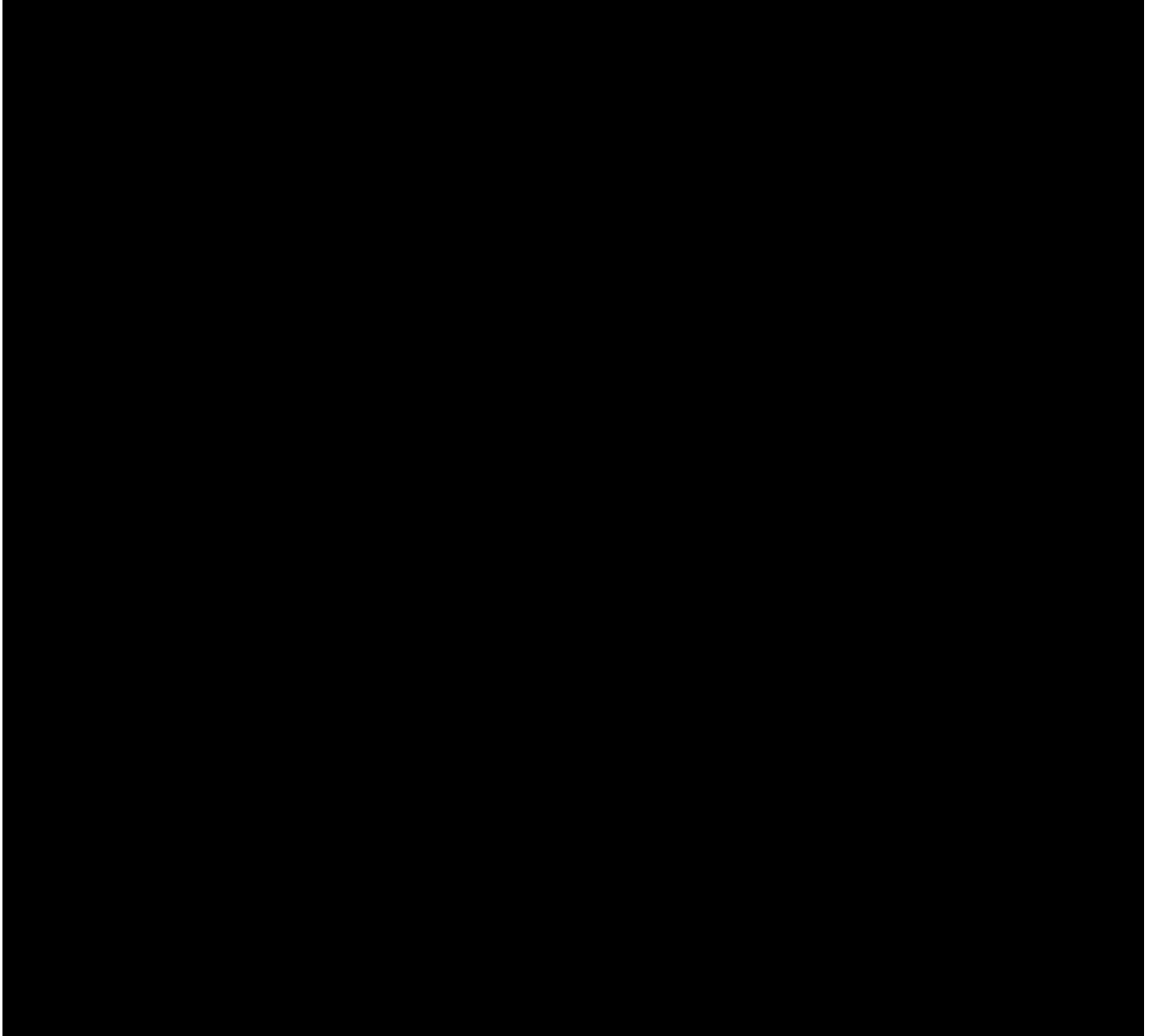
From: [Heldman, Lou](#)
To: [Vizzini, Tony](#)
Subject: Re: Out of the office
Date: Tuesday, July 11, 2017 9:39:38 AM

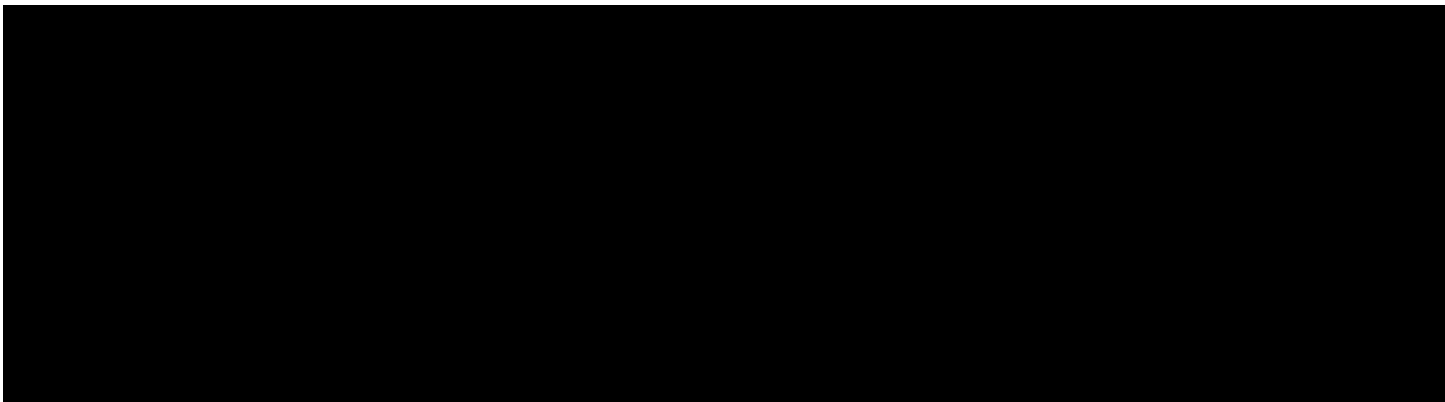
Tony,

The Fairmount/Flats release is planned for Friday. If that happens, I will serve as media contact, unless you'd prefer to do that from Boston.

Thanks,

Lou





On Aug 1, 2017, at 11:01 AM, Tatro, Lois <Lois.Tatro@wichita.edu> wrote:

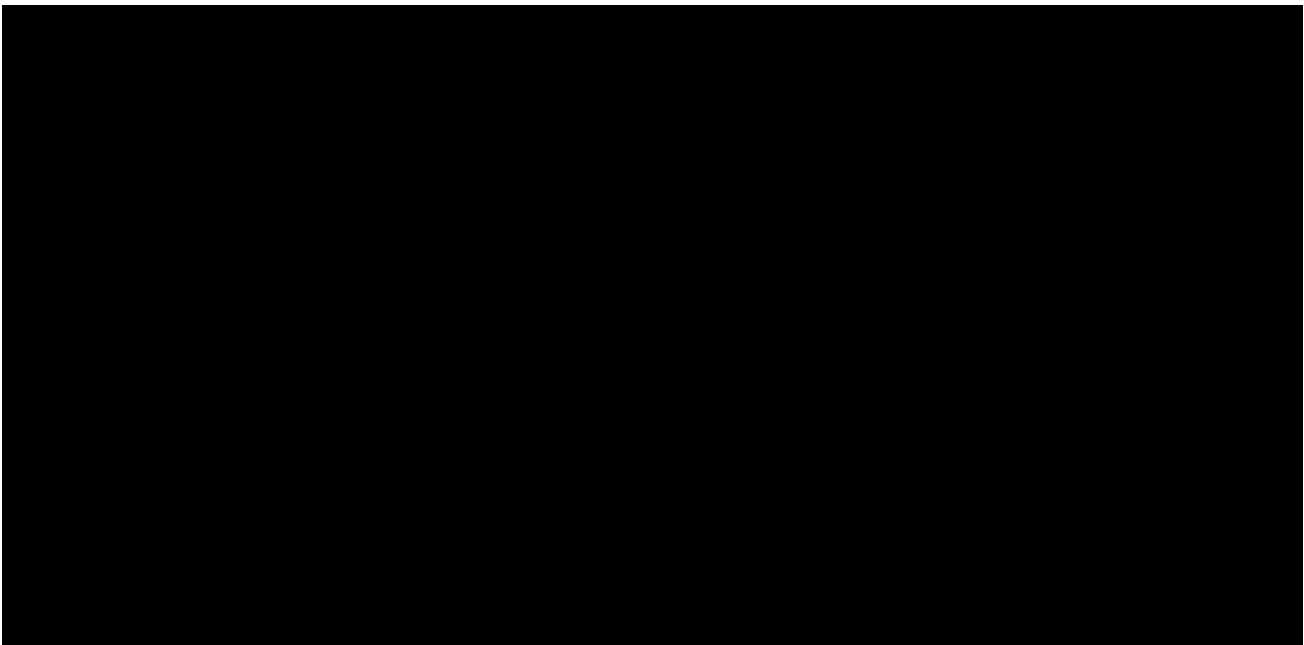
Only one comment....I'm not sure what is meant by this:

<image001.jpg>

I don't understand where they got the idea that "Students' payments for rent....will quadruple"

Students' payments for rent will be exactly the same for those students who select Fairmount Towers as the payments would have been for them to live in The Flats.

I guess perhaps they are saying with only 48'ish students who chose The Flats, and now WSU will be providing them 200+ students, that the potential rent generated will quadruple..... Generally true, but very, very misleading!





From: Tatro, Lois

Sent: Tuesday, August 1, 2017 11:01 AM

To: Heldman, Lou <Lou.Heldman@wichita.edu>; Hall, Teri <teri.hall@wichita.edu>; Schlapp, Andrew <andy.schlapp@wichita.edu>; Jensen, Scott <scott.jensen@wichita.edu>; Boden, Stacia <stacia.boden@wichita.edu>

Cc: Kleinsasser, Joe <Joe.Kleinsasser@wichita.edu>

Subject: RE: Please read ASAP

Only one comment....I'm not sure what is meant by this:

Students' payments for rent at a privately built apartment complex on Wichita State University's **Innovation Campus** will more than quadruple due to an influx of students from the closing of a university dorm.

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From: [Tatro, Lois](#)
To: [Heldman, Lou](#); [Hall, Teri](#); [Schlapp, Andrew](#); [Jensen, Scott](#); [Boden, Stacia](#)
Cc: [Kleinsasser, Joe](#)
Subject: RE: Please read ASAP
Date: Tuesday, August 1, 2017 11:01:31 AM

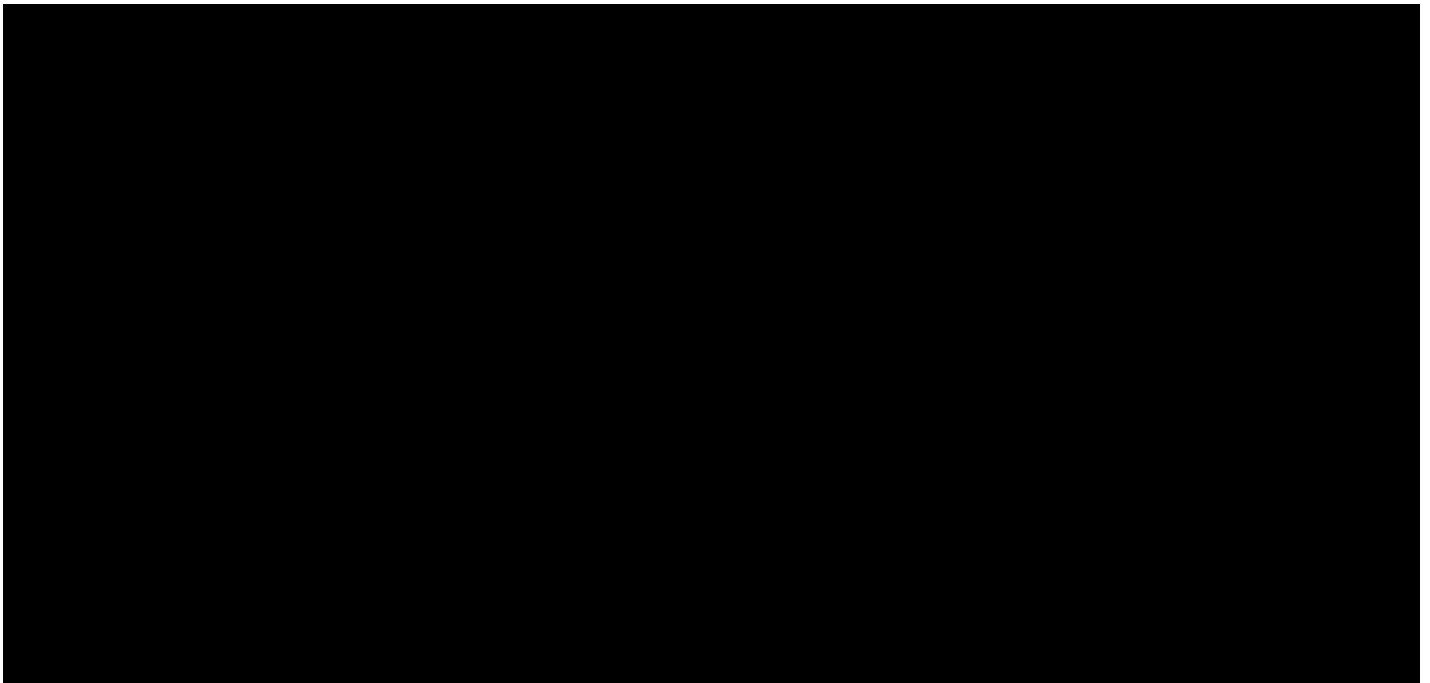
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To: Heldman, Lou <Lou.Heldman@wichita.edu>; Hall, Teri <teri.hall@wichita.edu>; Schlapp, Andrew <andy.schlapp@wichita.edu>; Jensen, Scott <scott.jensen@wichita.edu>; Boden, Stacia <stacia.boden@wichita.edu>

Cc: Kleinsasser, Joe <Joe.Kleinsasser@wichita.edu>

Subject: RE: Please read ASAP

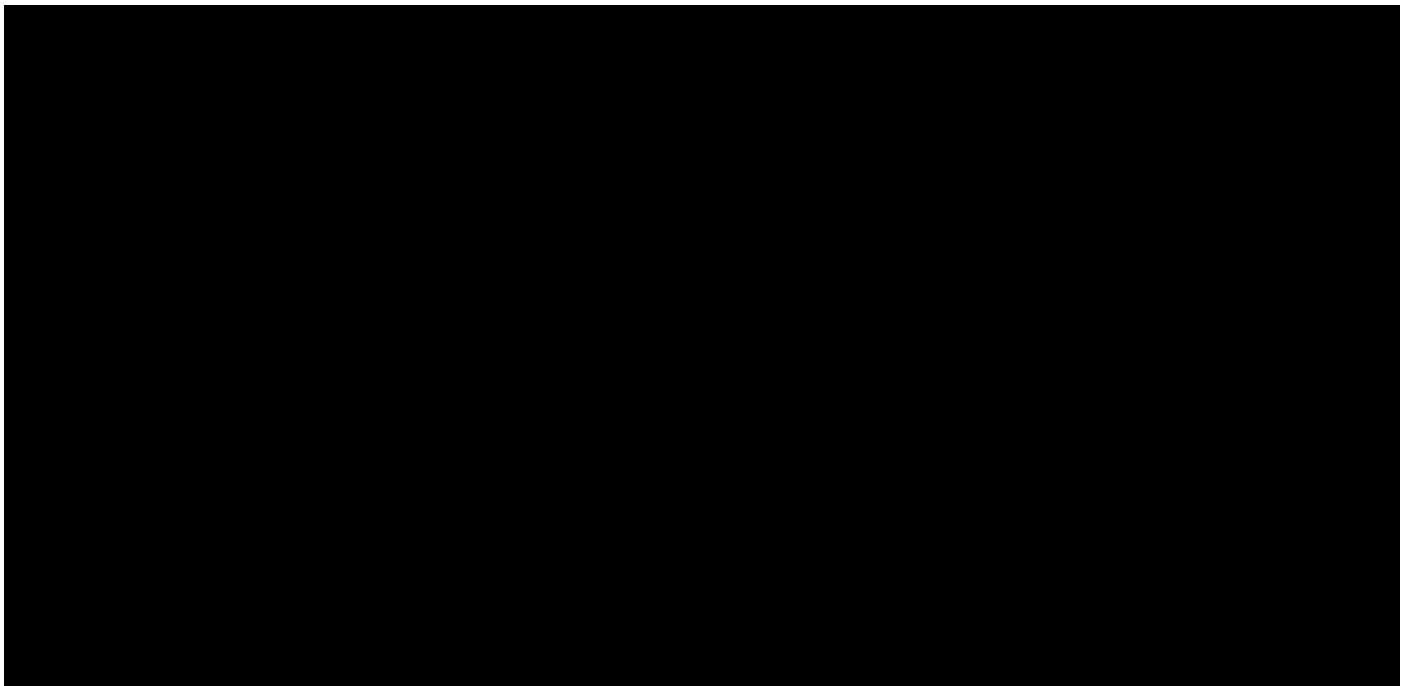
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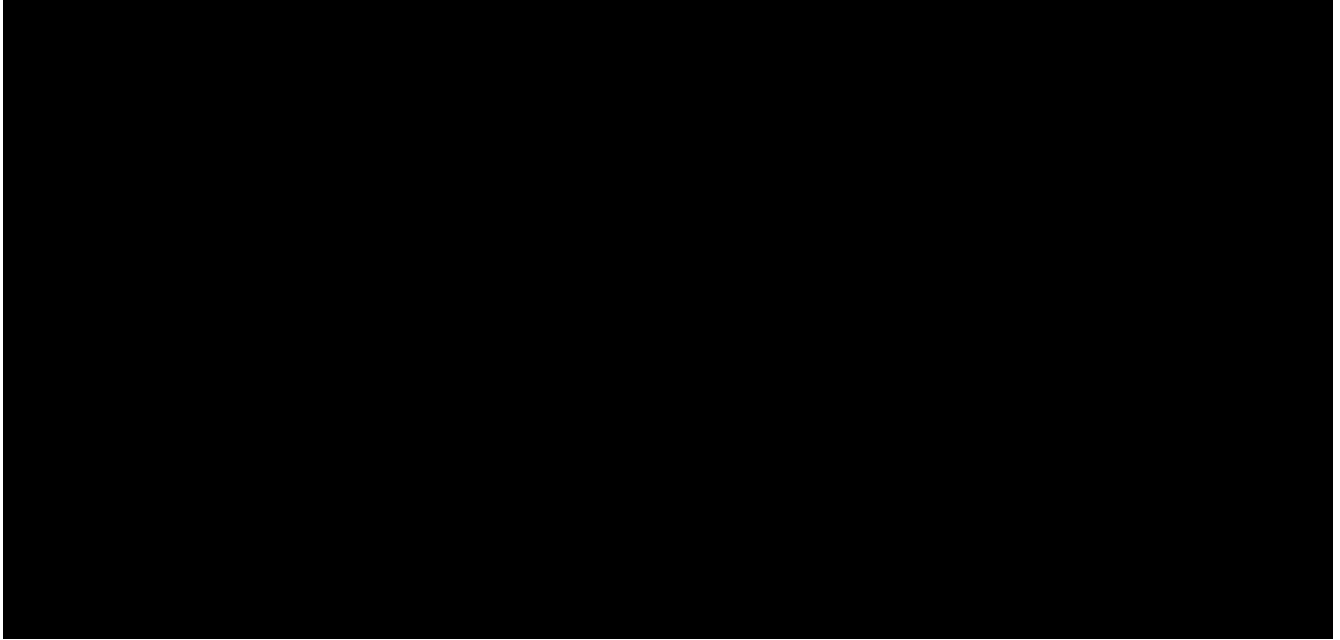
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<image003.jpg>

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Students' payments for rent will be exactly the same for those students who select Fairmount Towers as the payments would have been for them to live in The Flats.

I guess perhaps they are saying with only 48'ish students who chose The Flats, and now WSU will be providing them 200+ students, that the potential rent generated will quadruple..... Generally true, but very, very misleading!



On Oct 5, 2017, at 4:22 PM, Mazzullo, Lainie <Lainie.Mazzullo@wichita.edu> wrote:

Lou,

I looked through the past couple months of KORA requests and came up with a list of possibilities for us to link to on the new page that would show recent requests/common interest requests. The requests are listed below. Please let me know which ones you'd like us to use. Once we have the whittled down list, I'll find the PDFs and get them to Tim.

Possible links for the public information page:

- <!--[if !supportLists]-->• <!--[endif]-->Enrollment figures (we can just link to KBOR)
- <!--[if !supportLists]-->• <!--[endif]-->Public salaries (I don't have the record, but I'm sure it's easily available)
- <!--[if !supportLists]-->• <!--[endif]-->The lease agreement for The Flats at WSU property with Wichita State Innovation Alliance and Wichita State University; The sub-lease agreement to construct The Flats at WSU between Wichita State Innovation Alliance and MWCB, LLC; Any other agreement featuring MWCB, LLC, the Wichita State Innovation Alliance and/or Wichita State University related to The Flats at WSU (These are the "voluminous" records, so it may be more than we can easily link to.)
- <!--[if !supportLists]-->• <!--[endif]-->All signed agreements, letters of intent, and contracts with the Y(MCA) entered and/or signed by Wichita State and/or any of its affiliates.
- <!--[if !supportLists]-->• <!--[endif]-->Copies of the number of registrations for undergraduate online professional development badges and/or Lifelong Learning Courses between August 28 and Sept. 22.
- <!--[if !supportLists]-->• <!--[endif]-->Notices of non-reappointments for employees with regular status, non-reappointments for employees with provisional status and position elimination notices provided to former Wichita State University employees between July 1, 2015 and June 26, 2017.
- <!--[if !supportLists]-->• <!--[endif]-->All contracts between Wichita State University and/or its affiliates, and Royall & Co.
- <!--[if !supportLists]-->• <!--[endif]-->Copies of applied learning contracts

between Airbus and Wichita State University or the Wichita State Innovation Alliance from January 1, 2015 to September 11, 2017.

- All financial transactions between BKD LLP and Wichita State University and/or its affiliates in the past 10 years.
- Request of 9-12-17 for agreement with the Charles Koch Foundation for the Institute for the Study of Economic Growth. This completes the request.
- Copies of requests for quotes, quotations, qualifications, proposals or information for the Partnership 2 building on the Innovation Campus.

Lainie Mazzullo

Assistant director of news and media relations

lainie.mazzullo@wichita.edu

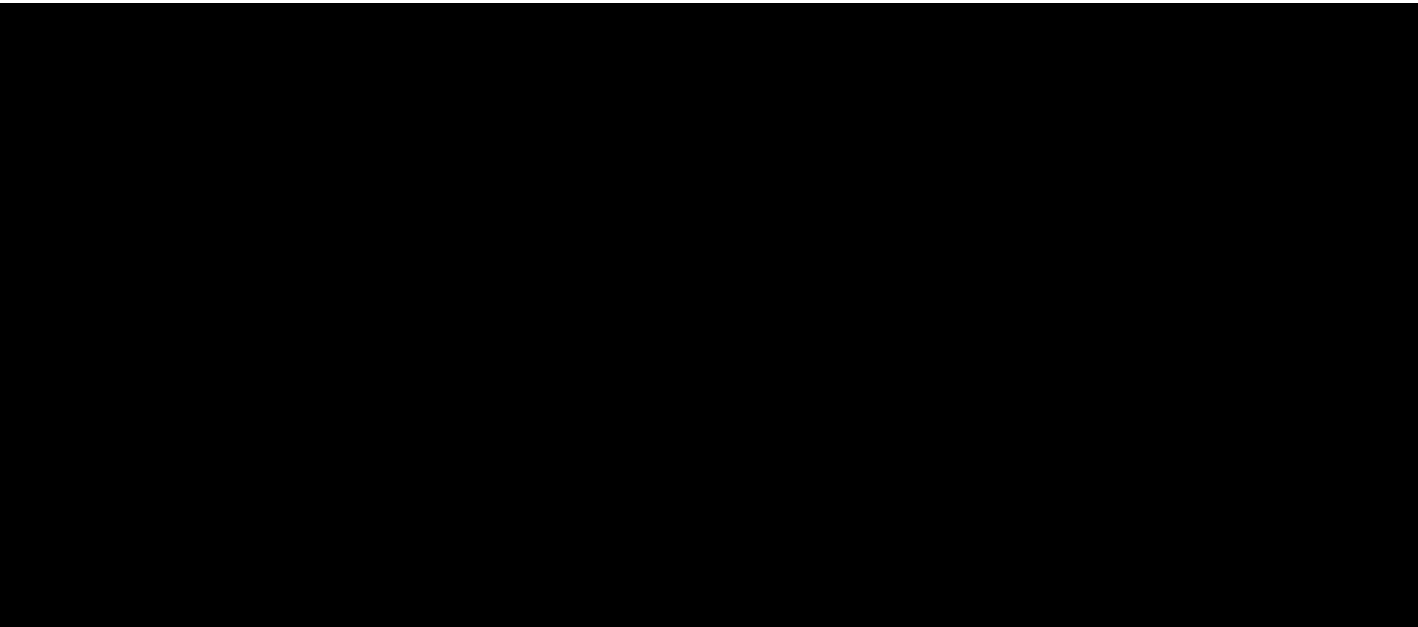
316-978-3409

<image001.png>

<image002.jpg>

<image003.png>

<image004.png> <image005.png> <image006.png> <image007.png>



From: Lainie Mazzullo <Lainie.Mazzullo@wichita.edu>

Date: Thursday, October 5, 2017 at 4:22 PM

To: Lou Heldman <Lou.Heldman@wichita.edu>

Cc: Tim Hart <Tim.Hart@wichita.edu>

Subject: Possible links for the Public Information page

Lou,

I looked through the past couple months of KORA requests and came up with a list of possibilities for us to link to on the new page that would show recent requests/common interest requests. The requests are listed below. Please let me know which ones you'd like us to use. Once we have the whittled down list, I'll find the PDFs and get them to Tim.

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Assistant director of news and media relations

lainie.mazzullo@wichita.edu

316-978-3409



LET'S GET SOCIAL



From: [Moses, David](#)
To: [Chance Swaim](#)
Cc: [Bishop, Belinda](#); [Heldman, Lou](#); [Mazzullo, Lainie](#)
Subject: Re: Records Request - Contracts and Settlements
Date: Thursday, May 25, 2017 2:24:43 PM
Attachments: [Schneikart-Luebbe, Christine SEPARATION AND GENERAL RELEASE AGREEMENT signed 03272017 redacted.pdf](#)
[Adams, Jody SEPARATION AND GENERAL RELEASE AGREEMENT signed 02012017 redacted.pdf](#)
[Maki, Eric P SEPARATION AND GENERAL RELEASE AGREEMENT signed 03292017 redacted.pdf](#)
[Pulliam, Jim Settlement Agreement and Release of All Claims 5.16.17 redacted.pdf](#)
[Schneikert-Luebbe, Christine Amendment to Confidential Severance Separation Gen Release Agreement 5.18.17 FE \(003\).pdf](#)
[Appointment Notices Luebbe, Pulliam Maki.pdf](#)
[ADAMScontract2014 6 19 14.doc](#)

Chance: Thank you for your patience while waiting for the attached information requested by you, below. This email and attachments completes this request. Have a great holiday weekend. DHM

David H. Moses
General Counsel
Wichita State University
316-978-6791, telephone
316-978-3046, telefacsimile

From: Chance Swaim <chance.swaim@gmail.com>
Date: Friday, April 21, 2017 at 10:35 AM
To: David Moses <david.moses@wichita.edu>
Subject: Records Request - Contracts and Settlements

Dear Records Custodian,

Pursuant to the state open records law, Kan. Stat. Ann. Secs. 45215 to 45250, I write to request the most recent employment contracts, agreements, and settlements between Wichita State University and/or its affiliates and the following individuals, with all amounts, terms, and conditions included: Jim Pulliam, Jody Adams, Christine Schneikart-Luebbe, and Eric Maki.

Please provide the documents electronically to expedite the process and reduce cost.

If your agency does not maintain these public records, please let me know who does and include the proper custodian's name and contact information.

Please waive fees since this request is in the interest of the public. However, I will agree to pay any reasonable copying and postage fees of not more than \$20.

If the cost would be greater than this amount, please notify me and provide an itemized receipt

indicating the charges for each document.

As provided by the open records law, I expect your response within three (3) business days.
See Kan. Stat. Ann. Sec. 45218(d).

If you choose to deny this request, please provide a written explanation for the denial including a reference to the specific statutory exemption(s) upon which you rely.

Also, please provide all segregable portions of otherwise exempt material.

Thank you for your assistance.

--

Chance Swaim
Editor in Chief
The Sunflower
Wichita State University

From: [King, Eric](#)
To: [Dempsey, Chase](#)
Subject: RE: Reporting the News
Date: Thursday, September 21, 2017 2:23:04 PM
Attachments: [20170921123316700.pdf](#)

Chase,

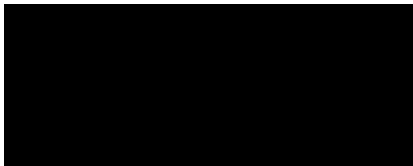
1. Development of the Innovation Campus is a team effort. University administrators, planners, architects/engineers, contractors, developers, various state entities, etc. all contribute to the success of the Innovation Campus.
2. I believe the document that I sent previously included WSU's building inventory but for your convenience I will resend. Your question was not specific, so I don't know whether you are asking about buildings on the main campus, all WSU buildings including those off-site, buildings that are leased, etc. so you can mine this information to suit your needs. The last page explains the ownership codes.

If you are asking about the Innovation Campus, the Experiential Engineering Building is on the inventory. Other buildings completed include the Airbus Building, Starbucks, and The Flats. Buildings currently under construction include Partnership Building 2, the Law Enforcement Training Center and Braeburn Square Mixed Use Buildings 1 and 2.

Good luck with your class project.

Eric King, R.A.

Associate Vice President for Facilities
Office of the Vice President for Administration and Finance
Wichita State University
1845 Fairmount St., Wichita, KS 67260-0047
Office: 316.978.3106
Cell: 785.230.1739
eric.king@wichita.edu



From: Dempsey, Chase
Sent: Thursday, September 21, 2017 1:12 PM
To: King, Eric
Subject: Reporting the News

Just a couple more question.

Who is in charge of the innovation campus creation?

How many buildings are on campus?

From: Salazar, Daniel
To: [Kleinsasser, Joe](#); [Heldman, Lou](#)
Subject: Re: Response to questions about WSU student housing funds
Date: Monday, July 31, 2017 4:01:14 PM

Thanks Joe

But where will it go once it's paid toward the university? Teri Hall told me the day of the Fairmount announcement that some of it will go toward paying for leasing the space (the base rent + additional rent outlined in the July 20, 2017 request to KBOR being the current proposal)

DJS

On Mon, Jul 31, 2017 at 3:47 PM, Kleinsasser, Joe <Joe.Kleinsasser@wichita.edu> wrote:

Hi Daniel,

Here are responses I received to your questions. See below.

Thanks!

Joe

1. How is the money from students originally in Fairmount and now at The Flats in addition to students who previously agreed to lease space at The Flats going to be used by WSU?

Answer - Students in Fairmount Towers and in The Flats who have completed the application process and are placed in a room at The Flats will have the appropriate fees assessed to their student account and pay these fees to the University, just as happens in Shocker Hall.

2. Will the money go directly to the university who then pays the developers; will it go straight to the developers; or will it be a combination of the two yet to be determined? Will we need approval from the Board of Regents?

Answer - All housing charges assessed to student accounts are paid directly to the University.

3. How much revenue is expected from students staying at The Flats this school year? Will it be about \$1.5 million or more? Or, is that still to be determined?

Answer- Our estimates on revenue haven't changed since we provided a response last week. We'll have updated estimates as we get closer to the 1st day of classes and the students have made their final housing decisions.

--

Daniel Salazar

Reporter

The Wichita Eagle

Office: 316.269.6791

Mobile: 512.983.8808

dsalazar@wichitaeagle.com

[@imdanielsalazar](#)

From: Salazar, Daniel [mailto:dsalazar@wichitaeagle.com]

Sent: Monday, July 31, 2017 4:01 PM

To: Kleinsasser, Joe <Joe.Kleinsasser@wichita.edu>; Heldman, Lou <Lou.Heldman@wichita.edu>

Subject: Re: Response to questions about WSU student housing funds

Thanks Joe

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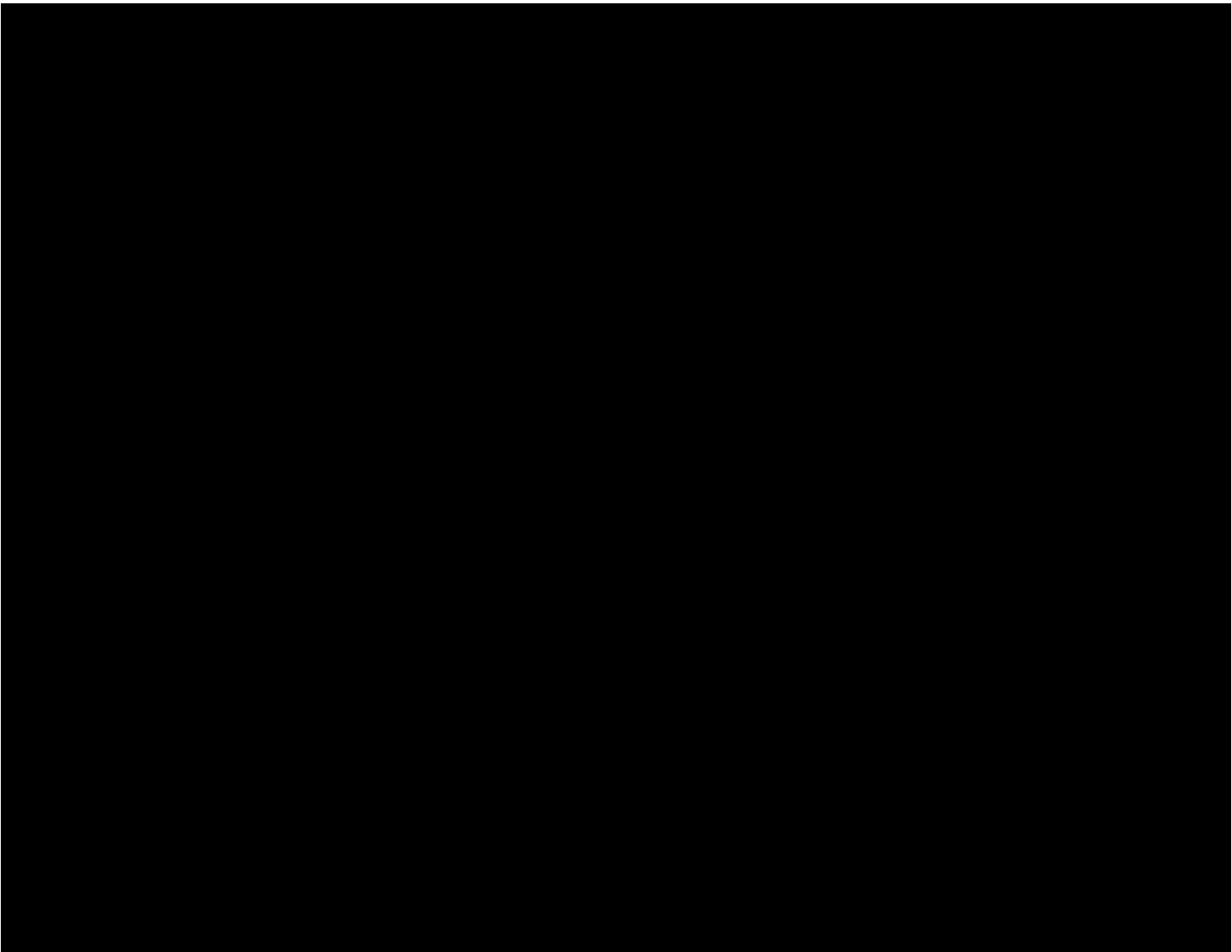
The Wichita Eagle

Office: 316.269.6791

Mobile: 512.983.8808

dsalazar@wichitaeagle.com

[@imdanielsalazar](#)



From: Salazar, Daniel [<mailto:dsalazar@wichitaeagle.com>]
Sent: Monday, July 31, 2017 4:01 PM
To: Kleinsasser, Joe <Joe.Kleinsasser@wichita.edu>; Heldman, Lou
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Subject: Re: Response to questions about WSU student housing funds

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Sent: Monday, July 31, 2017 4:01 PM

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From: [Jensen, Scott](#)
To: [Tomblin, John](#); [Hall, Teri](#); djmccleddy@crossland.com; [Coleman-Martins, Shelly](#); [Steve Barrett](#); [Tatro, Lois](#); [Boden, Stacia](#); mkitchen@crossland.com; [Heldman, Lou](#)
Cc: [Craven, Amanda](#); [Kahrs, Andrew](#); [Austin, Katie](#); [Johnson, Becca](#); [Thompson, Maria](#)
Subject: RE: Strategy for WSU Flats
Date: Saturday, May 13, 2017 11:02:07 AM
Attachments: [Flats Proposal 5.11.17 Edited.docx](#)

Hello folks,

Thank you all for a great meeting yesterday that proved to be very productive. I am excited about this concept moving forward and hope we can move the needle on occupancy. Attached is a the amended proposal for the rate structure at the flats. Once Steve signs off, we will do the following immediately:

- Contact all current applicants via email and phone with the new structure and policies and get them assigned into a room.
- Contact all students at WSU with this new information.
- Inform all of our eligible housing students about this change.
- Update the lease in our application.

We could see these things start to roll as early as Monday if we can get everything in place in time.

Please let me know if you see any issues or corrections.

Scott

-----Original Appointment-----

From: John Tomblin [<mailto:john.tomblin@wichita.edu>]

Sent: Monday, May 08, 2017 9:57 AM

To: John Tomblin; Jensen, Scott; Hall, Teri; djmccleddy@crossland.com; Coleman-Martins, Shelly; Steve Barrett; Tatro, Lois; Boden, Stacia; mkitchen@crossland.com

Subject: Strategy for WSU Flats

When: Friday, May 12, 2017 1:30 PM-3:00 PM (UTC-06:00) Central Time (US & Canada).

Where: NIAR Hedrick Room 217

From: [Jensen, Scott](#)
To: [Heldman, Lou](#)
Cc: [Tomblin, John](#); [Coleman-Martins, Shelly](#); [Friess, Tracee](#)
Subject: Re: Targeting Innovation Campus employees for the Flats
Date: Tuesday, May 23, 2017 4:44:28 PM

I think it makes sense to target anyone at this point.

Sent from my iPhone

> On May 23, 2017, at 4:18 PM, Heldman, Lou <Lou.Heldman@wichita.edu> wrote:

>

> John, Scott,

> Do you think we ought to start targeting Airbus and other Innovation Campus employees for The Flats?

> If not yet, is there a date we should revisit based on other occupancy commitments?

> Thanks,

> Lou

From: [Heldman, Lou](#)
To: [Coleman-Martins, Shelly](#)
Cc: [Easum, Amy](#)
Subject: Re: The Flats advertising plan attached
Date: Thursday, July 20, 2017 10:42:34 AM

Yes, I think so. Thanks

On Jul 20, 2017, at 10:19 AM, Coleman-Martins, Shelly <shelly.coleman-martins@wichita.edu> wrote:

Does this information satisfy your request?

Shelly

From: Easum, Amy
Sent: Thursday, July 20, 2017 10:04 AM
To: Coleman-Martins, Shelly <shelly.coleman-martins@wichita.edu>
Subject: FW: The Flats advertising plan attached

Shelly-
I forgot to cc you on this

From: Amy Easum <amy.easum@wichita.edu>
Date: Thursday, July 20, 2017 at 10:02 AM
To: "Heldman, Lou" <Lou.Heldman@wichita.edu>
Subject: RE: The Flats advertising plan attached

Hi Lou,

The original proposal included the option for an advertising campaign. The email I sent you reflected that the plan was approved except for the advertising portion. In May, the decision was made to proceed with the advertising plan. So this is the confirmation email:

From: John Tomblin <john.tomblin@wichita.edu>

Date: Friday, April 21, 2017 at 7:39 AM
To: Amy Easum <amy.easum@wichita.edu>
Cc: "Coleman-Martins, Shelly" <shelly.coleman-martins@wichita.edu>, "Tatro, Lois" <Lois.Tatro@wichita.edu>
Subject: Re: The Flats advertising plan attached

Amy - please proceed with the advertising plan - this will be paid for by WSIA - JOHN

Sent from my iPhone

On Apr 20, 2017, at 2:39 PM, Easum, Amy <amy.easum@wichita.edu> wrote:

Hi John,

Attached please take a look at page 2 which outlines the advertising plan developed for The Flats. Let me know if you have any questions. We'd like to move forward as soon as possible.

Thank you,

Amy Easum

Project Director

Strategic Communications

Wichita State University

Telephone (316)978-7285

Amy.easum@wichita.edu

From: [Easum, Amy](#)
To: [Heldman, Lou](#)
Subject: RE: The Flats advertising plan attached
Date: Thursday, July 20, 2017 10:02:54 AM

Hi Lou,

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Cc: "Coleman-Martins, Shelly" <shelly.coleman-martins@wichita.edu>, "Tatro, Lois" <Lois.Tatro@wichita.edu>

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Thank you,

Amy Easum

Project Director

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Wichita State University

Telephone (316)978-7285

Amy.easum@wichita.edu

From: [Heldman, Lou](#)
To: [Salazar, Daniel](#)
Bcc: [Moses, David](#)
Subject: Re: The Flats selection
Date: Wednesday, September 27, 2017 10:20:51 AM

You can email me your questions.

On Sep 27, 2017, at 10:17 AM, Salazar, Daniel <dsalazar@wichitaeagle.com> wrote:

Hi,
Is there a time that you can talk today? I had some questions about the selection process for the residence hall RFQ and The Flats from the documents we received last week.
Thanks,
DJS

--

Daniel Salazar
Reporter
The Wichita Eagle
Office: 316.269.6791
Mobile: 512.983.8808
dsalazar@wichitaeagle.com
[@imdanielsalazar](#)

From: [Heldman, Lou](#)
To: [Salazar, Daniel](#)
Bcc: [Heldman, Lou](#)
Subject: Re: The Flats selection
Date: Thursday, September 28, 2017 10:04:11 AM

Why were plans for a new residence hall put on hold on June 16, 2015?

The first wave of proposals we received from developers would have required the university to take on long-term debt. That seemed like a bad plan in this era of declining state support and understandable student unhappiness with rising tuition and fees. We decided to reserve the university's future bonding power for use in buildings directly tied to WSU's educational mission.

Were these two 6/16/15 events (Murfin's appointment to the Board of Regents and putting on hold a project Murfin's firm was awarded) related or discussed about in tandem at the time?

No

Was the project put on hold because of Murfin's appointment?

No

Questions related to MWCB private housing letter of intent from April 15, 2016:

Did other firms submit offers/proposals to build private housing on the Innovation Campus or was MWCB's proposal the only one?

No other proposals were received for building this many units or more of student housing without the university taking on long-term debt obligations.

Why did WSU accept the proposal?

- The developers assumed long-term debt obligations.
 - MWCB had proven itself a reliable developer in the financing, design and construction of the Innovation Campus Partnership 1 Building, occupied by Airbus.
 - Each of the four partners in MWCB has established a good reputation in completing numerous development projects in Kansas. We believed they would deliver on what they promised.
-

There were concerns about cost during the residence hall decision in June 2015. Were those concerns discussed or addressed while considering the private housing project?

The concerns were bonding capacity, not cost. The bonding issue was resolved by MWCB's assumption of responsibility for the financing of the project. The university didn't take on any responsibility for construction debt.

Was this request considered or treated differently because of David Murfin's role on the Kansas Board of Regents?

No

Without an RFQ/RFP, do you think the process for entering into this private housing agreement turned out well and beneficial for the university?

We think The Flats turned out very well and is a major addition to the quality of student life. Having the Flats open the past month has already added to the vibrancy of the campus and has given us an additional important recruiting tool. It will become even more important and successful over the next few years as the Wellness Center/YMCA and Braeburn Square restaurant and retail businesses open in close proximity. Our learning process, like that of our students, benefits from experience. It took a couple of years for the elements of the right solution to come together. We feel good about where we ended up.

From: Daniel Salazar <dsalazar@wichitaeagle.com>

Date: Wednesday, September 27, 2017 at 10:44 AM

To: Lou Heldman <Lou.Heldman@wichita.edu>

Subject: Re: The Flats selection

Okay. Well some of this goes far back, to literally my first day/week at The Eagle. But regarding the residence hall:

1) Why were plans for a new residence hall put on hold on June 16, 2015? I know you talked to Roy and Kelsey [when that happened](#). But that was one day after firms were told who was selected for the dorm hall project.

2) Also on June 16, 2015, David Murfin was [named](#) to the Kansas Board of Regents. Were these two 6/16/15 events (Murfin's appointment to the Board of Regents and putting on hold a project Murfin's firm was awarded) related or discussed about in tandem at the time? Was the

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Thanks,
DJS

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You can email me your questions.

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--

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@imdanielsalazar

From: Salazar, Daniel
To: [Heldman, Lou](#)
Subject: Re: The Flats selection
Date: Wednesday, September 27, 2017 10:44:49 AM
Attachments: [LOI WSIA MWCB: 2016 04 15 MWCB TO WSU LOI.pdf](#)

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- 1) Why were plans for a new residence hall put on hold on June 16, 2015? I know you talked to Roy and Kelsey [when that happened](#). But that was one day after firms were told who was selected for the dorm hall project.
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| [@imdanielsalazar](#)

--

Daniel Salazar

Reporter

The Wichita Eagle

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Mobile: 512.983.8808

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[@imdanielsalazar](#)

From: [Heldman, Lou](#)
To: [Salazar, Daniel](#)
Subject: Re: The Flats selection
Date: Thursday, September 28, 2017 10:04:12 AM

Why were plans for a new residence hall put on hold on June 16, 2015?

The first wave of proposals we received from developers would have required the university to take on long-term debt. That seemed like a bad plan in this era of declining state support and understandable student unhappiness with rising tuition and fees. We decided to reserve the university's future bonding power for use in buildings directly tied to WSU's educational mission.

Were these two 6/16/15 events (Murfin's appointment to the Board of Regents and putting on hold a project Murfin's firm was awarded) related or discussed about in tandem at the time?

No

Was the project put on hold because of Murfin's appointment?

No

Questions related to MWCB private housing letter of intent from April 15, 2016:

Did other firms submit offers/proposals to build private housing on the Innovation Campus or was MWCB's proposal the only one?

No other proposals were received for building this many units or more of student housing without the university taking on long-term debt obligations.

Why did WSU accept the proposal?

- The developers assumed long-term debt obligations.
 - MWCB had proven itself a reliable developer in the financing, design and construction of the Innovation Campus Partnership 1 Building, occupied by Airbus.
 - Each of the four partners in MWCB has established a good reputation in completing numerous development projects in Kansas. We believed they would deliver on what they promised.
-

There were concerns about cost during the residence hall decision in June 2015. Were those concerns discussed or addressed while considering the private housing project?

The concerns were bonding capacity, not cost. The bonding issue was resolved by MWCB's assumption of responsibility for the financing of the project. The university didn't take on any responsibility for construction debt.

Was this request considered or treated differently because of David Murfin's role on the Kansas Board of Regents?

No

Without an RFQ/RFP, do you think the process for entering into this private housing agreement turned out well and beneficial for the university?

We think The Flats turned out very well and is a major addition to the quality of student life. Having the Flats open the past month has already added to the vibrancy of the campus and has given us an additional important recruiting tool. It will become even more important and successful over the next few years as the Wellness Center/YMCA and Braeburn Square restaurant and retail businesses open in close proximity. Our learning process, like that of our students, benefits from experience. It took a couple of years for the elements of the right solution to come together. We feel good about where we ended up.

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From: [Jensen, Scott](#)
To: [Salazar, Daniel](#)
Cc: [Heldman, Lou](#)
Subject: Re: The Flats
Date: Tuesday, July 25, 2017 7:27:17 PM

2 in Fairmount Towers and 2 in The Flats.

Sent from my iPhone

On Jul 25, 2017, at 5:20 PM, Salazar, Daniel <dsalazar@wichitaeagle.com> wrote:

Hey Scott,
I'm Daniel Salazar w/ the Wichita Eagle. I had a spurious question about the Flats.
This Q&A (http://webs.wichita.edu/?u=housing&p=fairmount_to_flats_transition_faq/) has a section about students having until July 21 to cancel their contract w/ The Flats or Fairmount without a charge. Did you have an idea how many students exercised that option?
Thanks,
DJS

--

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From: [Heldman, Lou](#)
To: [SC Design4](#); [Easum, Amy](#)
Cc: [Coleman-Martins, Shelly](#)
Subject: Re: Update - Re: Adding Flats II to 2-sided Innovation Campus piece
Date: Thursday, September 28, 2017 2:48:00 PM
Importance: High

Alyssa, Amy,

I regret to report that's the wrong position for Flats II. It's actually east of The Flats, just on the opposite side of the Pedestrian Walkway. You can barely see the L-shaped outline of it on our map. The spot you picked is totally logical, but not the next one to be built.

Thanks,

Lou

From: SC Design4 <sc.design4@wichita.edu>
Date: Thursday, September 28, 2017 at 10:31 AM
To: Amy Easum <amy.easum@wichita.edu>, Lou Heldman <Lou.Heldman@wichita.edu>
Subject: Update - Re: Adding Flats II to 2-sided Innovation Campus piece

The building map update and Shelly's change have been made.

Alyssa

From: "Easum, Amy" <amy.easum@wichita.edu>
Date: Thu, 28 Sep 2017 10:25:38 -0500
To: "Heldman, Lou" <Lou.Heldman@wichita.edu>
Cc: Student 1 <sc.design4@wichita.edu>
Subject: Re: Adding Flats II to 2-sided Innovation Campus piece

Hi Lou-

Alyssa and I connected on this and she'll get this updated.

From: "Heldman, Lou" <Lou.Heldman@wichita.edu>
Date: Thursday, September 28, 2017 at 10:12 AM
To: Amy Easum <amy.easum@wichita.edu>
Cc: SC Design4 <sc.design4@wichita.edu>
Subject: Adding Flats II to 2-sided Innovation Campus piece

Amy,

I left you a vm on this. Try my cell if you need clarification, [REDACTED].

Thanks,

Lou

From: [SC Design4](#)
To: [Heldman, Lou](#); [Easum, Amy](#)
Cc: [Coleman-Martins, Shelly](#)
Subject: Re: Update - Re: Adding Flats II to 2-sided Innovation Campus piece
Date: Thursday, September 28, 2017 3:42:45 PM
Attachments: [InnovationCampusUpdate_September2017_v05.pdf](#)
Importance: High

Easy fix!

Here is that change.

Alyssa

From: "Heldman, Lou" <Lou.Heldman@wichita.edu>
Date: Thu, 28 Sep 2017 14:48:00 -0500
To: Student 1 <sc.design4@wichita.edu>, "Easum, Amy" <amy.easum@wichita.edu>
Cc: "Coleman-Martins, Shelly" <shelly.coleman-martins@wichita.edu>
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Thanks,

Lou

From: [Heldman, Lou](#)
To: [Newman, Jessica](#)
Cc: [Gandu, Bobby](#); [Coleman-Martins, Shelly](#); [Muma, Richard](#)
Subject: Re: Updated Innovation Campus video
Date: Sunday, July 30, 2017 9:22:07 AM
Attachments: [image014.png](#)
[image015.png](#)
[image017.png](#)

Jessica,

I was watching your great work again from May and realizing how much will have changed visually by the time we get to the end of September:

- The Flats will be completed and occupied
- The LETC will be much further along
- The Pizza Hut will have moved to Innovation Campus
- There won't be any buildings yet, but work should be well underway on new Braeburn Square restaurants, stores and hotel. The pond will be enlarged and there will be a long pedestrian bridge going across the pond.
- The road improvements near 21st and Oliver will be much further along.
- The WSU and Shocker logos should be up on the refurbished city water tower. The mayor will be here to dedicate in September.
- Partnership Building 2, just west of Airbus, will be coming out of the ground.
- EEB and GoCreate should be more crowded as they enter their first full academic year of operation.
- New lighting and floor will be completed in Koch Arena and they will be kicked off Sept. 25 when American Conference Commissioner come to Koch for an evening pep rally.
- The new parking garage will be open south of the Rhatigan.
- Planning will be fully underway for the new Wellness Center and YMCA, located on the corner of Mike Oatman and Perimeter, where the Otterness statues were just removed after a two year loan.
- One Stop will be entering its first full academic year in its new home
- Most important, there will be lots of new faces brought to campus by Admissions!

All of this by way of saying that I'm looking forward to what you'll create and produce in the new school year to help get prospective students excited about WSU.

Best,
Lou

From: Jessica Newman <jessica.newman@wichita.edu>
Date: Tuesday, May 16, 2017 at 12:39 PM
To: Louis Heldman <lou.heldman@wichita.edu>
Subject: Updated Innovation Campus video

Hey Lou,

I've recently updated our Innovation Campus video and wanted to pass it on to you as I know you have the original one up on the President's web page. Feel free to replace with this one if you'd like!


We re-scripted, added in new buildings, and freshened up some of the video footage. Intake Studios

let me have some of their raw footage from the Shock the World video too so there's some great multi-purposed stuff in there too!

This one should be up to date for at least the next few months. Haha! Things move awfully fast around here.

<https://vimeo.com/217190126>





From: Heldman, Lou
Sent: Sunday, July 30, 2017 9:22 AM
To: Newman, Jessica <jessica.newman@wichita.edu>
Cc: Gandu, Bobby <Bobby.Gandu@wichita.edu>; Coleman-Martins, Shelly <shelly.coleman-martins@wichita.edu>; Muma, Richard <Richard.Muma@wichita.edu>
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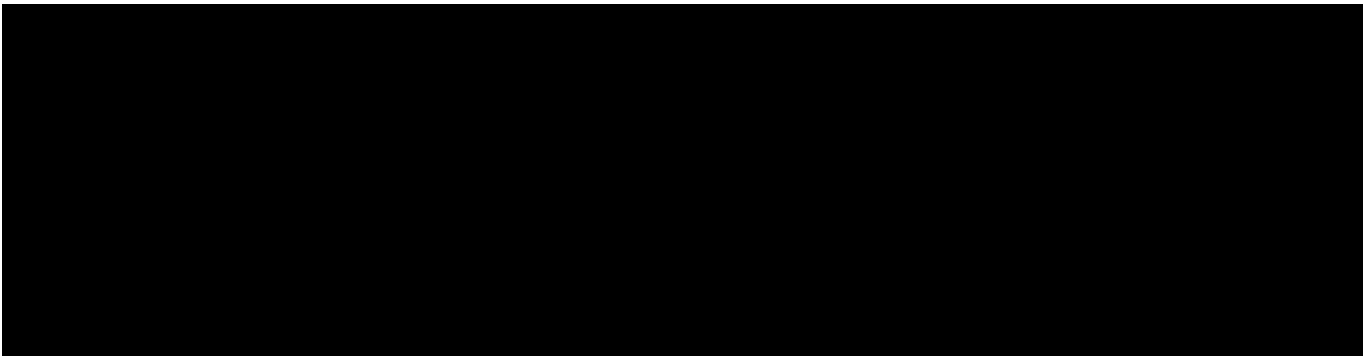
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<[image013.jpg](#)>

<image014.png>



From: Breeze Richardson <brichardson@ksbor.org>
Date: Tuesday, July 18, 2017 at 12:09 PM
To: Lou Heldman <Lou.Heldman@wichita.edu>, "Monaco, Joe" <jmonaco@ku.edu>
Subject: FW: URGENT: Housing lease Wichita State

Dear Lou and Joe,

Here is a second (hopefully final) response to Chance Swaim at *The Sunflower*. Of course, please let me know if you have any questions.

Best,
Breeze

Breeze Richardson
Director of Communications
Kansas Board of Regents
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785-430-4237 (direct)
773-255-7847 (cell)
<http://www.kansasregents.org/>
Twitter: @ksregents (<https://twitter.com/ksregents>)

From: Richardson, Breeze
Sent: Tuesday, July 18, 2017 11:04 AM
To: Chance Swaim <chance.swaim@gmail.com>
Cc: Richardson, Breeze <brichardson@ksbor.org>
Subject: RE: URGENT: Housing lease Wichita State

Dear Chance,

It's not clear to me what you're trying to imply, but when the Board of Regents granted Wichita State University authorization to lease property to WSIA for the purpose of constructing apartments in June 2016 there was clear communication regarding the housing plan now in place. That plan was further discussed during the approval of WSU's Campus Master Plan.

Regarding the use of federal financial aid by students, there is no limitation that I am aware of which prohibits how these funds are spent. Students routinely rent private housing off-campus and use federal financial aid funds to pay for it.

If you haven't already, it might be useful to take a look at the Board's Policy Manual in regards to what responsibilities the Chief Executive Officer (in the case of WSU, the President) has been given; the Board governs the university, but has delegated day-to-day operations –

https://kansasregents.org/about/policies-by-laws-missions/board_policy_manual_2/chapter_ii_governance_state_universities_2/chapter_ii_full_text#adorg

Best,
Breeze

Breeze Richardson

Director of Communications

Kansas Board of Regents

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brichardson@ksbor.org

785-430-4237 (direct)

<http://www.kansasregents.org/>

Twitter: @ksregents (<https://twitter.com/ksregents>)

From: Chance Swaim [<mailto:chance.swaim@gmail.com>]

Sent: Monday, July 17, 2017 5:26 PM

To: Richardson, Breeze <brichardson@ksbor.org>

Subject: Re: URGENT: Housing lease Wichita State

That's not the agreement which I have just been notified of, wherein the university is leasing the building from the private company — which is a much different situation than allowing a private apartment complex to be built on campus or to allow university housing to operate the building or to allow the university to enter a lease agreement that directs federal financial aid money to a private company. This has not been proposed, as far as I can tell, to the board for approval, unless you're aware of something more recent.

On Mon, Jul 17, 2017 at 4:59 PM, Richardson, Breeze <brichardson@ksbor.org> wrote:

Dear Chance,

The authorization provided by the Board in June 2016 to lease property as outlined was the authorization needed to proceed with this project. The Flats were also included in the Campus Master Plan approved by the Board last month, which is further approval of the project.

I believe Renee Burlingham provided you with a copy of the WSU Master Plan as it relates to this issue and copies of both the agenda and minutes from this meeting, but they are also available on our website.

Of course, let me know if I can provide any additional information.

Best,
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From: Chance Swaim [mailto:chance.swaim@gmail.com]

Sent: Monday, July 17, 2017 2:18 PM

To: Richardson, Breeze <brichardson@ksbor.org>

Subject: URGENT: Housing lease Wichita State

Breeze,

Wichita State has announced it is now leasing a privately owned building and moving its students from a university owned property (Fairmount Towers) to a privately owned building (The Flats).

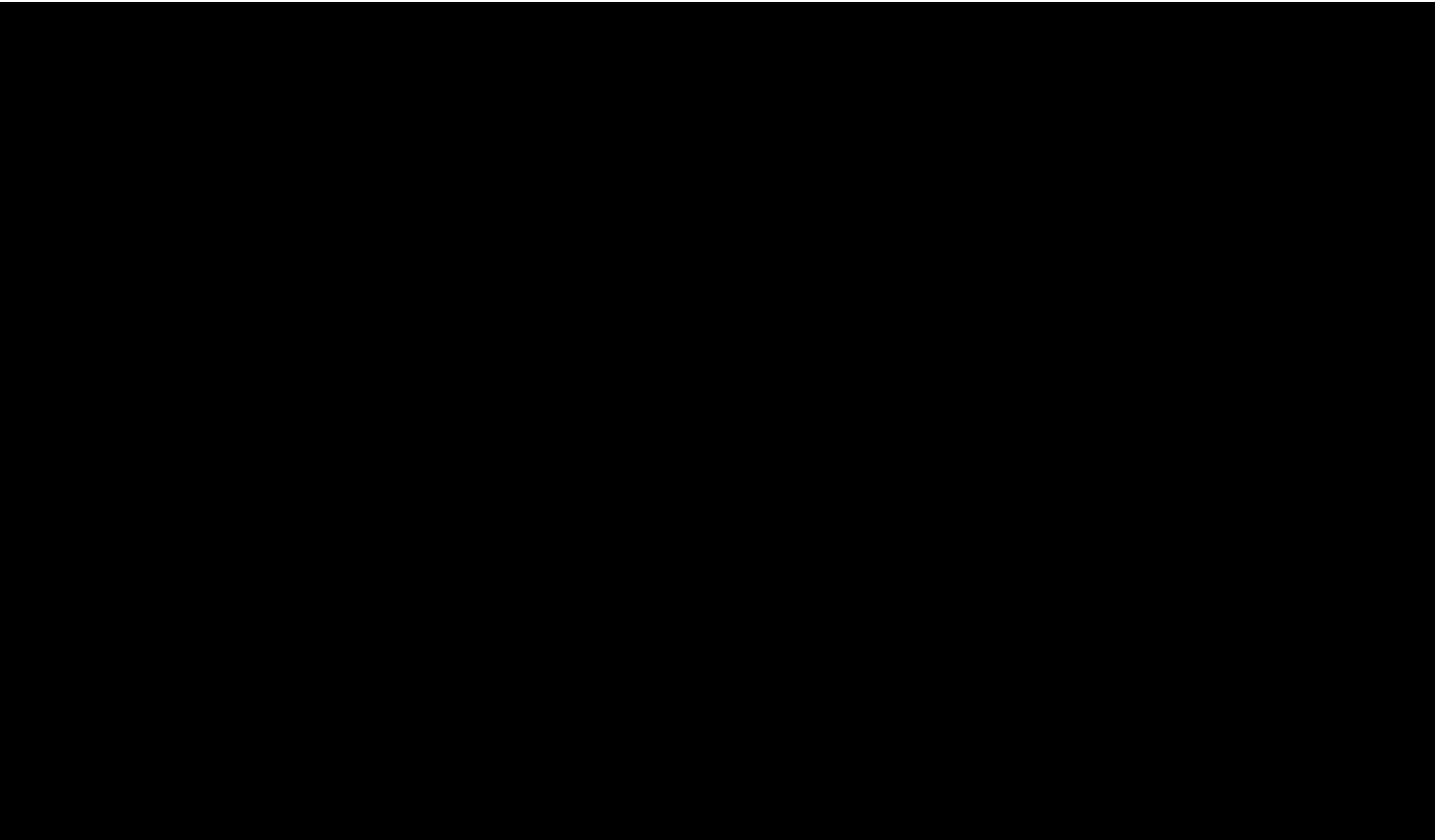
Has this been approved by the Kansas Board of Regents?

Please get back to me ASAP. My cell phone number is [316-206-3666](tel:316-206-3666).

Best,

--
Chance Swaim
Editor in Chief
The Sunflower
Wichita State University

--
Chance Swaim
Editor in Chief
The Sunflower
Wichita State University



From: Heldman, Lou
Sent: Tuesday, July 18, 2017 1:08 PM
To: Richardson, Breeze <brichardson@ksbor.org>
Cc: Vizzini, Tony <tony.vizzini@wichita.edu>
Subject: Re: URGENT: Housing lease Wichita State

Thanks, Breeze. Teri reports to Tony so he'd be the appropriate person to follow up.

On Jul 18, 2017, at 12:56 PM, Richardson, Breeze <brichardson@ksbor.org> wrote:

I hadn't read it until now; do you think Terry Hall understands? (not to say I'm an expert in any way, but perhaps this is about word choice...) Her comments seem to be at least in-part what's driving his conclusion that something wrong is occurring here –

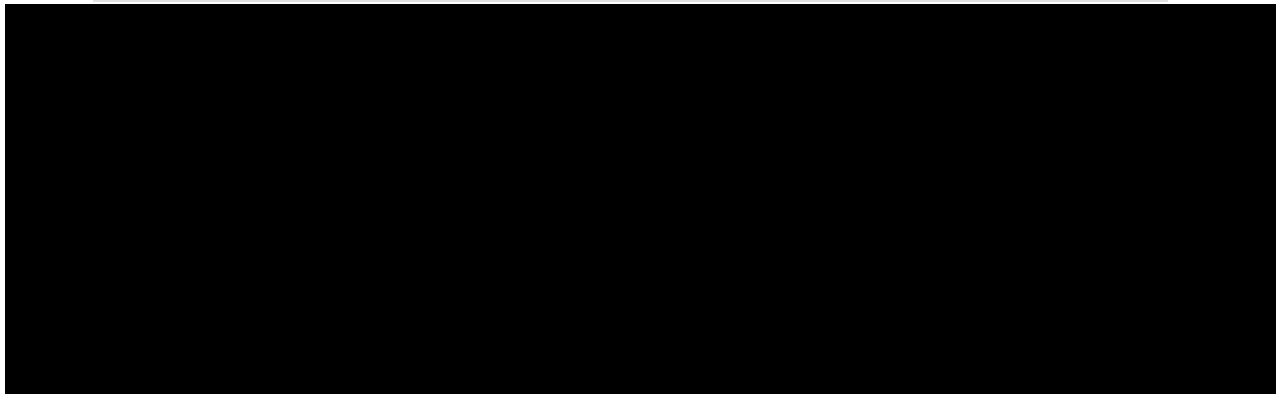
“My point is, if we didn't lease this property, students couldn't use that money in The Flats,” Hall said.

What financial aid is she talking about? Of course students can use financial aid to pay for off-campus housing.

<http://thesunflower.com/18548/showcase/wichita-state-to-use-financial-aid-money-to-lease-from-private-company/>

Always appreciative of the communication,
Breeze

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Date: Tuesday, July 18, 2017 at 12:09 PM
To: Lou Heldman <Lou.Heldman@wichita.edu>, "Monaco, Joe" <jmonaco@ku.edu>
Subject: FW: URGENT: Housing lease Wichita State

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Best,
Breeze

Breeze Richardson
Director of Communications
Kansas Board of Regents
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Topeka, KS 66612
brichardson@ksbor.org
785-430-4237 (direct)
<http://www.kansasregents.org/>
Twitter: @ksregents (<https://twitter.com/ksregents>)

From: Chance Swaim [<mailto:chance.swaim@gmail.com>]
Sent: Monday, July 17, 2017 5:26 PM
To: Richardson, Breeze <brichardson@ksbor.org>
Subject: Re: URGENT: Housing lease Wichita State

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Has this been approved by the Kansas Board of Regents?

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Chance Swaim

Editor in Chief

The Sunflower

Wichita State University

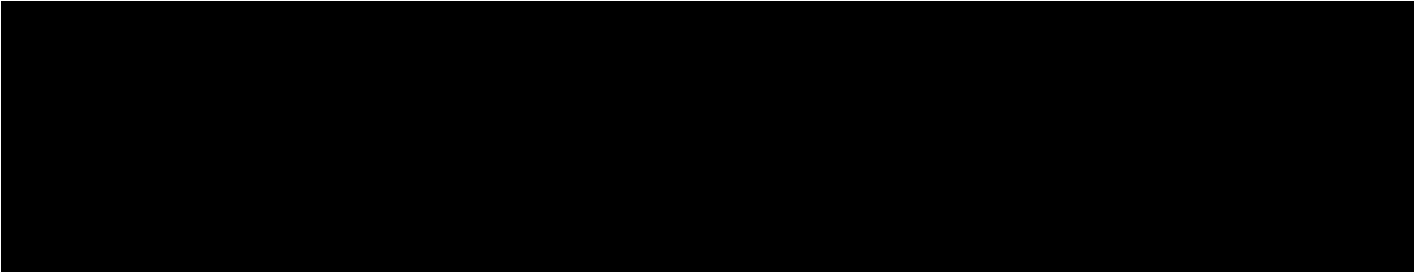
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Chance Swaim

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Wichita State University



On Jul 18, 2017, at 12:56 PM, Richardson, Breeze <brichardson@ksbor.org> wrote:

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"My point is, if we didn't lease this property, students couldn't use that money in The Flats," Hall said.

What financial aid is she talking about? Of course students can use financial aid to pay for off-campus housing.

<http://thesunflower.com/18548/showcase/wichita-state-to-use-financial-aid-money-to-lease-from-private-company/>

Always appreciative of the communication,
Breeze

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From: Breeze Richardson <brichardson@ksbor.org>

Date: Tuesday, July 18, 2017 at 12:09 PM

To: Lou Heldman <Lou.Heldman@wichita.edu>, "Monaco, Joe" <jmonaco@ku.edu>

Subject: FW: URGENT: Housing lease Wichita State

Dear Lou and Joe,

Here is a second (hopefully final) response to Chance Swaim at *The Sunflower*. Of course, please let me know if you have any questions.

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From: Richardson, Breeze

Sent: Tuesday, July 18, 2017 11:04 AM

To: Chance Swaim <chance.swaim@gmail.com>

Cc: Richardson, Breeze <brichardson@ksbor.org>

Subject: RE: URGENT: Housing lease Wichita State

Dear Chance,

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From: Heldman, Lou [<mailto:Lou.Heldman@wichita.edu>]

Sent: Tuesday, July 18, 2017 12:14 PM

To: Richardson, Breeze <brichardson@ksbor.org>

Cc: Kleinsasser, Joe <Joe.Kleinsasser@wichita.edu>; Schlapp, Andrew <andy.schlapp@wichita.edu>

Subject: Re: URGENT: Housing lease Wichita State

Thanks, Breeze. I'm glad you made the point but based on his story I don't think he understands that the federal grants are intended to help students pay for housing.
Lou

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Date: Tuesday, July 18, 2017 at 12:09 PM

To: Lou Heldman <Lou.Heldman@wichita.edu>, "Monaco, Joe" <jmonaco@ku.edu>

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Chance Swaim
Editor in Chief
The Sunflower
Wichita State University

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Chance Swaim
Editor in Chief
The Sunflower
Wichita State University

From: Shelly Conrady
To: [Kleinsasser, Joe](#); [Heldman, Lou](#)
Cc: [Mazzullo, Lainie](#); [Coleman-Martins, Shelly](#); [Lanier, Anna](#)
Subject: RE: Wellness
Date: Thursday, June 15, 2017 9:19:51 AM

The Y is comfortable moving forward with the current version of the release (with contacts added), and sending at 3:00pm today without any additional reviews.

With Joe being out of the office this afternoon, let me know if the following contact information needs to change.

Contacts:

Joe Kleinsasser, WSU director of news and media relations strategic communications, at 316-978-3013 or joe.kleinsasser@wichita.edu

Shelly Conrady, Greater Wichita YMCA vice president of marketing and communications, at 316-304-1482 or shelly@ymcawichita.org

Thanks,

Shelly Conrady
VP Marketing & Communications
GREATER WICHITA YMCA
402 N. Market
Wichita, KS 67202
(E) shelly@ymcawichita.org
(P) 316.219.9622 ext. 5553 | (F) 316.858.1540
(W) ymcawichita.org | facebook.com/ymcawichita

The Y: We're for youth development, healthy living and social responsibility.

-----Original Message-----

From: Kleinsasser, Joe [<mailto:Joe.Kleinsasser@wichita.edu>]
Sent: Wednesday, June 14, 2017 9:50 PM
To: Heldman, Lou
Cc: Mazzullo, Lainie; Coleman-Martins, Shelly; Lanier, Anna; Shelly Conrady
Subject: Re: Wellness

Ok. Thanks.

I will be at a dentist appointment in the afternoon, but Lainie can hit the send button for me at the appropriate time!

Joe

Sent from my iPhone

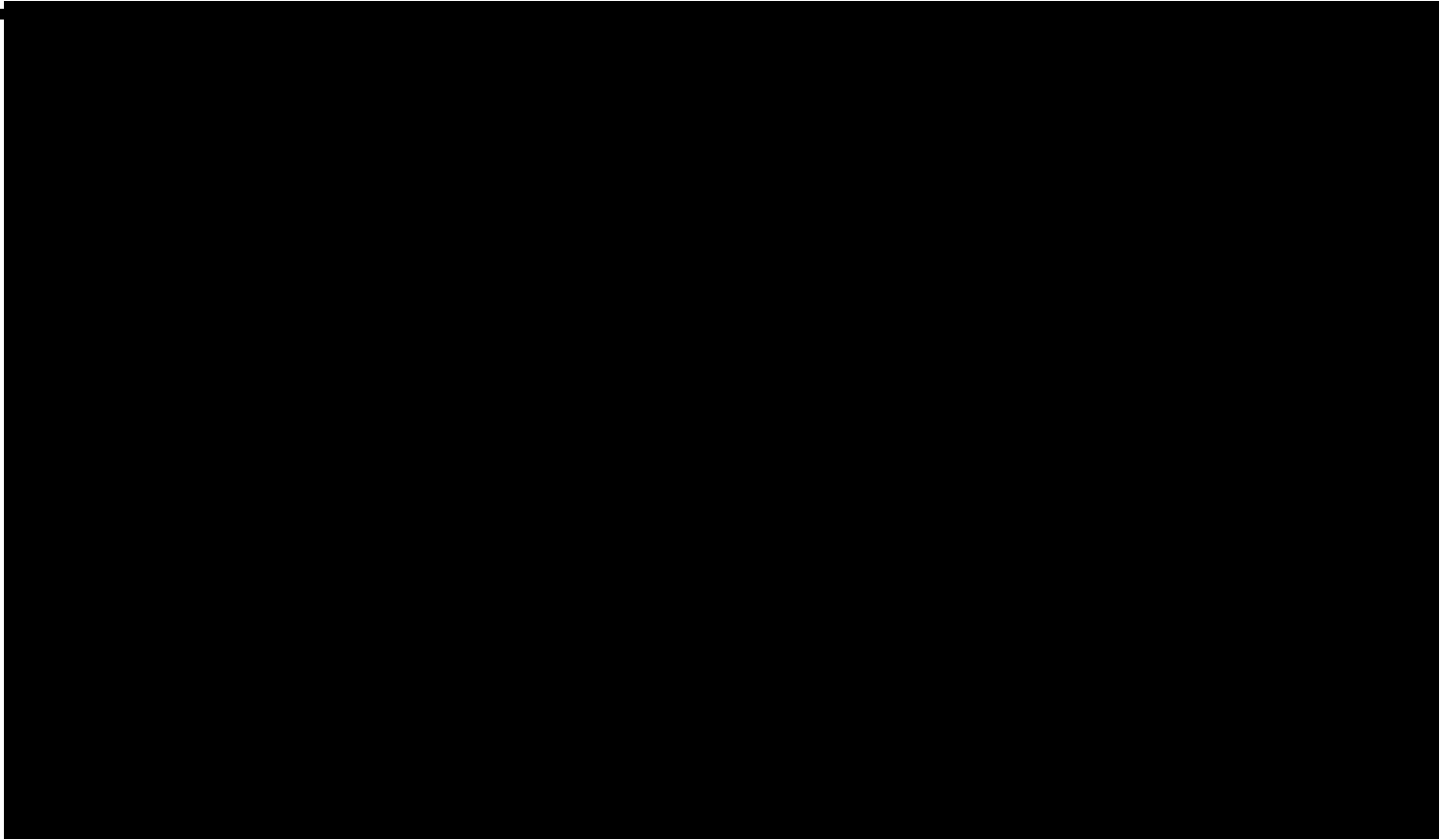
> On Jun 14, 2017, at 8:54 PM, Heldman, Lou <Lou.Heldman@wichita.edu> wrote:
>
> I'd like us to take another look at it Thursday after the Regents meeting and after the Y meeting. We'll depend on Shelly Conrady to give us the go signal after the Y meeting.
> Thanks,
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>
>> On Jun 14, 2017, at 8:48 PM, Mazzullo, Lainie <Lainie.Mazzullo@wichita.edu> wrote:
>>
>> Great. Are you ok with the changes in the last draft?

>>
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>>
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>>>
>>> It looks like Y will be ready for us to issue release around 3 on Thursday.
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TO DONATE TO THE Y's Strong Community Campaign, text "YIMAGINE" to 41444.

Confidentiality Notice: This communication is confidential and intended only for the addressee. If you are not the intended recipient, you may not copy, disclose, or distribute this message to anyone else: any such actions may be unlawful. If you have received this communication in error, please contact the sender of the message to inform him or her of the error.



From: Shelly Conrady <shelly@ymcawichita.org>

Date: Thursday, June 15, 2017 at 9:19 AM

To: Joe Kleinsasser <Joe.Kleinsasser@wichita.edu>, Lou Heldman <lou.heldman@wichita.edu>

Cc: Lainie Mazzullo <lainie.mazzullo@wichita.edu>, "Coleman-Martins, Shelly" <shelly.coleman-martins@wichita.edu>, "Lanier, Anna" <anna.lanier@wichita.edu>

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From: [Heldman, Lou](#)
To: [Melvin Eagleton](#)
Subject: Re: Wichita State Innovation Campus Partnership project / CT ARTICLE/ Kansas Development & Construction Focus
Date: Thursday, October 12, 2017 11:22:21 AM
Attachments: [image002.png](#)

Melvin,

Here are the main participants in Innovation Campus thus far:

Architects:

GLMV Architecture

WDM Architects

Perkins + Will

Contractors:

Crossland Construction Co.

Dondlinger Construction

Engineers:

MKEC Engineering Inc.

Professional Engineering Consultants, PA

Lou Heldman
V.P. Strategic Communications
Wichita State University
316.978.7114

From: Melvin Eagleton <meagleton@khmginc.com>
Date: Tuesday, October 10, 2017 at 4:23 PM
To: Lou Heldman <Lou.Heldman@wichita.edu>
Cc: President John Bardo <President@wichita.edu>
Subject: Wichita State Innovation Campus Partnership project / CT ARTICLE/ Kansas Development & Construction Focus

EXECUTIVE SOURCING GUIDE FOR
COMPANIES WHO BUILD NORTH AMERICA

CONSTRUCTION TODAY

October 10, 2017

Lou Heldman – Vice President for Strategic Communications
Wichita State Innovation Campus Partnership project – Construction Today Magazine

Lou:

It was a pleasure speaking with you about the project. I would like to confirm that we are very excited to include a comprehensive editorial piece on current phases of the **Wichita State Innovation Campus Partnership project** for our *Kansas Development & Construction Focus* within the next edition of *Construction Today Magazine*.

The essence of the story has been garnered from our conversation along with existing research, although our Features Editor will want to arrange an interview with you and any other appropriate executives shortly, to ensure the article carries an authoritative message to our readers. Once we have written the article, we will send you the draft to give you the opportunity for full copy approval prior to print. Also, we would like to include high-resolution photography to enhance the piece, which we expect to be several pages in length.

As discussed, we would like to contact a few of the main trade partners and consultants who are currently involved in the project on a vendor/supplier, consulting, or subcontracting basis, to offer them the opportunity to also be featured and possibly place an advertisement within the same section of the magazine, should they see fit. I have included a Vendor Guide that may help you brainstorm the types of companies that like to get involved, and a spreadsheet to be populated with a company name, a contact name and a telephone number where they can be reached.

Please email me the information in any format you see fit by end week. This part of the project is particularly time sensitive to ensure everyone has enough time to make a decision on involvement. So if you have any questions at all please do not hesitate to contact me.

We feel this article will be very successful, interesting and valuable to our readers, and I would like to take this opportunity to thank you for your help.

Kindest regards,

Melvin Eagleton
Editorial Manager
Construction Today Magazine
79 W. Monroe St., Suite 400
Chicago, IL 60603
312-676-1243 (Direct)

312-676-1101 (Fax)

www.construction-today.com



Our editors have won these honors:

2016 Folio: Eddies – Two winners, one honorable mention

2016 Tabbies – Honorable mention

2015 Folio: Eddies – Two honorable mentions

2014 Folio: Eddies – Two honorable mentions

2013 Folio: Eddie – Winner

2012 Folio: Eddie – Silver winner

2011 Tabbies – Bronze winner

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Subject: Re: Wichita State Innovation Campus Partnership project / CT ARTICLE/ Kansas Development & Construction Focus
Date: Thursday, October 12, 2017 5:23:31 PM
Attachments: [image001.png](#)

Melvin,

I'm going to be out of the office until late next week, but here are starting point contacts I know for several of the key firms:

GLMV: Matt Cortez, VP, has been managing the Innovation Campus project master plan, mcortez@glmv.com

Crossland: DJ McClenny, vp for Wichita, DJMcClenny@crossland.com

WDM: Stan Landwehr, principal. I don't have an email. The firm is 316.262.4700

From: Melvin Eagleton <meagleton@khmginc.com>

Date: Thursday, October 12, 2017 at 1:42 PM

To: Lou Heldman <Lou.Heldman@wichita.edu>

Subject: RE: Wichita State Innovation Campus Partnership project / CT ARTICLE/ Kansas Development & Construction Focus

Thanks Lou, but please let me know if you could send over contact information for each of these companies as they're all fairly large.

Best regards,

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As discussed, we would like to contact a few of the main trade partners and consultants who are currently involved in the project on a vendor/supplier, consulting, or subcontracting basis, to offer them the opportunity to also be featured and possibly place an advertisement within the same section of the magazine, should they see fit. I have included a Vendor Guide that may help you brainstorm the types of companies that like to get involved, and a spreadsheet to be populated with a company name, a contact name and a telephone number where they can be reached.

Please email me the information in any format you see fit by end week. This part of the project is particularly time sensitive to ensure everyone has enough time to make a decision on involvement. So if you have any questions at all please do not hesitate to contact me.

We feel this article will be very successful, interesting and valuable to our readers, and I would like to take this opportunity to thank you for your help.

Kindest regards,

Melvin Eagleton
Editorial Manager
Construction Today Magazine
79 W. Monroe St., Suite 400
Chicago, IL 60603
312-676-1243 (Direct)

312-676-1101 (Fax)

www.construction-today.com



Our editors have won these honors:

2016 Folio: Eddies – Two winners, one honorable mention

2016 Tabbies – Honorable mention

2015 Folio: Eddies – Two honorable mentions

2014 Folio: Eddies – Two honorable mentions

2013 Folio: Eddie – Winner

2012 Folio: Eddie – Silver winner

2011 Tabbies – Bronze winner

From: Melvin Eagleton
To: [Heldman, Lou](#)
Subject: RE: Wichita State Innovation Campus Partnership project / CT ARTICLE/ Kansas Development & Construction Focus
Date: Thursday, October 12, 2017 1:42:07 PM
Attachments: [image002.png](#)

Thanks Lou, but please let me know if you could send over contact information for each of these companies as they're all fairly large.

Best regards,

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From: Heldman, Lou [mailto:Lou.Heldman@wichita.edu]
Sent: Thursday, October 12, 2017 11:22 AM
To: Melvin Eagleton <meagleton@khmginc.com>
Subject: Re: Wichita State Innovation Campus Partnership project / CT ARTICLE/ Kansas Development & Construction Focus

Melvin,

Here are the main participants in Innovation Campus thus far:

Architects:

GLMV Architecture

WDM Architects

Perkins + Will

Contractors:

Crossland Construction Co.

Dondlinger Construction

Engineers:
MKEC Engineering Inc.
Professional Engineering Consultants, PA

Lou Heldman
V.P. Strategic Communications
Wichita State University
316.978.7114

From: Melvin Eagleton <meagleton@khmginc.com>
Date: Tuesday, October 10, 2017 at 4:23 PM
To: Lou Heldman <Lou.Heldman@wichita.edu>
Cc: President John Bardo <President@wichita.edu>
Subject: Wichita State Innovation Campus Partnership project / CT ARTICLE/ Kansas Development & Construction Focus



October 10, 2017

Lou Heldman – Vice President for Strategic Communications
Wichita State Innovation Campus Partnership project – Construction Today Magazine

Lou:

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From: [Heldman, Lou](#)
To: [Espinoza, Judy](#); [Moses, David](#)
Cc: [Kleinsasser, Joe](#); [Bishop, Belinda](#)
Subject: Re: WSU enters corporate membership with Y
Date: Friday, September 22, 2017 3:07:11 PM

Judy,

It's not urgent enough to go out to faculty-staff this afternoon. If you can get something simple to Joe by 7 a.m. Monday, he'll include it high up in WSU

Today.

Thanks,

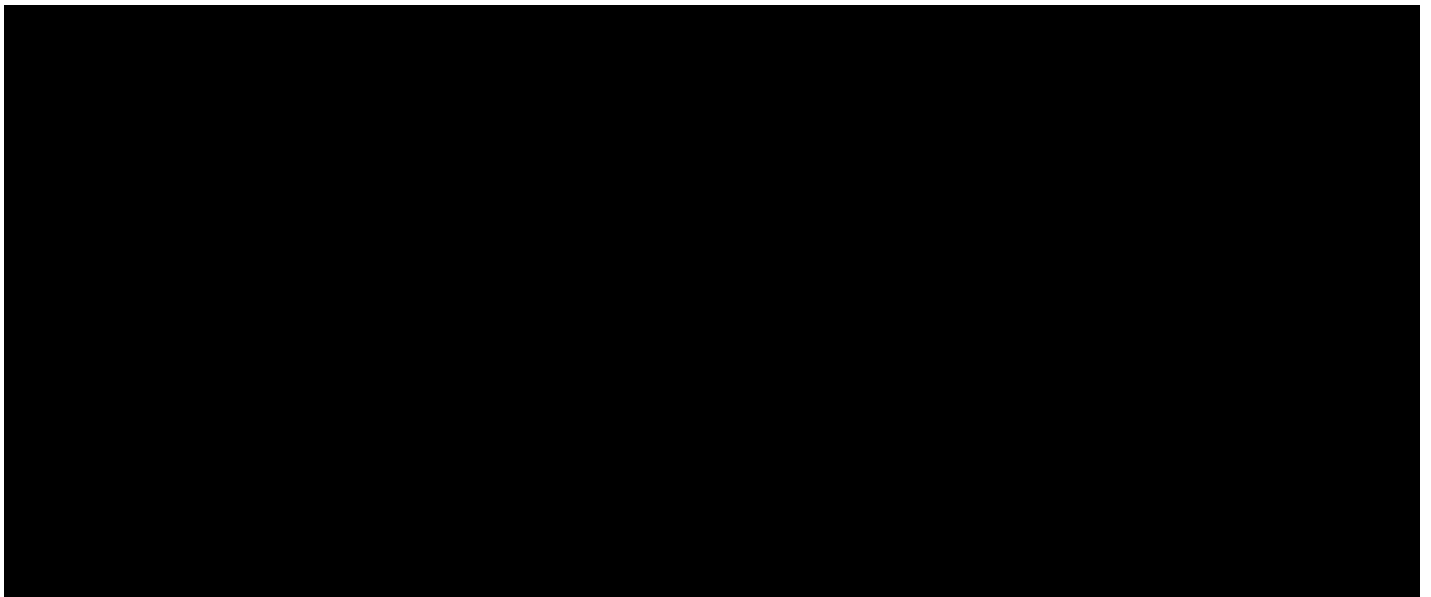
Lou

From: Judy Espinoza <judy.espinoza@wichita.edu>
Date: Friday, September 22, 2017 at 2:59 PM
To: David Moses <david.moses@wichita.edu>
Cc: Belinda Bishop <belinda.bishop@wichita.edu>, Lou Heldman <Lou.Heldman@wichita.edu>
Subject: RE: WSU enters corporate membership with Y

I can draft a communication to go in the Monday WSU today...or yet this afternoon if we can get something out? I have communicated with PET and asked that it be cascaded earlier this week.

Lou – your thoughts?

Judy Espinoza, MBA
Executive Director, Human Resources
Wichita State University
Ph: 316/978-3540





From: "Espinoza, Judy" <judy.espinoza@wichita.edu>

Date: Tuesday, September 19, 2017 at 7:54 AM

To: "Vizzini, Tony" <tony.vizzini@wichita.edu>, "Tomblin, John" <john.tomblin@mail.niar.wichita.edu>, Lou Heldman <Lou.Heldman@wichita.edu>, David Moses <david.moses@wichita.edu>, "Schlapp, Andrew" <andy.schlapp@wichita.edu>, "Fleming-Randle, Marche" <marche.fleming-randle@wichita.edu>, Elizabeth King <Elizabeth.King@wichita.edu>, "Boatright, Darron" <dboatright@goshockers.com>, "Bardo, John" <john.bardo@wichita.edu>, "Golling, Werner" <werner.golling@wichita.edu>, "Hall, Teri" <teri.hall@wichita.edu>, "Muma, Richard" <Richard.Muma@wichita.edu>, "Matson, Ronald" <Ron.Matson@wichita.edu>, "Patterson, Jeremy" <jeremy.patterson@wichita.edu>, "Desai, Anand" <anand.desai@wichita.edu>, "Lefever, Shirley" <Shirley.Lefever@wichita.edu>, "Bowden, Royce" <royce.bowden@wichita.edu>, "Bibb, Sandra" <Sandra.Bibb@wichita.edu>, "Downes, Kathy" <Kathy.Downes@wichita.edu>, "Miller, Rodney" <Rodney.Miller@wichita.edu>, "Engber, Kimberly" <kimberly.engber@wichita.edu>, "Livesay, Dennis" <dennis.livesay@wichita.edu>

Subject: WSU enters corporate membership with Y

Colleagues:

I am writing to you in advance of campus-wide communication that will go out in the next couple of weeks to announce that WSU has entered into a corporate membership with the Y. Details regarding how to sign up/transfer current participation will be sent at that time. The enrollment and communication will be incorporated into the annual benefit enrollment period which begins Oct. 1st and ends Oct. 31st. The effective date of the agreement is Nov. 1.

High level information:

- Employer cost - \$12.50 per employee enrolled per month – billed by the Y
- Employee cost - \$16.87/adult \$29.07/family – per month – individual bank draft
- Membership is month to month
- Members can use ANY Y – anywhere
- Current members with individual membership can transfer membership to WSU to get the lower rates
- Member relationship is direct with the Y – they handle enrollment and obtaining banking information

This agreement has been extended to the affiliates of WSU. At this time, Athletics will be offering to

their employees. The RSC, Alumni and Foundation are discerning. They can join at any time with 30 days notification.

Please let us know if you have any questions and feel free to cascade this information to those in your division.

Judy Espinoza, MBA
Executive Director, Human Resources
Wichita State University
Ph: 316/978-3540

From: [Heldman, Lou](#)
To: [Dasey-Morales, Maureen](#)
Cc: [Hall, Teri](#); [Mazzullo, Lainie](#); [Easum, Amy](#); [Shelly Conrady](#); [Shelly Conrady](#)
Bcc: [Heldman, Lou](#)
Subject: Re: WSU/YMCA communications plan
Date: Thursday, July 13, 2017 10:59:29 AM

Mo, and all,

Friday's conversation is to get us started on developing an overall communications plan of how Student Affairs, Strategic Communications and the Y will work together to roll out the immediate Y membership benefits and longer-term benefits of the Y, Wellness Center and Heskett/Campus Recreation working together to create a healthier campus.

Some starter issues Shelly Conrady mentioned:

What communications avenues are available?

Who is developing the FAQs? Who will field questions?

What internal communications/marketing effort will we pursue?

What are expecting from the Y?

Both WSU and the Y wants this to launch without a hitch.

Thanks,

Lou

From: Maureen Dasey-Morales <Maureen.Dasey-Morales@wichita.edu>
Date: Thursday, July 13, 2017 at 6:41 AM
To: Lou Heldman <Lou.Heldman@wichita.edu>
Cc: Teri Hall <teri.hall@wichita.edu>
Subject: RE: WSU/YMCA communications plan

Lou,

It occurred to me to ask since I've not heard any updates about meetings with the Y – what exactly are we marketing? Is it just basic info about memberships or are there more specifics that they want the word spread on? Partly just want to make sure people in the room from WSU aren't surprised with any info they hadn't heard yet that would derail the meeting. Thanks,

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Sent: Wednesday, July 12, 2017 2:43 PM

To: Dasey-Morales, Maureen <Maureen.Dasey-Morales@wichita.edu>

Cc: Hall, Teri <teri.hall@wichita.edu>

Subject: Re: WSU/YMCA communications plan

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I'd appreciate if you'd talk to Paige. It would be great if she's able to attend, but she's also welcome to send a designee.

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Besides me, Amy Easum and Lainie Mazzullo will be here from StratComm.

Thanks,

Lou

From: Maureen Dasey-Morales <Maureen.Dasey-Morales@wichita.edu>

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To: Lou Heldman <Lou.Heldman@wichita.edu>, Teri Hall <teri.hall@wichita.edu>

Subject: RE: WSU/YMCA communications plan

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Subject: Fwd: WSU/YMCA communications plan

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Date/time not confirmed, but who should be on this call from Student Affairs and SGA?

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Lou

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Date: July 12, 2017 at 9:54:08 AM CDT

To: "Heldman, Lou" <Lou.Heldman@wichita.edu>

Subject: WSU/YMCA communications plan

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Shelly Conrady
VP Marketing & Communications
GREATER WICHITA YMCA
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(P) 316.219.9622 ext. 5553 | (F) 316.858.1540
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To: [Heldman, Lou](#)
Subject: RE: WSU/YMCA communications plan
Date: Wednesday, July 12, 2017 3:58:51 PM

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Maureen Dasey-Morales, Ph.D.
Associate Vice President for Wellness Services
Wichita State University
1845 Fairmount, Box 91
Wichita, KS 67260-0091
316-978-3440

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To: "Heldman, Lou" <Lou.Heldman@wichita.edu>
Subject: **WSU/YMCA communications plan**

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(E) shelly@ymcawichita.org
(P) 316.219.9622 ext. 5553 | (F) 316.858.1540
(W) ymcawichita.org | facebook.com/ymcawichita

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To: [Heldman, Lou](#)
Cc: [Hall, Teri](#)
Subject: RE: WSU/YMCA communications plan
Date: Wednesday, July 12, 2017 3:00:43 PM

I'll get on it Lou. Would it be possible to send out an outlook invite that I can then forward to people?

Mo

Maureen Dasey-Morales, Ph.D.
Associate Vice President for Wellness Services
Wichita State University
1845 Fairmount, Box 91
Wichita, KS 67260-0091
316-978-3440

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From: [Heldman, Lou](#)
To: [Dasey-Morales, Maureen](#)
Cc: [Hall, Teri](#)
Subject: Re: WSU/YMCA communications plan
Date: Thursday, July 13, 2017 7:08:38 AM

I'm in a meeting. Will respond later this morning.

On Jul 13, 2017, at 6:41 AM, Dasey-Morales, Maureen <Maureen.Dasey-Morales@wichita.edu> wrote:

Lou,

It occurred to me to ask since I've not heard any updates about meetings with the Y – what exactly are we marketing? Is it just basic info about memberships or are there more specifics that they want the word spread on? Partly just want to make sure people in the room from WSU aren't surprised with any info they hadn't heard yet that would derail the meeting. Thanks,

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From: [Heldman, Lou](#)
To: [Dasey-Morales, Maureen](#)
Subject: Re: WSU/YMCA communications plan
Date: Wednesday, July 12, 2017 4:03:32 PM

That all sounds good. I have sent you the invitation on Outlook.

From: Maureen Dasey-Morales <Maureen.Dasey-Morales@wichita.edu>
Date: Wednesday, July 12, 2017 at 3:58 PM
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Shelly Conrady
VP Marketing & Communications
GREATER WICHITA YMCA
402 N. Market
Wichita, KS 67202
(E) shelly@ymcawichita.org
(P) 316.219.9622 ext. 5553 | (F) 316.858.1540
(W) ymcawichita.org | facebook.com/ymcawichita

The Y: We're for youth development, healthy living and social responsibility.

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TO DONATE TO THE Y's Strong Community Campaign, text "YIMAGINE" to 41444.

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From: [Heldman, Lou](#)
To: [Dasey-Morales, Maureen](#)
Cc: [Hall, Teri](#)
Subject: Re: WSU/YMCA communications plan
Date: Wednesday, July 12, 2017 2:42:55 PM

Thanks, Mo. Folks from the Y, or at least VP Shelly Conrady, will be calling in to my office at 2 pm Friday, 201B Morrison Hall.

I'd appreciate if you'd talk to Paige. It would be great if she's able to attend, but she's also welcome to send a designee.

Shelly Conrady has some specific interests in marketing through Welcomefest and residence hall activities; if that spurs you to add folks to the meeting, that's fine.

Besides me, Amy Easum and Lainie Mazzullo will be here from StratComm.

Thanks,

Lou

From: Maureen Dasey-Morales <Maureen.Dasey-Morales@wichita.edu>
Date: Wednesday, July 12, 2017 at 11:48 AM
To: Lou Heldman <Lou.Heldman@wichita.edu>, Teri Hall <teri.hall@wichita.edu>
Subject: RE: WSU/YMCA communications plan

Lou,

Just checked with Teri and we agreed to that Paige and I should be involved. Would you be contacting Paige or do you want us to?

Mo

From: Heldman, Lou
Sent: Wednesday, July 12, 2017 10:55 AM
To: Hall, Teri <teri.hall@wichita.edu>; Dasey-Morales, Maureen <Maureen.Dasey-Morales@wichita.edu>
Subject: Fwd: WSU/YMCA communications plan

Teri and Mo,

Date/time not confirmed, but who should be on this call from Student Affairs and SGA?

Thanks,

Lou

Begin forwarded message:

From: "Shelly Conrady" <shelly@ymcawichita.org>
Date: July 12, 2017 at 9:54:08 AM CDT

To: "'Heldman, Lou'" <Lou.Heldman@wichita.edu>

Subject: WSU/YMCA communications plan

Lou –

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From: [Heldman, Lou](#)
To: [Shelly Conrady](#)
Subject: Re: WSU/YMCA communications plan
Date: Wednesday, July 12, 2017 10:56:41 AM

Shelly,
I can participate. I'm checking w colleagues to determine who else from my area, student affairs and student government.
Best,
Lou

On Jul 12, 2017, at 9:54 AM, Shelly Conrady <shelly@ymcawichita.org> wrote:

Lou –

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Thanks,

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From: [Dasey-Morales, Maureen](#)
To: [Heldman, Lou](#)
Cc: [Hall, Teri](#)
Subject: RE: WSU/YMCA communications plan
Date: Thursday, July 13, 2017 6:41:07 AM

Lou,

It occurred to me to ask since I've not heard any updates about meetings with the Y – what exactly are we marketing? Is it just basic info about memberships or are there more specifics that they want the word spread on? Partly just want to make sure people in the room from WSU aren't surprised with any info they hadn't heard yet that would derail the meeting. Thanks,

Mo

From: Heldman, Lou
Sent: Wednesday, July 12, 2017 2:43 PM
To: Dasey-Morales, Maureen <Maureen.Dasey-Morales@wichita.edu>
Cc: Hall, Teri <teri.hall@wichita.edu>
Subject: Re: WSU/YMCA communications plan

Thanks, Mo. Folks from the Y, or at least VP Shelly Conrady, will be calling in to my office at 2 pm Friday, 201B Morrison Hall.

I'd appreciate if you'd talk to Paige. It would be great if she's able to attend, but she's also welcome to send a designee.

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Besides me, Amy Easum and Lainie Mazzullo will be here from StratComm.

Thanks,
Lou

From: Maureen Dasey-Morales <Maureen.Dasey-Morales@wichita.edu>
Date: Wednesday, July 12, 2017 at 11:48 AM
To: Lou Heldman <Lou.Heldman@wichita.edu>, Teri Hall <teri.hall@wichita.edu>
Subject: RE: WSU/YMCA communications plan

Lou,

Just checked with Teri and we agreed to that Paige and I should be involved. Would you be contacting Paige or do you want us to?

Mo

From: Heldman, Lou
Sent: Wednesday, July 12, 2017 10:55 AM

To: Hall, Teri <teri.hall@wichita.edu>; Dasey-Morales, Maureen <Maureen.Dasey-Morales@wichita.edu>

Subject: Fwd: WSU/YMCA communications plan

Teri and Mo,

Date/time not confirmed, but who should be on this call from Student Affairs and SGA?

Thanks,

Lou

Begin forwarded message:

From: "Shelly Conrady" <shelly@ymcawichita.org>

Date: July 12, 2017 at 9:54:08 AM CDT

To: "'Heldman, Lou'" <Lou.Heldman@wichita.edu>

Subject: WSU/YMCA communications plan

Lou –

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From: [Heldman, Lou](#)
To: [Dasey-Morales, Maureen](#)
Cc: [Hall, Teri](#); [Mazzullo, Lainie](#); [Easum, Amy](#); [Shelly Conrady](#); [Shelly Conrady](#)
Subject: Re: WSU/YMCA communications plan
Date: Thursday, July 13, 2017 10:59:30 AM

Mo, and all,

Friday's conversation is to get us started on developing an overall communications plan of how Student Affairs, Strategic Communications and the Y will work together to roll out the immediate Y membership benefits and longer-term benefits of the Y, Wellness Center and Heskett/Campus Recreation working together to create a healthier campus.

Some starter issues Shelly Conrady mentioned:

What communications avenues are available?

Who is developing the FAQs? Who will field questions?

What internal communications/marketing effort will we pursue?

What are expecting from the Y?

Both WSU and the Y wants this to launch without a hitch.

Thanks,

Lou

From: Maureen Dasey-Morales <Maureen.Dasey-Morales@wichita.edu>
Date: Thursday, July 13, 2017 at 6:41 AM
To: Lou Heldman <Lou.Heldman@wichita.edu>
Cc: Teri Hall <teri.hall@wichita.edu>
Subject: RE: WSU/YMCA communications plan

Lou,

It occurred to me to ask since I've not heard any updates about meetings with the Y – what exactly are we marketing? Is it just basic info about memberships or are there more specifics that they want the word spread on? Partly just want to make sure people in the room from WSU aren't surprised with any info they hadn't heard yet that would derail the meeting. Thanks,

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To: Dasey-Morales, Maureen <Maureen.Dasey-Morales@wichita.edu>

Cc: Hall, Teri <teri.hall@wichita.edu>

Subject: Re: WSU/YMCA communications plan

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To: Lou Heldman <Lou.Heldman@wichita.edu>, Teri Hall <teri.hall@wichita.edu>

Subject: RE: WSU/YMCA communications plan

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Sent: Wednesday, July 12, 2017 10:55 AM

To: Hall, Teri <teri.hall@wichita.edu>; Dasey-Morales, Maureen <Maureen.Dasey-Morales@wichita.edu>

Subject: Fwd: WSU/YMCA communications plan

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Thanks,

Lou

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From: "Shelly Conrady" <shelly@ymcawichita.org>

Date: July 12, 2017 at 9:54:08 AM CDT

To: "Heldman, Lou" <Lou.Heldman@wichita.edu>

Subject: WSU/YMCA communications plan

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From: [Heldman, Lou](#)
To: [Coleman-Martins, Shelly](#)
Subject: Re: WSU/YMCA communications plan
Date: Friday, July 14, 2017 1:53:01 PM

Yes, thanks

From: "Coleman-Martins, Shelly" <shelly.coleman-martins@wichita.edu>
Date: Friday, July 14, 2017 at 1:17 PM
To: Lou Heldman <Lou.Heldman@wichita.edu>
Subject: Fwd: WSU/YMCA communications plan

Should I come to your office for this meeting?

Shelly Coleman-Martins

316.250.5841 cell

Shelly.Coleman-Martins@wichita.edu

Begin forwarded message:

From: "Coleman-Martins, Shelly" <shelly.coleman-martins@wichita.edu>
Date: July 12, 2017 at 11:38:49 AM CDT
To: "Heldman, Lou" <Lou.Heldman@wichita.edu>
Subject: RE: WSU/YMCA communications plan

Amy Easum to manage the project from our side and Lainie as lead for content development. I am booked with another meeting until 2:30.

From: Heldman, Lou
Sent: Wednesday, July 12, 2017 10:47 AM
To: Coleman-Martins, Shelly <shelly.coleman-martins@wichita.edu>
Subject: Fwd: WSU/YMCA communications plan

Shelly (C-M)

I can do this. Who else should be on the call.

Thanks,

Lou

Begin forwarded message:

From: "Shelly Conrady" <shelly@ymcawichita.org>
Date: July 12, 2017 at 9:54:08 AM CDT

To: "'Heldman, Lou'" <Lou.Heldman@wichita.edu>

Subject: **WSU/YMCA communications plan**

Lou –

Would you and your team be available for a conference call 2pm on Friday to get the ball rolling on a communications plan for the launch of the student memberships?

Thanks,

Shelly Conrady

VP Marketing & Communications

GREATER WICHITA YMCA

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From: [Heldman, Lou](#)
To: [Dasey-Morales, Maureen](#)
Subject: Re: Y Wellness communications
Date: Wednesday, July 26, 2017 9:13:09 AM

Enjoy

> On Jul 26, 2017, at 9:12 AM, Dasey-Morales, Maureen <Maureen.Dasey-Morales@wichita.edu> wrote:
>
> Lou,
>
> I'm running a Care Team retreat today all day so won't be able to attend.
>
> Mo
>
> Maureen Dasey-Morales, Ph.D.
> Associate Vice President of Student Affairs/Wellness
> Wichita State University
> 1845 Fairmount
> Wichita, KS 67260
> 316-978-6105
>
> -----Original Message-----
> From: Heldman, Lou
> Sent: Wednesday, July 26, 2017 9:03 AM
> To: Dasey-Morales, Maureen <Maureen.Dasey-Morales@wichita.edu>; Hall, Teri <teri.hall@wichita.edu>
> Cc: Coleman-Martins, Shelly <shelly.coleman-martins@wichita.edu>; Easum, Amy <amy.easum@wichita.edu>
> Subject: Y Wellness communications
>
> Mo, Teri,
> If you happen to be free at 3 today, please join us in Shelly's office, 102 MH, to discuss next steps in rollout. I'm
planning to share with Shelly and Amy, the project manager, my understanding of next steps from yesterday's
meeting.
> If you can't attend, one of us will get back to you with tentative plan.
> Thanks,
> Lou

From: [Heldman, Lou](#)
To: [Hall, Teri](#)
Subject: Re: Y Wellness communications
Date: Wednesday, July 26, 2017 10:38:36 AM

Great, thanks. If you have a few extra minutes, please plan to stick around because I'd like to talk about the Sunflower meeting.

On 7/26/17, 10:32 AM, "Hall, Teri" <teri.hall@wichita.edu> wrote:

I can stop by around 3.

Teri

Teresa L. Hall, Ph.D.
Vice President for Student Affairs
Wichita State University
316-978-3021

Strengths: WOO//Positivity//Achiever//Includer//Input

-----Original Message-----

From: Heldman, Lou
Sent: Wednesday, July 26, 2017 9:03 AM
To: Dasey-Morales, Maureen <Maureen.Dasey-Morales@wichita.edu>; Hall, Teri <teri.hall@wichita.edu>
Cc: Coleman-Martins, Shelly <shelly.coleman-martins@wichita.edu>; Easum, Amy <amy.easum@wichita.edu>
Subject: Y Wellness communications

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If you can't attend, one of us will get back to you with tentative plan.

Thanks,

Lou

From: [Moses, David](#)
To: [Matthew Kelly](#)
Cc: [Bishop, Belinda](#); [Mazzullo, Lainie](#); [Heldman, Lou](#)
Subject: Re: YMCA - WSU Record(s) request
Date: Friday, September 22, 2017 2:34:52 PM
Attachments: [YMCA Fully Executed NDA.pdf](#)
[wsu and Y corporate membership for employees-09112017085723.tif](#)

Mathew: In response to your KORA request highlighted in yellow, below, there are two fully executed agreements between WSU and the Y. They are attached. Please note one of them was fully executed after the date of your request, below, but rather than wait for you to submit another request, since it is available, I am including it. This completes our response to this request. DHM

David H. Moses
General Counsel
Wichita State University
316-978-6791, telephone
316-978-3046, telefacsimile

From: Matthew Kelly <matthewmkelly22@gmail.com>
Date: Friday, September 22, 2017 at 12:20 PM
To: David Moses <david.moses@wichita.edu>
Subject: Re: YMCA - WSU Record(s) request

If a response was sent, it was not to my email.

On Thursday, September 21, 2017, Matthew Kelly <matthewmkelly22@gmail.com> wrote:

Thank you

On Thursday, September 21, 2017, Moses, David <david.moses@wichita.edu> wrote:

I thought a response was sent I will check when I get back to the office.

Sent from David Moses iPad Air 2

On Sep 21, 2017, at 2:42 PM, Matthew Kelly <matthewmkelly22@gmail.com> wrote:

----- Forwarded message -----

From: **Matthew Kelly** <matthewmkelly22@gmail.com>

Date: Wed, Aug 30, 2017 at 6:07 PM
Subject: Fwd: YMCA - WSU Record(s) request
To: Chance Swaim <chance.swaim@gmail.com>

Forwarded conversation

Subject: **YMCA - WSU Record(s) request**

From: **Matthew Kelly** <matthewmkelly22@gmail.com>
Date: Mon, Aug 7, 2017 at 9:46 AM
To: david.moses@wichita.edu

Dear David Moses,

Pursuant to the state open records law, Kan. Stat. Ann. Secs. 45~~2~~15 to 45~~2~~30, I write to request all signed agreements, letters of intent, and contracts with the Y(MCA) entered and/or signed by Wichita State and/or any of its affiliates.

Please provide the documents electronically to expedite the process and reduce cost.

If your agency does not maintain these public records, please let me know who does and include the proper custodian's name and contact information.

Please waive fees since this request is in the interest of the public. However, I will agree to pay any reasonable copying and postage fees of not more than \$50.

If the cost would be greater than this amount, please notify me and provide an itemized receipt indicating the charges for each document.

As provided by the open records law, I expect your response within three (3) business days. See Kan. Stat. Ann. Sec. 45~~2~~18(d).

If you choose to deny this request, please provide a written explanation for the denial including a reference to the specific statutory exemption(s) upon which you rely.

Also, please provide all segregable portions of otherwise exempt material.

Thank you for your assistance.

Matthew Kelly
The Sunflower

From: **Matthew Kelly** <matthewmkelly22@gmail.com>
Date: Thu, Aug 17, 2017 at 11:01 AM
To: david.moses@wichita.edu

David Moses,

It has now been 8 business days since I sent this request. Has this request been processed yet?

--Matt Kelly

From: Jim Korroch
To: [Gabrielle Dodosh](#); [Ronn McMahon](#); [King, Eric](#); [Heldman, Lou](#); [Tracee Friess](#); [Tatro, Lois](#); [Coleman-Martins, Shelly](#)
Subject: RE: YMCA & WSU Student Health Services Training Site Meeting
Date: Tuesday, May 30, 2017 11:47:48 AM
Attachments: [image001.png](#)

Thanks Gabrielle. I have invited from the Y Shelly Conrady (marketing/communications) and Jennifer Keen (membership) as well. Thanks. J

Jim Korroch
Senior Vice President of Advancement
GREATER WICHITA YMCA
402 N Market
Wichita, KS 67202
(E) jim.korroch@ymcawichita.org
(P) 316.719.7767 DD |
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From: Gabrielle Dodosh [mailto:gdodosh@niar.wichita.edu]
Sent: Tuesday, May 30, 2017 11:38 AM
To: ronn@ymcawichita.org; jim.korroch@ymcawichita.org; eric.king@wichita.edu; Heldman, Lou; Tracee Friess; Lois Tatro (lois.tatro@wichita.edu); shelly.coleman-martins@wichita.edu
Subject: YMCA & WSU Student Health Services Training Site Meeting

All,

Discussion topics for the meeting on June 6 are:

Communication Plan
Logistics surrounding student memberships

Thank you -

Gabrielle

Gabrielle Dodosh
Executive Assistant to the
Vice President for Research and Technology Transfer



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From: [Heldman, Lou](#)
To: [Chance Swaim](#)
Cc: [DeVault, Amy](#); [Todd Vogts](#)
Subject: Request for correction on July 24 article
Date: Tuesday, July 25, 2017 5:29:27 PM

Dear Chance:

Please correct the following errors in your July 24 story.

1. The Law Enforcement Training Center contract was awarded by the governments of Sedgwick County and the City of Wichita, not the Wichita State Innovation Alliance.
2. MWCB played no role whatsoever in the development and construction of the Experiential Engineering Building and GoCreate public makerspace.

Also, for your knowledge in future stories:

- The Airbus building, known as Partnership Building 1, was privately financed, with no taxpayer or student money was involved in its construction.
- The building under construction just west of Airbus known as Partnership Building 2 is also being constructed with private funds.

Thanks,
Lou

From: [Heldman, Lou](#)
To: [Moses, David](#); [Cavanaugh, Chris](#)
Subject: Response to BKD questions
Date: Monday, July 31, 2017 4:21:14 PM

David, Chris,
FYI below.
Lou

From: Lou Heldman <Lou.Heldman@wichita.edu>
Date: Monday, July 31, 2017 at 4:19 PM
To: Daniel Salazar <dsalazar@wichitaeagle.com>
Cc: Joe Kleinsasser <Joe.Kleinsasser@wichita.edu>
Subject: FW: BKD questions

Daniel,

We were pleased that the February 2017 BKD Management Review found no inappropriate disbursements and found that potential conflicts of interest appear to be appropriately managed and monitored.

We appreciate the BKD observations and recommendations and acknowledge there are usually ways to fine tune existing policies and procedures.

-What updates to WSU's, WSIA's or other entities' conflict of interest policies have been done or started since the BKD management review?

WSU General Counsel David Moses and Director of Internal Audit Chris Cavanaugh are reviewing policies of the university, WSIA and other affiliated entities and expect to conclude their review this fiscal year.

-Although I know they're on the secretary of state's website, why did WSU not provide conflict of interest disclosures to BKD when asked?

Annual conflict-of-interest statements were properly filed with the Secretary of State's office. In the future, we will assure appropriate compliance in filing of annual declaration and disclosure forms.

-Do you have any comment on concerns some people expressed during their interviews on conflicts of interest on the Innovation Campus and more targeted concerns about Murfin-MWCB?

Mr. Murfin's involvement with MWCB and Innovation Campus began before he was appointed to the Board of Regents. As the BKD audit notes, his involvement has been appropriately identified and managed. Higher education benefits from having successful

people involved.

-What "other concerns remain" re: conflicts of interest on the president's executive team?
(Final page of the audit)

We are aware of no other concerns.

Lou

From: Daniel Salazar <dsalazar@wichitaeagle.com>

Date: Friday, July 28, 2017 at 8:13 AM

To: Lou Heldman <Lou.Heldman@wichita.edu>

Subject: Re: BKD questions

Hi Lou,

Thanks for your e-mail.

So the main questions I had from a quick glance at the audit:

-What updates to WSU's, WSIA's or other entities' conflict of interest policies have been done or started since the BKD management review?

-Although I know they're on the secretary of state's website, why did WSU not provide conflict of interest disclosures to BKD when asked?

-Do you have any comment on concerns some people expressed during their interviews on conflicts of interest on the Innovation Campus and more targeted concerns about Murfin-MWCB?

-What "other concerns remain" re: conflicts of interest on the president's executive team?
(Final page of the audit)

Thanks,

DJS

On Fri, Jul 28, 2017 at 7:16 AM, Heldman, Lou <Lou.Heldman@wichita.edu> wrote:

Daniel,

I have to be on campus for a meeting this morning so I may be able to answer your questions today if they don't require extensive research.

If you'll send them to me by 10 am, I'll try to followup with you before noon. If that won't work, we can connect early next week.

Thanks,

Lou

From: Daniel Salazar <dsalazar@wichitaeagle.com>

Date: Thursday, July 27, 2017 at 3:53 PM

To: Louis Heldman <lou.heldman@wichita.edu>

Subject: Re: BKD questions

Oh I see. Well enjoy your vacation

I'm probably on a deadline. Is there anyone I can talk to tomorrow?

DJS

On Thu, Jul 27, 2017 at 3:50 PM, Heldman, Lou <Lou.Heldman@wichita.edu> wrote:

No I'm taking some vacation. I'll have time Monday.

Lou

On Jul 27, 2017, at 3:44 PM, Salazar, Daniel <dsalazar@wichitaeagle.com> wrote:

Hey Lou,

I had some questions about the BKD management review earlier this year. I wanted to talk today but I'm swamped with a construction story this afternoon. Is there a time that you can talk tomorrow?

Thanks,

DJS

--

Daniel Salazar

Reporter

The Wichita Eagle

Office: [316.269.6791](tel:316.269.6791)

Mobile: [512.983.8808](tel:512.983.8808)

dsalazar@wichitaeagle.com

[@imdanielsalazar](https://twitter.com/imdanielsalazar)

<WSU External Management Review_2017.pdf>

--

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--

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[@imdanielsalazar](#)

From: [Kleinsasser, Joe](#)
To: [Salazar, Daniel](#)
Cc: [Heldman, Lou](#)
Subject: Response to questions about WSU student housing funds
Date: Monday, July 31, 2017 3:47:51 PM

Hi Daniel,

Here are responses I received to your questions. See below.

Thanks!

Joe

1. How is the money from students originally in Fairmount and now at The Flats in addition to students who previously agreed to lease space at The Flats going to be used by WSU?

Answer - Students in Fairmount Towers and in The Flats who have completed the application process and are placed in a room at The Flats will have the appropriate fees assessed to their student account and pay these fees to the University, just as happens in Shocker Hall.

2. Will the money go directly to the university who then pays the developers; will it go straight to the developers; or will it be a combination of the two yet to be determined? Will we need approval from the Board of Regents?

Answer - All housing charges assessed to student accounts are paid directly to the University.

3. How much revenue is expected from students staying at The Flats this school year? Will it be about \$1.5 million or more? Or, is that still to be determined?

Answer- Our estimates on revenue haven't changed since we provided a response last week. We'll have updated estimates as we get closer to the 1st day of classes and the students have made their final housing decisions.

From: [Kleinsasser, Joe](#)
To: [Salazar, Daniel](#)
Cc: [Heldman, Lou](#); [Schlapp, Andrew](#)
Subject: Response to your questions
Date: Friday, July 21, 2017 9:31:42 AM
Attachments: [FairmountTowersproject.png](#)

Hi Daniel,

Here's the information you requested. See below as well as the attachment.

Best,

Joe

Thanks for taking the time to talk to me yesterday...

Looking at my notes, there were a couple of matters that you thought might be better explained by other folks or further digging...

-The exact size of debt on Fairmount Towers as well as the schedule to pay it off.

Date	Principal	Interest	Total
	Payment	Payment	Payment
12/1/2017		73,250	73,250
6/1/2018	675,000	73,250	748,250
12/1/2018		56,375	56,375
6/1/2019	715,000	56,375	771,375
12/1/2019		38,500	38,500
6/1/2020	750,000	38,500	788,500
12/1/2020		19,750	19,750
6/1/2021	790,000	19,750	809,750
	2,930,000	375,750	3,305,750

-Info on how that will be paid off now vs. how it was getting paid off before the announcement

The outstanding debt associated with Fairmount Towers is payable from general University revenues. In years when revenue from the operation of Fairmount Towers exceeds expenses, the excess revenue contributes to the payment of principal and interest.

-If the ground sub-lease between WSIA & MWCB is 40 years or 55 years

55 years between WSIA and MWCB on lease dated 12/27/2016

-If the original proposal went from 200 beds to 285 beds after KBOR was presented it

There are and always have been 286 bed rooms

-Amount in the state budget passed in June re: razing Fairmount Towers (these are

the committee reports I referenced; http://www.kslegresearch.org/KLRD-web/Publications/2017SessionSubcommitteeReports/FY2018_CI_WSU.pdf and http://www.kslegresearch.org/KLRD-web/Publications/2017SessionSubcommitteeReports/FY2019_CI_WSU.pdf)

Both the KBOR approved capital plan and recently adopted budget included the following to raze Fairmount Towers:

FY 2018: \$100,000

FY 2019: \$900,000

From: [Heldman, Lou](#)
To: [Kleinsasser, Joe](#); [Mazzullo, Lainie](#); [Coleman-Martins, Shelly](#); [Hart, Tim](#); [Hall, Quinn](#)
Subject: Responses to Wichita Eagle questions about The Flats
Date: Thursday, September 28, 2017 10:10:02 AM

Here's a live example we can use in considering the transparency approach we discussed yesterday.

I received these questions yesterday morning from Daniel Salazar of the Wichita Eagle. These questions follow a massive release of documents to the Eagle. This is also a story the Eagle followed with other reporters no longer at the newspaper.

Our goal is to figure out the way to deploy the information to be transparent with the public and tell the university's story without the selective filter of what the media chooses to report.

Why were plans for a new residence hall put on hold on June 16, 2015? The first wave of proposals we received from developers would have required the university to take on long-term debt. That seemed like a bad plan in this era of declining state support and understandable student unhappiness with rising tuition and fees. We decided to reserve the university's future bonding power for use in buildings directly tied to WSU's educational mission.

Were these two 6/16/15 events (Murfin's appointment to the Board of Regents and putting on hold a project Murfin's firm was awarded) related or discussed about in tandem at the time?

No

Was the project put on hold because of Murfin's appointment?

No

Questions related to MWCB private housing letter of intent from April 15, 2016:

Did other firms submit offers/proposals to build private housing on the Innovation Campus or was MWCB's proposal the only one?

No other proposals were received for building this many units or more of student housing without the university taking on long-term debt obligations.

Why did WSU accept the proposal?

- The developers assumed long-term debt obligations.
- MWCB had proven itself a reliable developer in the financing, design and construction of the Innovation Campus Partnership 1 Building, occupied by Airbus.
- Each of the four partners in MWCB has established a good reputation in completing numerous development projects in Kansas. We believed they would deliver on what they promised.

There were concerns about cost during the residence hall decision in June 2015. Were those concerns discussed or addressed while considering the private housing project?

The concerns were bonding capacity, not cost. The bonding issue was resolved by MWCB's assumption of responsibility for the financing of the project. The university didn't take on any responsibility for construction debt.

Was this request considered or treated differently because of David Murfin's role on the Kansas Board of Regents?

No

Without an RFQ/RFP, do you think the process for entering into this private housing agreement turned out well and beneficial for the university?

We think The Flats turned out very well and is a major addition to the quality of student life. Having the Flats open the past month has already added to the vibrancy of the campus and has given us an additional important recruiting tool. It will become even more important and successful over the next few years as the Wellness Center/YMCA and Braeburn Square restaurant and retail businesses open in close proximity. Our learning process, like that of our students, benefits from experience. It took a couple of years for the elements of the right solution to come together. We feel good about where we ended up.

From: Daniel Salazar <dsalazar@wichitaeagle.com>

Date: Wednesday, September 27, 2017 at 10:44 AM

To: Lou Heldman <Lou.Heldman@wichita.edu>

Subject: Re: The Flats selection

Okay. Well some of this goes far back, to literally my first day/week at The Eagle. But regarding the residence hall:

- 1) Why were plans for a new residence hall put on hold on June 16, 2015? I know you talked to Roy and Kelsey [when that happened](#). But that was one day after firms were told who was selected for the dorm hall project.
- 2) Also on June 16, 2015, David Murfin was [named](#) to the Kansas Board of Regents. Were these two 6/16/15 events (Murfin's appointment to the Board of Regents and putting on hold a project Murfin's firm was awarded) related or discussed about in tandem at the time? Was the project put on hold because of Murfin's appointment?

Moving onto the private housing letter of intent from April 15, 2016, which I've attached:

- 3) Did other firms submit offers/proposals to build private housing on the Innovation Campus or was MWCB's proposal the only one? Why did WSU accept the proposal?
- 4) There were concerns about cost during the residence hall decision in June 2015. Were those concerns discussed or addressed while considering the private housing project?
- 5) Was this request considered or treated differently because of David Murfin's role on the Kansas Board of Regents?
- 6) Without an RFQ/RFP, do you think the process for entering into this private housing agreement turned out well and beneficial for the university?

Thanks,
DJS

On Wed, Sep 27, 2017 at 10:20 AM, Heldman, Lou
<Lou.Heldman@wichita.edu> wrote:
You can email me your questions.

On Sep 27, 2017, at 10:17 AM, Salazar, Daniel

<dsalazar@wichitaeagle.com> wrote:

Hi,

Is there a time that you can talk today? I had some questions about the selection process for the residence hall RFQ and The Flats from the documents we received last week.

Thanks,

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[@imdanielsalazar](#)

From: [Heldman, Lou](#)
To: [Kleinsasser, Joe](#); [Mazzullo, Lainie](#); [Coleman-Martins, Shelly](#); [Hart, Tim](#); [Hall, Quinn](#)
Bcc: [Heldman, Lou](#)
Subject: Responses to Wichita Eagle questions about The Flats
Date: Thursday, September 28, 2017 10:10:01 AM

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Date: Wednesday, September 27, 2017 at 10:44 AM

To: Lou Heldman <Lou.Heldman@wichita.edu>

Subject: Re: The Flats selection

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Reporter

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dsalazar@wichitaeagle.com

[@imdanielsalazar](https://www.instagram.com/imdanielsalazar)

From: [Heldman, Lou](#)
To: [Schlapp, Andrew](#); [Tomblin, John](#); [Lanier, Anna](#); [Tracee Friess](#)
Subject: Revised Innovation Campus update with Flats II included
Date: Thursday, September 28, 2017 4:07:58 PM
Attachments: [InnovationCampusUpdate_September2017_v05.pdf](#)
[ATT00001.c](#)



Begin forwarded message:

From: "Salazar, Daniel" <dsalazar@wichitaeagle.com>
Date: July 28, 2017 at 10:22:19 AM CDT
To: Lou Heldman <lou.heldman@wichita.edu>
Subject: One more thing

I got documents back from a KORA I filed with KBOR yesterday re:
communications between KBOR and WSU on private housing.
I was curious if there was a university comment on its request to KBOR to enter a
lease agreement with the Flats, sent to KBOR in a July 20 letter from Dr. Bardo
and Mr. Moses.
DJS

--

Daniel Salazar
Reporter
The Wichita Eagle
Office: 316.269.6791
Mobile: 512.983.8808
dsalazar@wichitaeagle.com
[@imdanielsalazar](#)

From: [President's Office](#)
To: [Moses, David](#); [Schlapp, Andrew](#); [Heldman, Lou](#); [Lanier, Anna](#); [Gearhart, Zachary](#)
Subject: Sunflower Interview Attachment
Date: Tuesday, July 25, 2017 9:05:18 AM
Attachments: [Sunflower Interview 7.docx](#)

Good morning everyone,

I have finished transcribing the recording from the interview with Chance on July 21st. I attached the document for your records or reference.

Have a great day!

Kassidy Thompson
Office Associate
President's Office
Wichita State University
316.978.3001



From: [Heldman, Lou](#)
To: [Schlapp, Andrew](#); [Moses, David](#)
Subject: Sunflower story on Flats
Date: Monday, July 24, 2017 8:19:16 PM

Begin forwarded message:

From: The Sunflower <donotreply@wordpress.com>
Date: July 24, 2017 at 8:13:35 PM CDT
To: lou.heldman@wichita.edu
Subject: [New post] Lease numbers flat for new private apartment complex, university steps in

New post on **The Sunflower**



Lease numbers flat for new private apartment complex, university steps in

by [Chance Swaim](#)

An agreement allowing Wichita State to lease a private apartment complex from a private company — owned, in part, by the chairman of the board of regents — and run it like a dorm has not been finalized.

The Kansas Board of Regents regulates private housing at Wichita State. Regents must directly authorize state universities to:

- Enter into written, verbal or implied agreements related to private housing.
- Give preference to any owner or operator of private housing.
- Guarantee occupancy in or payments for private housing.
- Provide public funds for the supervision, maintenance or operation of private housing.

David Murfin, the chairman of the board of regents — which will ultimately determine whether Wichita State can lease The Flats — owns 25 percent of the private developer MWCB, LLC, which owns The Flats. MWCB has also been awarded contracts by the university-affiliated nonprofit Wichita State Innovation Alliance for several other major projects on Innovation Campus.

Wichita State Innovation Alliance was incorporated in 2015 to manage

relationships with private industry on Innovation Campus. The university-affiliate's nonprofit status allows it to award development contracts without competitive and open bidding, which would be required if private companies were dealing directly with the university.

According to the Kansas Department of Administration guidelines, competitive bidding processes are in place with the "expectation that State of Kansas Agencies will get the best value possible" to fulfill government agency's "obligation to be transparent when procuring goods and services, and reasons for selecting a vendor should be clear and defensible to all."

The Innovation Alliance board has awarded contracts to MWCB for The Flats, Airbus, a city-county law enforcement training center, the Experiential Engineering Building and GoCreate Koch Collaborative, and a partnership building set to begin construction this summer.

Innovation Alliance has five university administrators on its board: President John Bardo, Vice President for Research and Technology Transfer John Tomblin, Director of Governmental Relations Andy Schlapp, Senior Vice President and Provost Tony Vizzini, and Vice President for Strategic Communications Lou Heldman.

The nonprofit accepts proposals from anyone who is interested in building on Innovation Campus.

The Sunflower reached out to all members of the Kansas Board of Regents through its online contact form to request a response about potential conflicts of interest and Innovation Campus. Those questions went directly to the spokesperson for the board of regents, Breeze Richardson.

"Emails sent to this address are delivered to me; by Board policy, only the Board Chair is in a position to speak with the media on behalf of the Board," Richardson said in an email.

Murfin did not respond to The Sunflower's request for an interview.

'They felt it would be better if we went under the private housing model ... '

July 14, the university announced it would be moving "about 300 students who had reserved space" in university-owned Fairmount Towers to The Flats on Innovation Campus, which was below 20-percent occupancy. Forty-eight students had signed up to live in the 280 available beds at The Flats.

In an online FAQ page released by the university the day of the announcement, as an answer to the question "Why wasn't this announced sooner?" the university said, "The decision was announced as soon as the details were finalized."

"The actual written lease agreement isn't signed, sealed, and delivered

yet,” Wichita State General Counsel David Moses said.

“You announce things, and then you finalize the i’s and the t’s. That actual document doesn’t exist yet,” Moses said.

In a July 7 email first reported by The Wichita Eagle, Wichita State Director of Governmental Relations Andy Schlapp told Regents President and CEO Blake Flanders in that Wichita State wanted to move students from Fairmount Towers to The Flats. Under KBOR policy, Flanders can approve agreements related to private housing with terms shorter than a year.

“Flanders thanked Schlapp for expressing WSU’s intentions and cited the KBOR policy that he could approve short-term private housing agreements,” The Wichita Eagle article says. “But that e-mail provided to The Eagle was dated July 18, several days after WSU announced it was moving ahead.”

July 18 was the day after The Sunflower reported on the lease agreement with MWCB that Vice President for Student Affairs Teri Hall said would allow use of students’ federal financial aid money to help the university pay for a lease on The Flats.

“We went to the regents under university housing, which — totally fine way to do this — and notified them that we were doing this. (We) had conversations with Blake [Flanders]. He was fine with it,” Schlapp said.

“When he got it, talked to their attorney, they felt it would be better if we went under the private housing model, which is fine. So there’s a couple more steps and approvals that have to go through that. All that is fine,” Schlapp said.

Schlapp told The Wichita Eagle that Wichita State would visit with the regents in September to refine a future agreement on The Flats. Move-in day for Wichita State students is Sat., Aug. 19.

‘We did not manage probably to the level that the developer expected’

The Flats is a privately owned apartment complex constructed this year on Innovation Campus and set to open in the fall. The building is owned by MWCB, a partnership of four of the region’s most prominent businessmen: Murfin, Nestor Weigand Jr., Ivan Crossland Jr. and Steven Barrett.

The Flats offers students a more modern housing option with a central location on campus. (Fairmount Towers is a 53-year-old building on the opposite corner of the intersection of 21st Street and Hillside.) Students who are being moved to The Flats will pay Fairmount Towers rates to live at the new complex.

Schlapp said the move would solve multiple problems for Wichita State. It would allow the university to “take Fairmount offline” and it would enable

the university to “fill The Flats with Wichita State students.”

“But more importantly to the vision and mission of this university is how do we get students on our campus? How are we creating those collision spaces with businessmen?” Schlapp said.

“We have 400 Airbus employees, we’re building Partnership 2 — that’s going to be full of more business people. We have two other pretty large companies that we think are pretty close. The only piece that’s missing is students,” Schlapp said.

The Flats was originally supposed to be operated by the developers MWCB, but as early as Feb. 23, university officials announced Wichita State would be managing apartment complex. The university would not provide The Sunflower with any details of that agreement. Later in the spring, it was announced payments to The Flats could be made through the online, university portal.

In response to a record request for a copy of a written agreement between The Flats and Wichita State authorizing the use of the university portal to make payments to The Flats, Wichita State General Counsel David Moses said “such written records does not exist.”

Schlapp said part of the reason The Flats had so few people sign up was university housing and residence had made The Flats a third priority — behind university-owned Shocker Hall and Fairmount Towers — for students who wanted to live on campus.

Schlapp said university housing and residence “did not manage probably to the level that the developer expected.”

“That was the question they were asking: ‘How come we only have 48 (students)? What are you doing? Where are the tours? We’re not seeing the students, blah, blah, blah. We can’t see on your webpage where you’re advertising, we can’t. ...’ They were ready to go to a second developer — or a second person — to fill the building. But that defeats the purpose of why they built it,” Schlapp said.

One of the reasons MWCB built The Flats, Schlapp said, was because they care about Wichita and Wichita State and wanted students to live there.

“They care about improving Wichita,” Schlapp said of MWCB, whose owners are all local. “They thought building a private apartment would be good. They have a choice. They had a choice to hire Case & Associates, who rents most of the apartment complexes around here, and that would have been full.”

“But they didn’t want it full. They wanted WSU students. So they asked us to manage it.”

Schlapp said university housing had the idea to run The Flats like a dorm.

But to do so, Schlapp said, would take developers “willing to take a loss to solve this problem.”

Schlapp said the Wichita State will pay MWCB about \$7.50 a square foot as part of the lease agreement, which he said is less than half of what the developers needed to “break even.”

“They’re going to lose their ass in this deal. But they think it’s the right thing,” Schlapp said of MWCB.

[Chance Swaim](#) | July 24, 2017 at 8:13 pm | Categories: [Local](#), [News](#) | URL: <http://wp.me/p81a5U-4Ql>

[Comment](#)

[See all comments](#)

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Change your email settings at [Manage Subscriptions](#).

Trouble clicking? Copy and paste this URL into your browser:
<http://thesunflower.com/18621/news/lease-numbers-flat-for-new-private-apartment-complex-university-steps-in/>

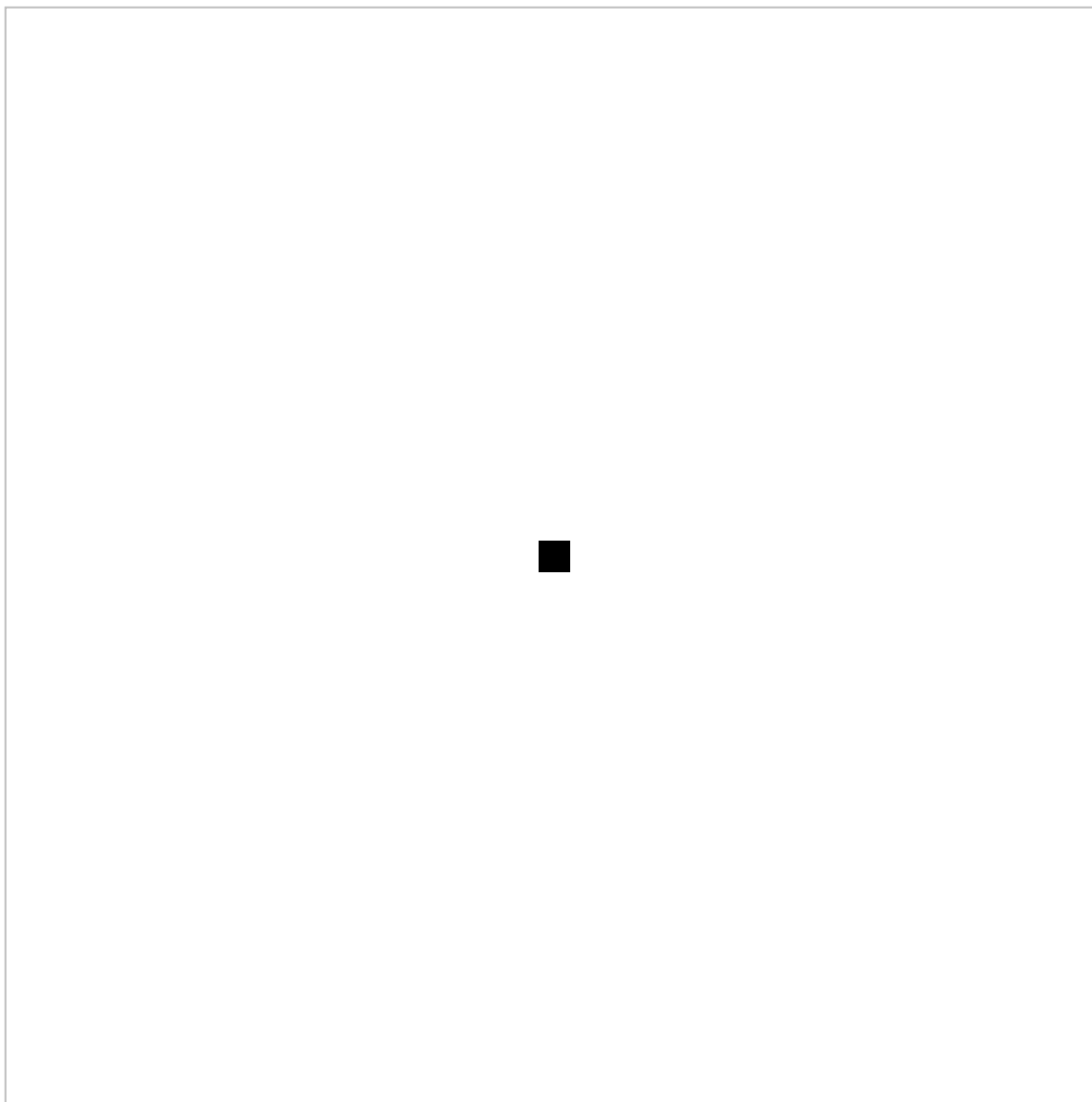
From: [Coleman-Martins, Shelly](#)
To: [Moses, David](#)
Cc: [Heldman, Lou](#)
Subject: The Flats at WSU marketing estimate
Date: Thursday, May 25, 2017 12:57:49 PM
Attachments: [The Flats at WSU marketing estimate .docx](#)
[Flats Marketing April Invoice.pdf](#)

David, attached is the estimate and the April invoice regarding The Flats at WSU marketing campaign.

Shelly

From: Wichita State University
To: [Heldman, Lou](#)
Subject: The Flats at WSU offers new all-inclusive rates, adjusted lease terms
Date: Tuesday, May 23, 2017 2:15:34 PM

Having trouble viewing this email? [Click here](#)



The Flats at WSU offers new all-inclusive rates, adjusted lease terms

The newest apartment complex at Wichita State, **The Flats at WSU**, has changed its pricing structure, making the cost the same as Shocker Hall.

Pricing is now all-inclusive, with 100 percent

of utilities paid - including electricity and Wi-Fi - and free parking for every resident. The first 100 residents will get free reserved underground parking, with the rest of residents getting free reserved surface parking.

There is also now the option for either a nine- or 12-month lease. Residents who sign a 12-month lease will receive a discount.

In addition, the deposit has been reduced from \$900 to \$200.

For more information, call 316-978-3693 or [email](#).

[Read more...](#)

APPLY

Take a tour of The Flats

The Flats at WSU now offers hardhat tours of the facility from 2-5 p.m. on Mondays and Fridays. Tours are conducted every 30 minutes, with the last tour beginning at 4:30 p.m. To take a tour, meet at the Marcus Welcome Center lobby 10 minutes prior to the start of the tour. Please wear closed toe shoes.

[Learn more...](#)

STAY CONNECTED:



Wichita State University, Wichita State University, Wichita, KS 67260-0129

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Constant Contact



Try it free today

From: [Coleman-Martins, Shelly](#)
To: [Tomblin, John](#); [Heldman, Lou](#)
Cc: [Jensen, Scott](#)
Subject: The Flats at WSU: Marketing update
Date: Friday, April 21, 2017 4:53:50 PM
Attachments: [image001.png](#)
[4_20_2017_mkt_update_the_flats.docx](#)

4/20/2017

The Flats at WSU: Marketing update

Key takeaways...

- 1) 96 remain in the application pool after campaign to filter qualified leads
- 2) Only 9 prospects have paid their \$100 application fee to date
- 3) WSU is unable to accept deposits due to lack of contract
- 4) More aggressive marketing is needed to meet goals - Paid advertising \$10,422.60 plan: APPROVED!
- 5) Tour traffic is down - We believe interest is high but not much to see yet / very much a construction site
- 6) Full-time *The Flats at WSU* staff – Hired!

Full update attached.

Key approvals / action needed...

- 1) Go / no-go for VR headset &/or iPads - \$1000.00 apx.

Next meeting is 5/4/17



Shelly Coleman-Martins

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From: [Moses, David](#)
To: [Julene Miller](#); [Burlingham, Renee](#)
Cc: [Bishop, Belinda](#); [Boden, Stacia](#); [Schlapp, Andrew](#); [Heldman, Lou](#); [Mazzullo, Lainie](#)
Subject: The Flats
Date: Thursday, August 3, 2017 2:16:52 PM
Attachments: [2017 08 03 Building Lease Agreement FE.pdf](#)

Folks: Attached is the fully executed building lease. Since I have two pending KORA requests, a copy will be sent to the Eagle and to the Sunflower. Thx, DHM

David H. Moses
General Counsel
Wichita State University
316-978-6791, telephone
316-978-3046, telefacsimile

From: [Weyers, Anna](#)
To: [Heldman, Lou](#); [Coleman-Martins, Shelly](#)
Subject: Two quick items
Date: Friday, May 26, 2017 10:29:16 AM

A few quick (and random) items:

First, Dr. Bardo met with the incoming UP President and she mentioned that it would be helpful to her constituency if we came up with more updates on “where we were, where we are, and our next steps.” I think that we are already doing a lot of this, but would there be any benefit in setting up ‘communication meetings’ with the senate presidents (quarterly, or even by semester) to see what their constituencies would like to know about and perhaps the best method of getting this information out to them? I will leave this up to you two...

Second, if the Wellness/YMCA project goes forward then all WSU students would become Y members starting August 1st. We would like to work with the local YMCA’s to have banners outside that welcome WSU students as their newest members.

Thanks to you both and have a great holiday weekend!
Anna

From: [Heldman, Lou](#)
To: [Bardo, John](#); [Tomblin, John](#)
Cc: [Lanier, Anna](#)
Subject: WBJ story on retail/restaurant buildings in Braeburn Square
Date: Wednesday, July 19, 2017 9:59:13 AM
Attachments: [Development group greenlights commercial expansion at WSU.docx](#)

Attached story posted yesterday. WBJ had been planning a cover story for this Friday about Innovation Campus but decided to delay it until they could talk with one of you and someone from MWCB.

I told Josh Heck that it would be easier to schedule an interview after fall semester begins and, by then, we may have more to tell him.

Lou

From: [Heldman, Lou](#)
To: [Moses, David](#); [Schlapp, Andrew](#)
Subject: Wichita Eagle questions on The Flats selection
Date: Wednesday, September 27, 2017 10:50:01 AM
Attachments: [LOI WSIA MWCB; 2016 04 15 MWCB TO WSU LOI.pdf](#)

Here's what I just received from Daniel Salazar. I probably won't have time to address until later today or tomorrow.

Lou

From: Daniel Salazar <dsalazar@wichitaeagle.com>
Date: Wednesday, September 27, 2017 at 10:44 AM
To: Lou Heldman <Lou.Heldman@wichita.edu>
Subject: Re: The Flats selection

Okay. Well some of this goes far back, to literally my first day/week at The Eagle. But regarding the residence hall:

- 1) Why were plans for a new residence hall put on hold on June 16, 2015? I know you talked to Roy and Kelsey [when that happened](#). But that was one day after firms were told who was selected for the dorm hall project.
- 2) Also on June 16, 2015, David Murfin was [named](#) to the Kansas Board of Regents. Were these two 6/16/15 events (Murfin's appointment to the Board of Regents and putting on hold a project Murfin's firm was awarded) related or discussed about in tandem at the time? Was the project put on hold because of Murfin's appointment?

Moving onto the private housing letter of intent from April 15, 2016, which I've attached:

- 3) Did other firms submit offers/proposals to build private housing on the Innovation Campus or was MWCB's proposal the only one? Why did WSU accept the proposal?
- 4) There were concerns about cost during the residence hall decision in June 2015. Were those concerns discussed or addressed while considering the private housing project?
- 5) Was this request considered or treated differently because of David Murfin's role on the Kansas Board of Regents?
- 6) Without an RFQ/RFP, do you think the process for entering into this private housing agreement turned out well and beneficial for the university?

Thanks,
DJS

On Wed, Sep 27, 2017 at 10:20 AM, Heldman, Lou <Lou.Heldman@wichita.edu> wrote:

You can email me your questions.

On Sep 27, 2017, at 10:17 AM, Salazar, Daniel <dsalazar@wichitaeagle.com> wrote:

Hi,
Is there a time that you can talk today? I had some questions about the selection process for the residence hall RFQ and The Flats from the documents we received last week.

Thanks,
DJS

--

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From: [Espinoza, Judy](#)
To: [Vizzini, Tony](#); [Tomblin, John](#); [Heldman, Lou](#); [Moses, David](#); [Schlapp, Andrew](#); [Fleming-Randle, Marche](#); [King, Elizabeth](#); [Boatright, Darron](#); [Bardo, John](#); [Golling, Werner](#); [Hall, Teri](#); [Muma, Richard](#); [Matson, Ronald](#); [Patterson, Jeremy](#); [Desai, Anand](#); [Lefever, Shirley](#); [Bowden, Royce](#); [Bibb, Sandra](#); [Downes, Kathy](#); [Miller, Rodney](#); [Engber, Kimberly](#); [Livesay, Dennis](#)
Subject: WSU enters corporate membership with Y
Date: Tuesday, September 19, 2017 7:54:33 AM

Colleagues:

I am writing to you in advance of campus-wide communication that will go out in the next couple of weeks to announce that WSU has entered into a corporate membership with the Y. Details regarding how to sign up/transfer current participation will be sent at that time. The enrollment and communication will be incorporated into the annual benefit enrollment period which begins Oct. 1st and ends Oct. 31st. The effective date of the agreement is Nov. 1.

High level information:

- Employer cost - \$12.50 per employee enrolled per month – billed by the Y
- Employee cost - \$16.87/adult \$29.07/family – per month – individual bank draft
- Membership is month to month
- Members can use ANY Y – anywhere
- Current members with individual membership can transfer membership to WSU to get the lower rates
- Member relationship is direct with the Y – they handle enrollment and obtaining banking information

This agreement has been extended to the affiliates of WSU. At this time, Athletics will be offering to their employees. The RSC, Alumni and Foundation are discerning. They can join at any time with 30 days notification.

Please let us know if you have any questions and feel free to cascade this information to those in your division.

Judy Espinoza, MBA
Executive Director, Human Resources
Wichita State University
Ph: 316/978-3540

From: [Heldman, Lou](#)
To: [Steve Coffman](#); [Daniel Salazar](#)
Cc: [Kleinsasser, Joe](#)
Subject: WSU Flats
Date: Tuesday, August 1, 2017 12:42:06 PM

Steve, Daniel,

Thanks for listening and for making the change.

When I was in your roles, I never liked PR people who would try to litigate every nuance and I hope I'm not earning that reputation with you.

I'm not asking you to do anything with it, but I did want to share the perspective below just sent to me by a colleague.

Best,

Lou

Not sure this is worthy of a correction – but obviously the headline is grossly misleading. It either implies we are giving \$1.5 million to The Flats, and we are not, or it suggests that there is a separate Fairmount entity or funds that this is being “shifted” from. In reality, we will be paying The Flats approx.. \$1 m. rental payment and the remaining \$500k goes to Housing, where it went before. In exchange, WE GET A BEAUTIFUL NEW HOUSING OPTION FOR OUR STUDENTS with no debt service except the lease payment. I guess that is the new standard – lead with a grossly misleading headline, followed by a story that is filled with inaccuracies and does not really even back up the headline.

The real story is what we are giving the students. And of course that our plan to close Fairmount actually includes a plan to retain students on-campus, as opposed to just taking the building offline and pushing the students to private housing off campus. Which of course would benefit private companies.

From: Richardson, Breeze
To: jheck@bizjournals.com
Cc: [Richardson, Breeze](#)
Subject: WSU-WATC affiliation
Date: Wednesday, April 26, 2017 9:31:21 PM

Dear Josh,

I left a voicemail in response to your call this afternoon, but here's the follow up I said I would provide.

You can find the materials WSU initially submitted to the Board in order to seek approval to move forward with legislation necessary to pursue an affiliation with WATC in the November agenda, beginning on page 75 –

https://kansasregents.org/resources/PDF/About/Board_Meetings/FY_2017/Agenda_Nov_16_2016_Final-corrected.pdf

This discussion item (which was presented for first read) was then minuted, beginning on page 6, where it concludes: "The Board will continue the discussion on the merger at the December meeting." –

https://kansasregents.org/resources/PDF/About/Board_Meetings/FY_2017/J_Nov_16_2016_Minutes.pdf

A review of the December Agenda has materials regarding the WSU-WATC affiliation beginning on page 120:

https://kansasregents.org/resources/PDF/About/Board_Meetings/FY_2017/Agenda_Dec_14_2016_Final.pdf

This discussion item was then minuted, beginning on page 13, where it concludes: "The Board will continue the discussion on the proposed affiliation at the January meeting." –

https://kansasregents.org/resources/PDF/About/Board_Meetings/FY_2017/K_Dec_14_2016_Minutes.pdf

A review of the January agenda materials returns to this item on page 53 –

https://kansasregents.org/resources/PDF/About/Board_Meetings/FY_2017/Agenda_Jan_18_2017.pdf

And the minutes from that action can be found on page 14, state the following:

Matt Casey, Director of Government Relations, presented the proposed legislation that would authorize Wichita Area Technical College and Wichita State University to affiliate and create a Campus of Applied Science and Technology. Regent Murguia moved to approve. Following a second by Regent Murfin, the motion carried.

https://kansasregents.org/resources/PDF/About/Board_Meetings/FY_2017/A_Jan_18_2017_Board_Minutes.dotx.pdf

Please let me know if I can provide any additional information.

Best,
Breeze

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From: [Heldman, Lou](#)
To: [Dasey-Morales, Maureen](#); [Hall, Teri](#)
Cc: [Coleman-Martins, Shelly](#); [Easum, Amy](#)
Subject: Y Wellness communications
Date: Wednesday, July 26, 2017 9:03:31 AM

Mo, Teri,

If you happen to be free at 3 today, please join us in Shelly's office, 102 MH, to discuss next steps in rollout. I'm planning to share with Shelly and Amy, the project manager, my understanding of next steps from yesterday's meeting.

If you can't attend, one of us will get back to you with tentative plan.

Thanks,

Lou

From: [Marshall, Courtney](#)
To: [Tomblin, John](#)
Cc: [Heldman, Lou](#)
Subject: YMCA discount for WSUAA members
Date: Wednesday, August 23, 2017 4:37:04 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

John –

We had discussed an Alumni Association member discount for the Y several months ago in the infancy of the project. We are now getting calls from members asking if there will be a discount similar to the Heskett. Is this something that has been discussed with Y leadership yet?

Thanks!

Courtney

Courtney M. Marshall | President and CEO
Leadership Academy Graduate `16
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[Are you a member? Join Today!](#)



Connect with us online!



From: Shelly Conrady
To: [Heldman, Lou](#)
Subject: YMCA staff announcement
Date: Tuesday, June 6, 2017 11:27:01 AM

Hey gang, I wanted to keep you in the loop of an exciting new possibility.

The Y was invited by University officials to consider collaborating with Wichita State University on building a new Y on the main campus. This is an exciting opportunity for all involved. I believe collaboration and partnerships are a great way to enhance our services to the community, especially when the opportunity presents a “win-win” for everyone.

Good for Students

- WSU students have requested updated recreation facilities and a place that can provide drop-in child care while on campus. The new Y would provide a brand new state of the art facility, designed and programmed for these student needs.
- Many WSU students commute to classes from throughout the community. With this new collaboration, they would be able to use all YMCA facilities.
- Many college students struggle to find work. The new Y would bring more options for employment on campus, with at least 70 new jobs and career development opportunities.
- The Y on the WSU campus will be designed with student input.
- Plus, students would still have access to the Heskett Center for intramurals.

Good for WSU

- State of the art recreation facilities are commonplace on top university campuses, and WSU will be positioned to recruit additional students with a new Y.
- The mission for WSU is to be an educational, cultural and economic driver in Kansas. By partnering with the Y, the university can focus on its mission and direct resources they would have spent managing a wellness center elsewhere.
- The new YMCA would be accessible to all Y members, providing opportunities for area children to experience WSU long before they are in college.

Good for the Y

- The Y's mission is to promote healthy lifestyles, strong families, and positive youth development... for all. This collaboration with WSU would provide students access to personal wellness and other Y opportunities both on and off campus.
- Many of today's leaders at the Y are WSU graduates, and a campus Y provides learning opportunities for careers in the Y and beyond.

Good for the Community

- When two strong organizations work together to provide more opportunities for Wichita students and residents, it strengthens the entire community.
- As Wichita works to retain its talented youth, having a YMCA on the WSU campus for the purpose of serving and recruiting top students to the Wichita area shows both a commitment to young adults and its good for area businesses.
- In the Y's commitment to be for all, there is also a commitment to welcome and celebrate diversity. The diverse WSU student body brings with it opportunities to gather varied communities together in the spirit of inclusion and a better understanding of one another.

This still in the discussion phase, I will keep you in the loop as things develop.

Thank you,

Ronn

Thanks,

Shelly Conrady
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The Y: We're for youth development, healthy living and social responsibility.

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TO DONATE TO THE Y's Strong Community Campaign, text "YIMAGINE" to 41444.



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