

California State University Channel Islands  
SITE AUTHORITY

Minutes of Meeting  
December 9, 2002

The California State University Channel Islands Site Authority met on Monday, December 9, 2002, at 11:30 a.m. The meeting was held in the Administration Building, California State University Channel Islands, One University Drive, Camarillo. Chairperson Long presided and called the meeting to order.

Members Present:

Kathy Long, Chairperson  
Charlotte Craven  
Debra Farar  
Frank Schillo  
Richard Rush  
Richard West

Members Absent:

R. J. (Jim) Considine, Vice Chairperson

Alternate Members Present:

None

Chairperson Long led the Site Authority and assembled guests in the Pledge of Allegiance to the Flag of the United States of America.

Chairperson Long invited Dr. Rush to introduce the Site Authority's newest member. Dr. Rush then introduced Dr. Debra Farar, who is also the new chairperson of the CSU Board of Trustees. Dr. Farar replaces Laurence Gould, whose Site Authority term concluded in October

Mr. Knight called the roll of members and confirmed a quorum was present.

Mr. Schillo moved to approve the Notice of Cancelled Meeting of September 23, 2002 and the Minutes of October 21, 2002. Motion seconded by Dr. Rush. Without objection, it was so ordered.

The public comment period was opened pursuant to Government Code Section 11125.7. Chairperson Long called for comments and, hearing none, closed the public comment period.

President Rush reported that the university's first semester with students had been highly successful. Students are delighted with the opportunities the university is making available to them and with the high level of interest that the faculty and staff are taking in them and their success. Phase I of the campus housing is complete. To date, 55 of the 59 For-Sale Homes have

been sold, with several purchasers falling in the "educational partners" category. The university has received a commitment of \$1 million dollars from Pierre Claeysens for student scholarships. As of this morning, the total number of preliminary applications for 2003 freshman enrollment was 2,300. The target given CSUCI by the State is 200. How to handle this situation will be a topic at the CSU Presidents Meeting later this week. We will apply the criterion of local access first so applicants of this region can enjoy the opportunity to attend this university but we do have a significant enrollment management task before us.

Mr. Drohan provided an update on the East Campus Project. The first 50 apartments are to be completed by January 21, 2003, with the balance completed in February, later than originally scheduled. Phase II is ready to go and the next agenda item addresses that project. The Board did approve the infrastructure for Phase II at the last meeting, and that work is underway. This work is critical so that paving can be put in place to allow access to the site, especially important during the winter months. With respect to the Town Center, the Trustees have now taken action on that same item and completion of the design development documents is moving forward.

With respect to the home leasing program, Ms. Coville noted that there will be almost 150 rental units available. Currently, 46 units are rented. This is the worst time of year for marketing the units but the success rate has been fairly good. The rent rates were reduced slightly for the townhomes but the apartments seem to be priced appropriately.

Next, Mr. Drohan explained that approval was being requested at this time for the Phase II Vertical Construction Guaranteed Maximum Price (GMP) and Agreement with Brookfield Campus Housing based on GMP (\$20,210,752). He indicated a draft agreement had been negotiated with Brookfield and that there were no substantive changes in context of terms and conditions from Phase I. Mr. West moved to approve the GMP and the agreement for Phase II vertical construction. Dr. Rush seconded the motion. Mr. Knight stated that he had just learned that there was a slight adjustment to the amount of this agreement. The correct amount is \$20,210,879. Mr. Minter added that the correction was due to a revised carport installation estimate. Mr. West renewed his motion. Without objection, it was so ordered.

Mr. Hordyk reported on the Phase II For-Sale Financing. Approval was requested for financing and related actions for Phase II, including revisions to the ground lease in response to lender requests. Citibank construction loan financing of approximately \$7,500,000 is proposed. Financing documents include a construction loan agreement, promissory note and deed of trust. Mr. Knight noted that the amount of the Citibank financing was blank in the draft documents that were distributed, and that blank should be changed to \$7,500,000. Mr. Schillo moved to approve the Phase II financing and related actions. Ms. Craven seconded the motion. Without objection, it was so ordered.

Mr. Knight noted that with respect to the revisions to the ground lease, Mr. High has been working on a few adjustments needed to meet lender requirements. Mr. High reported that the adjustments included lender protection revisions that were different from Phase I and specifically related to foreclosures and resale restrictions. Mr. Schillo moved to approve the changes to the ground lease. Ms. Craven seconded the motion. Without objection, it was so ordered.

Chairperson Long announced the meeting open to a Member Forum. Mr. West announced that this was Mr. Knight's last meeting since he is retiring at the end of December. He added that Mr. Knight will be missed in more ways than one. Mr. Knight thanked the group for their good wishes, commenting that working on this project would be something he would always remember. He especially appreciated the spirit of the Ventura members of this Board. Mr. Knight added that he would work with Dr. Rush to determine a permanent replacement for the position of secretary since he would no longer be serving as interim secretary.

Mr. Knight then introduced Mr. Andy Jones, his colleague at the Chancellor's Office, who will be succeeding him with respect to this Authority as well as the Financing Authority.

Dr. Rush also announced that this was Mr. Schillo's last meeting as a member of the Site Authority Board. He thanked Mr. Schillo for his work on this Board and for being a friend and ally of the university. Mr. Schillo commented that it certainly had been exciting to help get the university started and he was pleased to have been able to participate in this effort.

Dr. Rush then invited the Board members to join him for lunch at the close of the meeting.

Ms. Craven stated that she assumed that calls were made to determine a quorum for these meetings. She asked that when a special meeting is held, that everybody be notified because she did not realize there was a meeting scheduled until she received the agenda and document package. Mr. Knight took note of her request.

Chairperson Long announced that the next quarterly meeting of the Site Authority is scheduled for February 3, 2003. However, Mr. Hordyk noted that there had been a conference call before today's meeting concerning the timing of the sale of a Bond Anticipation Note relating to the funding of six CSUCI academic campus capital projects approved at the last meeting. This would likely require a special meeting approximately January 13, 2003 to approve this Note. Following a brief discussion period, it was suggested that a special January meeting be held by teleconference if possible.

Chairperson Long also thanked Mr. West and Mr. Schillo for their service and good work, and again welcomed Dr. Farar to the group.

There being no further business to come before the Board, Chairperson Long adjourned the meeting at 12:00 p.m.

SECRETARY'S CERTIFICATE

I, Elizabeth Velasco, Secretary of the California State University Channel Islands Site Authority (the "Site Authority"), do hereby certify that the following minutes from the December 9, 2002 meeting were approved by the Site Authority at its January 27, 2003 meeting based on the record of votes and the approved minutes:

The foregoing minutes from the December 9, 2002 meeting ("Minutes") are a full, true and correct copy of the Minutes duly adopted at a meeting of the governing board of the Site Authority (the "Governing Board") duly and regularly held at the designated meeting place thereof on January 27, 2003 at which meeting all of the members of the Governing Board had due notice and at which a majority were present; at this meeting the Minutes were adopted by the following vote:

AYES:	Board Members:	Considine, Farar, Flynn, Long, Rush West
NOES:	Board Members:	None
ABSENT:	Board Members:	Craven
ABSTAIN:	Board Members:	None

An agenda of this meeting was prepared and provided to the public in the manner prescribed by law.

I have carefully compared the foregoing with the originals on file and of record in my office, and the foregoing are a full, true and correct copy of the original adopted at the January 27, 2003 meeting.

The Minutes have not been amended, modified or rescinded since the date of approval.

DATED: December 8, 2003



---

Elizabeth Velasco, Secretary  
California State University Channel Islands  
Site Authority