

ST. CLAIR COUNTY COMMUNITY COLLEGE
BOARD OF TRUSTEES

Minutes of Regular Meeting Held November 13, 2025
Welcome Center, 150

CALL TO ORDER:

Ms. Robbins called the Regular Meeting to order at 4:30 p.m.

ROLL CALL:

Members Present

at Roll Call: Penelope Peck, Marcia Robbins, Kim Brown, John Lusk, Robert Tansky,
Karen Niver-Raetzel, Robert Mitchell

Members Absent

at Roll Call:

Also Present: Kirk Kramer, Becky Gentner

ADOPTION OF AGENDA:

It was moved by Dr. Niver-Raetzel, seconded by Mr. Lusk, that the Board take action to adopt the agenda as prepared with the adjustment of the Alumni Award Recognition being moved on the agenda to the beginning of the meeting and the addition of the Liquor License Resolution being added to New Business.

Motion carried: 7-0

NEW BUSINESS:

Alumni Award Recognition

It was moved by Ms. Peck, seconded by Mr. Lusk, that the Board take action to adopt the resolution as prepared.

A roll call vote was taken:

Ms. Robbins:	Yes
Mr. Lusk	Yes
Mr. Tansky	Yes
Dr. Niver-Raetzel	Yes
Ms. Brown	Yes
Ms. Peck	Yes
Mr. Mitchell	Yes

Motion carried: 7-0

APPROVAL OF MINUTES:

It was moved by Dr. Niver-Raetzel, seconded by Mr. Lusk, that the Board take action to approve the minutes of the Regular Meeting held October 9, 2025.

Motion carried: 7-0

FINANCIAL REPORTS:

Chair Robbins acknowledged that the financial reports had been provided to Trustees.

COMMUNICATIONS AND PETITIONS:

Chair Robbins acknowledged that the Communications Report had been provided to Trustees.

REPORT AND RECOMMENDATIONS OF THE PRESIDENT OF THE COLLEGE

1. INFORMATIONAL ITEMS AND PRESENTATIONS:

SC4 Cinema and River Building

A presentation was prepared by President Kirk Kramer.

MiLeap Grants

A presentation was prepared by Vice President Nick Beaudry.

2. ACTION ITEMS:

Acceptance of Gifts

It was moved by Ms. Peck, seconded by Dr. Niver-Raetzel, that the Board take action to accept the following donations:

- \$200 from Judith Wager-Gregowski for the SC4 Retiree Scholarship Fund
- \$200 from Becky Gentner for Skip's Pantry
- \$200 from Spencer Hazlewood for Skip's Pantry
- \$200 from Sarah Rutallie for Skip's Pantry
- \$200 from Nick Beaudry for Skip's Pantry
- \$250 from Brent and Colleen Forsgren for Skip's Pantry
- \$300 from Mike Belleman for Skip's Pantry
- \$300 from Pete and Debra Lacey for Skip's Pantry

Motion carried: 7-0

NEW BUSINESS:

Liquor License Resolution

It was moved by Ms. Peck, seconded by Mr. Lusk, that the Board take action to adopt the resolution as prepared.

A roll call vote was taken:

Ms. Robbins:	Yes
Mr. Lusk	Yes
Mr. Tansky	Yes
Dr. Niver-Raetzel	Yes
Ms. Brown	Yes
Ms. Peck	Yes
Mr. Mitchell	Yes

Motion carried: 7-0

Trustee Travel Request

It was moved by Mr. Lusk, seconded by Dr. Niver-Raetzel, that the Board take action to approve the travel request for Trustee Peck.

Motion carried: 7-0

President's Contract

Discussion took place. Action was not taken.

ADJOURNMENT:

It was moved by Dr. Niver-Raetzel, seconded by Mr. Mitchell, that the Board take action to adjourn the meeting at 5:29 p.m.

Motion carried: 7-0

Respectfully submitted,

Certified by,

Sarah L. Rutallie
Board Secretary

Ms. Marcia Robbins
Board Chair

ST. CLAIR COUNTY COMMUNITY COLLEGE BOARD OF TRUSTEES RESOLUTION

Resolution of Recognition for Tom Obee 2025 SC4 Alumni of the Year

WHEREAS, Tom Obee began his academic journey at Port Huron Junior College (now SC4) in 1961, excelling as an honors student, student government leader, Phi Theta Kappa member, co-editor of the college newspaper, and student librarian; and

WHEREAS, Tom graduated in 1963 as the second student in the college's history to achieve a perfect 4.0 GPA, earning recognition as Male Student of the Year; and

WHEREAS, Tom continued his education, earning a bachelor's degree from the University of Michigan and a master's degree from the University of Wisconsin, before returning to SC4 as an instructor in 1967; and

WHEREAS, Tom dedicated decades of service to SC4 as a professor of English and Philosophy, inspiring generations of students and colleagues with his passion for teaching and commitment to academic excellence; Tom taught at SC4 for 45 years and served as PTK Advisor at SC4 for 35 years; and

WHEREAS, Tom's contributions were recognized through prestigious honors, including the Blessinger Award for Excellence in Teaching, the Distinguished Faculty Award, and the Phi Theta Kappa Alumnus Award; and

WHEREAS, even in retirement, Tom remains an active and valued member of the community, participating in SC4 retiree events, presenting at the St. Clair Senior Study Group, serving as a lector at Holy Family Church, and sharing his knowledge through a Q&A column on Catholic beliefs; and

NOW, THEREFORE, BE IT RESOLVED, that the St. Clair County Community College Board of Trustees proudly recognizes Tom Obee as the 2025 SC4 Alumni of the Year, honoring his lifelong dedication to education, his outstanding professional achievements, and his enduring impact on the SC4 community.

Adopted this 13th day of November 2025.

**RESOLUTION BY THE BOARD OF TRUSTEES
ST. CLAIR COUNTY COMMUNITY COLLEGE**

WHEREAS, the Board of Trustees of St. Clair County Community College (the “College”) approved signing a purchase agreement (the “Purchase Agreement”) for the purchase of real property and assets from Port Huron Hotel Real Estate Holding Company, LLC, Port Huron Hospitality Holdings, LLC, Sperry’s Theatre Corp., and Sperry’s Theatre Operations, LLC.

WHEREAS, pursuant to the Purchase Agreement, the College acquired the following parcels of real property:

- A. Real property commonly known as 301 Huron Ave., Port Huron, Michigan (Parcel ID: 74-06-298-0126-000). Hereinafter the “Sperry’s Property”.
- B. Real properties commonly known as: (i) 405 Water St., Port Huron, Michigan (Parcel ID: 74-06-743-0792-100); (ii) 802 Military St., Port Huron, Michigan (Parcel ID: 74-06-743-0793-100); and (ii) 300 Vacant Lot Water St., Port Huron, Michigan (Parcel ID: 74-06-743-0791-300). Hereinafter the “Hotel Properties”.

WHEREAS, in addition to the Sperry’s Property and the Hotel Properties, the College purchased assets utilized in the operation of the properties, including, but not limited to:

- A. MLCC Class C License #L-000271893 which is utilized in the operation of the Sperry’s Property.
- B. MLCC B-Hotel License #L-000407919 and (ii) MLCC SDM License #L-000430927 which are utilized in the operation of the Hotel Properties.

Collectively the above will be referred to as the MLCC Licenses.

WHEREAS, the College desires to utilize the Hotel Properties in furtherance of the educational mission of the College, including, but not limited to, for the following uses:

- A. The upper floors will be converted from hotel use to dormitory use to expand housing options for College students.
- B. The 2nd and 4th floors will be used to support long term sustainability of college housing and the facility.
- C. The first floor will continue to be utilized as ballroom and mixed used area, like its existing use, open to the general public used for dining and/or entertainment. The College is considering hospitality and/or other programs to educate students in the area of event management. Students participating in the program, under supervision from College faculty, will assist with managing events booked for the Hotel Properties. Events booked may include sale and service of alcohol that necessitate the MLCC Licenses associated with the Hotel Properties.

WHEREAS, the College will utilize the MLCC Licenses associated with the Hotel Properties in furtherance of its educational mission and licensed areas will be open to the general public for use/booking for entertainment and dining and will have seating capacity of at least 25 people.

WHEREAS, the College desires to utilize the Sperry's Property for the following uses:

- A. The second floor will be utilized as a college dining hall and available to the public to book events. The College is considering hospitality and/or other programs to educate students in event management. Students participating in the program, under supervision from College faculty, will assist with managing events booked for the Sperry's Property. Events booked may include the sale and service of alcohol that necessitate the MLCC License associated with the Sperry's Property.
- B. Theatre spaces will remain open and active for student and community use, with programing aligned with educational and community goals.

WHEREAS, the College will utilize the MLCC License associated with the Sperry's Property in furtherance of the educational mission of the College and licensed areas will be open to the general public for use/booking for entertaining and dining and will have seating capacity of at least 25 people.

NOW, THEREFORE, BE IT RESOLVED based upon the above recitals, the Board of Trustees of the St. Clair County Community College hereby:

- A. Directs St. Clair County Community College President, Kirk Kramer, to seek approval from the Michigan Liquor Control Commission to transfer the MLCC Licenses to St. Clair County Community College.
- B. Appoints St. Clair County Community College President, Kirk Kramer, as agent and representative for St. Clair County Community College with respect to all aspects of transferring the MLCC Licenses to the College, including, but not limited to: (1) completing and signing all documents necessary to transfer and/or conditionally transfer the MLCC Licenses and all related permits; (2) requesting some or all of the MLCC Licenses be reclassified; and (3) closing on the transfer of the MLCC Licenses.



Secretary, Board of Trustees
St. Clair County Community College

CERTIFICATION

I do hereby certify that I am the duly elected and qualified Secretary and the keeper of the records and corporate seal of St. Clair County Community College and that the attached is a true and complete copy of a Resolution duly adopted at a regular meeting of its Board of Trustees, held in accordance with its bylaws on November 13, 2025



Secretary

Dated: November 13, 2025