

**California State University Channel Islands  
SITE AUTHORITY**

**Minutes of Meeting  
9 May 2005**

The California State University Channel Islands Site Authority met on Monday, May 9, 2005. The meeting was held in the Training Room of the Administration Building, California State University Channel Islands (CSUCI), One University Drive, Camarillo.

Vice Chair Debra Farar presided and called the meeting to order at 11:42 a.m. Roll call was given and all members were present except for Ms. Charlotte Craven. Ms. Linda Parks was not present for roll call, but arrived shortly after at 11:44 a.m.

Members Present:

Debra Farar, Vice Chair  
R. J. (Jim) Considine, Jr.  
Kathy Long  
Keith Millhouse (alternate for Craven)  
Linda Parks  
Richard Rush  
Richard West

Members Absent:

Charlotte Craven, Chairperson

Others Present:

Joanne Coville, CSUCI  
Marlene Jones, Legal Counsel to the Site Authority  
Elvyra San Juan, CSU Chancellor's Office  
Barbara Thorpe, CSUCI  
Elizabeth Velasco, Secretary to the Site Authority

Vice Chair Farar welcomed Councilmember Keith Millhouse, serving as an alternate for Ms. Craven, to his first Site Authority meeting.

Vice Chair Farar called for the approval of the minutes of the February 14, 2005 meeting. Mr. West moved to approve the minutes, Dr. Rush seconded, and the motion carried unanimously.

The public comment period was opened pursuant to Government Code Section 11125.7.

Vice Chair Farar called for comments, and there being none, closed the public comment period of the CSU Channel Islands Site Authority meeting.

Vice Chair Farar called for board member comments, but there were none.

Dr. Rush gave the President's Report, and announced that the University has been granted candidacy status by the Western Association of Schools and Colleges (WASC). He acknowledged the faculty for their hard work, noting that every mark has been met. Dr. Rush remarked on the progress of the Lewis Road construction project. He went to Stockton last month to attend the California Transportation Commission meeting; however, the Lewis Road item was unexpectedly pulled from the agenda. He will attend their next meeting on May 26. Dr. Rush explained that the issue at hand is that the Ventura County Transportation Commission (VCTC) is asking the State to repay the money from the bonds in cash instead of funding other priority projects.

Ms. San Juan presented Item 6, Construction Status Update, and highlighted the major issues related to construction activities in Phase 1C, D and E, and the Town Center. The rains have caused some further delay with the progress of Phase 1C and the Town Center construction. Phase 1C is 50% complete, within the board approved Guaranteed Maximum Price (GMP), and off schedule by approximately one month. Also, the 66 KV transmission line has been removed from the Phase 1C construction area by Southern California Edison. Ms. San Juan expects to have a GMP for Phases D & E in the near future. The Town Center is 53% complete and off schedule by 50 days due to unanticipated concrete and other commodity supply price increases and delays. The contractor for the Town Center, Fassberg Construction Company, has faced a number of financial difficulties causing delays and contract compliance issues. Most significantly, Fassberg filed for bankruptcy under Chapter 11. Additionally, the framing of the center is unacceptable and there is a second framing company on board working to fix it. Since the Town Center project is bonded, the court determined that it will not be considered part of Fassberg's bankruptcy estate and has allowed work on the project to continue. The project completion date is set for August 2005, but it will likely take longer to complete. Legal counsel, Ms. Jones, confirmed with the attorneys for Fassberg that the company remains in control of the project, that business will continue as usual, and that the surety company approved this mechanism.

With regard to Item 7, Lewis Road Update, Dr. Rush added to his earlier report that he is hopeful that the California Transportation Commission will have a positive vote on the Lewis Road item at their May 26 meeting.

Ms. Coville introduced Dr. Barbara Thorpe, the secretary for the University Glen Board, and explained that Dr. Thorpe will be reporting on University Glen marketing and leasing functions at this and future meetings. Dr. Thorpe stated that ten homes have been re-purchased, two are pending re-sale and there are seven reservations for Phase 1C. Also, of the 258 rental units, 98% have been leased.

Ms. Coville reviewed the University Glen financials and presented the Budget for FY 2005/06 for University Glen and Alliance Residential Management (a revised copy was distributed to the board members before the meeting). Ms. Coville explained that she is submitting this as a preliminary budget because there are still some issues yet to be resolved between Alliance, the Chancellor's Office and University Glen. Once the issues are resolved, there may be some reallocation of costs between Alliance and University Glen. At the Board's request, Ms. Coville agreed to combine redecorating expenses with maintenance.

There being no further business to come before the Board, the meeting adjourned at 11:55 a.m.

APPROVED:

California State University Channel Islands Site Authority



8/8/2005

Signed: \_\_\_\_\_  
Secretary to the Site Authority

Dated: \_\_\_\_\_