

SECTION: 11
DATE:
February 16,
2023

BOARD OF REGENTS
EASTERN MICHIGAN UNIVERSITY

RECOMMENDATION

APPOINTMENT OF CHARTER SCHOOL BOARD MEMBERS

ACTION REQUESTED

It is recommended that the Board of Regents appoint the candidates listed below to serve three-year terms on the Board of Directors for the following public school academies (charter schools) authorized by Eastern Michigan University:

Charter School	Board Candidate(s)	Action
Dr. Joseph F. Pollack Academic Center of Excellence	Ridgeley Hudson	New Appointment
Global Tech Academy	Naheda Ideis	New Appointment
The James and Grace Lee Boggs School	Ronald Rivers	New Appointment

STAFF SUMMARY

According to the resolutions which establish these public school academies (charter schools), vacancies on the Boards of Directors shall be filled by the Eastern Michigan University Board of Regents.

Dr. Joseph F. Pollack Academic Center of Excellence

Ridgeley Hudson is a School Culture Facilitator at Martin Luther King Jr. Senior High School & Detroit Lions Academy in Detroit Public Community Schools District. He earned an Associate degree from Wayne County Community District in Detroit, Michigan and currently is working toward the completion of a Bachelor’s degree in Secondary Education at Michigan State University in East Lansing, Michigan. This is a new appointment.

Global Tech Academy

Naheda Ideis is a Homemaker in Plymouth, Michigan with over 15 years of previous experience in managing, accounting, banking and mortgage functions. She earned a Bachelor of Business Administration degree in Accounting Information Management-Internal Auditing Specialty at the Davenport University in Dearborn, Michigan. This is a new appointment.

The James and Grace Lee Boggs School

Ronald Rivers is a Senior Financial Analyst at RPT Reality in Southfield, Michigan. He earned both a Master of Business Administration degree with emphasis in Statistics & Marketing at the University of Michigan, Ross School of Business in Ann Arbor, Michigan and a Bachelor of Arts degree in Mathematics at Wayne State University, in Detroit, Michigan. This is a new appointment

FISCAL IMPLICATIONS

None.

ADMINISTRATIVE RECOMMENDATION

The proposed Board action has been reviewed and is recommended for Board approval.



University Executive Officer
Rhonda Longworth, Ph.D.

1/26/23

Date

RIDGELEY HUDSON, JR.

EXPERIENCE

SCHOOL CULTURE FACILITATOR, DETROIT PUBLIC SCHOOLS
MARTIN LUTHER KING, JR. SENIOR HIGH SCHOOL & DETROIT LIONS ACADEMY FROM
SEPTEMBER 2020 TO PRESENT

- Maintain a positive school culture, overseeing the In-School Suspension, being visible during school arrival, lunch, transition times, and dismissal.
- Facilitate Climate and Culture Meetings to help strengthen relationships (student to student and staff to student) and inform our school wide initiatives with the school's and district's core values.
- Analyze school data, communicate with school leaders and staff, and work with them on interventions.
- Develop essential structures for tier 1,2,3 interventions and ensure they are being implemented with fidelity.
- Communicate with parents regarding discipline decisions, conduct scholar/family re-entry meetings.
- Restorative Practice Approach: enabling students to take accountability for their actions and learn from mistakes.
- Served as Survey Coordinator, collecting feedback from parents, students, staff and community stakeholders to always improve the school culture and get ideas to help our district know of the support needed to ensure a safe and positive culture for students to excel in.

STUDENT ADMINISTRATIVE ASSISTANT, DETROIT PUBLIC SCHOOLS,
MARTIN LUTHER KING, JR. SENIOR HIGH SCHOOL, DETROIT MI
FROM DECEMBER 2018 TO JUNE 2020

- Provide administrative support to the office including compiling reports and maintaining files. • Provide secretarial support to the director, dean, and faculty
- Communicate information regarding school events, schedules, and procedures.
- Prepare memos, letters, and other documents, administered mails and correspondence. • Answer phones and direct calls to the appropriate secretary

EDUCATION

CURRENT STUDENT, MICHIGAN STATE UNIVERSITY
MAJOR: SECONDARY EDUCATION/ MINOR: POLITICAL SCIENCE
EAST LANSING , MI

ASSOCIATE DEGREE STUDENT
Wayne County Community College District
DETROIT, MI

HIGH SCHOOL DIPLOMA – JUNE 26, 2020
MARTIN LUTHER KING, JR. SENIOR HIGH SCHOOL
DETROIT, MI

SKILLS

- Excellent communication skills
- Proficient in Microsoft Word and computer applications
- Outstanding ability to work in fast-paced setting
- Excellent time management skills

ACTIVITIES

Associate Minister at Greater Burnette Baptist Church,
President/Director at MAD – Making A Difference Mentoring Program, 2016 to 2019
Leader of the MLK Day Legacy March, 2016 to Present
Student Council President, 2017 to Present
Coauthor of “\$poken Truth from The Youth,” 2019
National Honor Society of High School Scholars, 2019 to Present
Senator – Michigan Youth in Government, 2018 to Present
Vice President – Business Professionals of America, 2019 to Present
Detroit Economic Club, 2019 to Present
Director of Kings & Queens of Martin Luther King Mentoring Program, 2019
Detroit Pistons Annual Holiday Giveback
Democratic National Committee Member, 2019 to Present
Midnight Golf Mentee, 2019
NAACP, 2019

AWARDS

Congressional Award by Congressman Gary Peters, 2014
Student of The Year, Nichols Elementary-Middle School, 2016
Presidential Award for Academic Excellence, 2016
Detroit Youth Spirit of Community Award, 2019
John Conyers' Peace & Justice Award, 2020
Rainbow PUSH Excel Award, 2021
Kia Ambassador Award, 2022

Government or Non-Profit Experience

- Board Member, Mack Alive Community Resource Center, 2021 to Present
- Volunteer at Forgotten Harvest Food Distribution, 2020 to Present
- Advisory Board for Ralph C. Wilson Jr. Foundation, 2018
- Advisory Board for Life Leaders, 2020 to Present
- Michigan Education Committee, 2021 to Present
- Advisory Council for Skillman Foundation, 2019

Elective Public Office

- Precinct Delegate, 2021 to Present

Honors and Awards

- Congressional Award by Congressman Gary Peters, 2014
- Student of The Year, Nichols Elementary-Middle School, 2016
- Presidential Award for Academic Excellence, 2016
- Detroit Youth Spirit of Community Award, 2019
- John Conyers' Peace & Justice Award, 2020
- Rainbow PUSH Excel Award, 2021
- Kia Ambassador Award, 2022

Qualifications

- Certifications from Detroit Wayne Integrated Health Network, 2022
 - Detroit School Board Candidate, 2022
 - DPSCD Advisory Council, 2017 to 2020
 - Life Leaders Advisory Council, 2020 to Present
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Naheda Ideis

Profile Over 15 years of practical experience in managing, accounting, banking, and mortgage functions. Recognized by management for ability to learn/apply new information quickly, manage branch functions, achieve performance goals, and perform with integrity and high ethical standards. Applied multiple management marketing skills to increase customer and revenue base by 45% in one year. Seeking a position to apply my broad base of experience in managing, general accounting, auditing, and banking. My skills are readily transferable and will benefit any position.

Skills & Abilities	Internal Auditing	Cost Benefit Analysis	Acct Paybl/Acct Rcvbl
	Management	Ratio Analysis	Excel
	Invoicing	GL Balancing	PowerPoint
	Cost Accounting	Financial Statements	Tax Preparation
	Expense/Budget Variance		
	Bilingual (English/Arabic)		

- Experience**
- Home organization
 - Nutrition/food prep
 - Tutoring
 - Scheduling/managing appointments
 - General ledger balancing (cash, returned items, suspense)
 - Performed internal audit functions
 - Prepared internal audit checklist for audit team
 - Developed region and branch budget for staffing levels
 - Completed monthly expense and budget variance reports for regional review
 - Assisted loan department in underwriting, ratio analysis, and credit evaluation during peak periods for residential mortgages
 - Worked closely Audit and Operations Depts to ensure proper staff training for branch compliance and banking regulations
 - Tracked revenues and expenditures related to real estate transactions
 - Worked with training department to create and teach new and stimulating courses for various bank staff positions
 - Assisted in training 50+ branch staff members following acquisition and merger of two out of state commercial/retail banks
 - Provided weekly updates to customers regarding loan application status
 - Collected loan documents for underwriting to support loan application

- Cleared title
- Prepared loan for closing
- Scheduled closing appointment

Work History	2020-Present	Bookkeeping	Oyaki Sushi	Dearborn Hts
	2012 Present	Household Manager		Plymouth
	2009 2012	Loan Processor	Citibank	Ann Arbor
	2008 2015	Data Entry	U.S. Quality	Romulus
	2000-2007	Realtor	Coldwell Banker	Plymouth
	2004-2005	Branch Manager	Guaranty Bank	Farmington
	2000-2004	Loan Originator	Sharrmar Investments	Warren

Education	Davenport University		Dearborn, MI
	Bachelor Business Administration		
	Accounting Information Management-Internal Auditing Specialty		
	Graduated April 2008 Highest Honors	Dean's List	GPA 3.94

References Available upon request

RONALD A. RIVERS, JR

REAL ESTATE STRATEGY, FINANCE, INVESTMENT AND VALUATION

Strategic Planning / Asset Management / Executive Level Reporting/

Real Estate and Investment Strategist with proven finance and analytic skills and reputation for penetrating analyses distilling complicated issues into salient facts to enhance NOI. Entrepreneurial and strategic with ability to identify “hidden” investment and development opportunities and communicate opportunity and risk. Relationship builder and player-coach who blends insight and evidence to highlight fundamentals and create a plan of action. Experience with all major asset classes including retail, multifamily, office, industrial and single-family investment.

- ArgusEnterprise/ADW
 - MRI
 - Spreadsheet Server
 - BI Cube
 - Transactional Experience
 - Executive Level Reporting
 - Full-Cycle of RE Valuation
 - Extensive Retail Microeconomics
 - RE Tax Management /Appeals
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PROFESSIONAL EXPERIENCE

RPT REALTY, Southfield, MI
Senior Financial Analyst

2017-Present

- As property level “CFO” of portfolio, led in preparation of timely annual budget and quarterly and monthly reforecasts for up to 40 Community/Power/Regional-Super Centers (~1\$B in value). Coordinated forecast of property managers, leasing directors, development and construction departments to help set review, analyze and meet growth and operating goals.
- Assisted in preparation of quarterly supplement, earnings call and Directors meeting materials.
- Trained and supervised the work of junior analysts and interns.
- Developed framework for hold/sell analyses for REIT assets. Completed valuations on all assets using various methodologies and incorporating market / sub-market data.
- Managed appeals process on all REIT real assets; frequently guided tax consultants to “hidden” opportunities -reducing assessments and driving company NOI.
- Prepared models and analyses of development and investment opportunities for committee and memorandum. Reviewed and advised on potential acquisitions cash flow and modeling.
- Managed financial (ARGUS) on-boarding of all acquisitions to ensure budgeting and reporting to management and partnerships.
- First “line of defense” to apprise Senior Management of possible risks to NOI over multi-year plan.

ALLEN AND ASSOCIATES / ALLEN GLOBAL HOSPITALITY, Troy, MI
Associate / Senior Consultant

2004 – 2017

Completed complex valuation of all major asset classes throughout an entire real estate cycle. Guided work of junior associates. Led business development activities.

- Co-developed Appraisal Valuation Model using regression analysis saving client over \$75MM in taxes.
- Provided consulting and complex valuation for signature projects in urban redevelopment and gentrifying areas. Completed over 400 complex commercial real estate investment/development valuations.
- Conducted project management for consulting and appraisal projects for acquisition/disposition, highest and best use, feasibility/marketing studies and conventional, LIHTC and other workouts.
- Developed sustainable (green) building valuation methods to recognize additional market value provided by green building projects. Became LEED AP accredited.
- Built and leveraged strong relationships with brokers, developers, competitors and financiers

RIVERS INVESTMENT MANAGEMENT GROUP, Detroit, MI
Manager

2002 – 2017

Performed business development and real estate investment, sales and property management with full-service family-owned real estate firm. Developed partnership and investor relationships for acquisitions and development. Listed and sold residential and commercial property.

- **Created development team with national community developers** to spur neighborhood-oriented development.
- **Named developer/partner**, with local CDC of former Police Department precinct into mixed-use neighborhood-oriented food/training and restaurant use. Created initial development plan for acquiring asset via RFP.
- **Prepared investment and development summaries** with pro-formas for multifamily and neighborhood developments for lenders and other financiers.
- Researched and acquired property for development/renovation as acquisitions agent. Prepared proposals and other presentations. Performed site inspections, BPO's and other analyses.
- **Organized development partnership** with Community Housing Association. Determined effective development scenarios prepared investor summaries, loan packaging.

DELOITTE & TOUCHE, MANAGEMENT SOLUTIONS AND SERVICES, Detroit, MI 2001 – 2002
Consultant – Taubman Corporation, Hines, Solvay Engineered Polymers, Mayor Elect Transition Team, Detroit Neighborhood Development Corporation

Led in helping develop new business and market consulting service. Analyzed and assessed corporate and government business issues.

- Facilitated recommendations of business/civic leaders for government transition planning.
- Developed financial models for divestiture of 1600 properties for quasi-public development corporation.
- Developed improvement recommendations for national auto supplier production planning process including strategic real estate site selection, demand planning and customer forecasting.
- Co-led marketing and business development on successful \$1.5 MM government real estate engagement

INDEPENDENT CONSULTANT 1997 – 2000
ENTREPRENEURIAL MANAGEMENT SERVICES, Baltimore, MD, Lead Consultant, 2000

- Headed team efforts to raise capital for retail, service and industrial acquisitions, expansions and/or start-ups or mergers for Mid-Atlantic's largest SBA Intermediary.
- Managed real estate site selection and development feasibility analyses for new developments/businesses.
- Analyzed financial statements of businesses for acquisition and joint venturing; prepared business plans submitted to lenders. Prepared new models weekly for planning and investment analysis.

NORTH AMERICAN TERMINALS MANAGEMENT, Baltimore, MD, Consultant 1999 – 2000

- Developed acquisition rationale and sophisticated data model for strategy and ranking investment targets in North American portfolio.
- Assisted start-up operation of North American Investment fund, a joint venture with AEW Capital / AeroTerm.
- Prepared investment packages for industrial investments in U.S. and Canada including research and analysis
- Prepared financial models for build-to-suit development and leasing proposals to national operators.

GENESIS VENTURES, Detroit, MI, Consultant 1998, 1999

- Executed controlling, accounting functions for mixed-use development for new and established concerns.
- Completed market analyses, marketing, financial management, planning strategy and reporting.

NORTHERN MODEL HIGH SCHOOL, Detroit, MI, Consultant 1997 – 1999

- Led implementation of entrepreneurship program. Created operating templates and organizational design.

FOCUS:HOPE, Detroit, MI, Consultant Summer 1996

- Facilitated ISO 9000 process/ improvement. Created tool for service-process performance evaluation.

EDUCATION

UNIVERSITY OF MICHIGAN, ROSS SCHOOL OF BUSINESS Ann Arbor, MI
Master of Business Administration, 1997

- **Course emphases in Statistics and Marketing**

WAYNE STATE UNIVERSITY Detroit, MI
Bachelor of Arts, Mathematics 1994

- **Golden Key National Honor Society**
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