

**California State University Channel Islands
SITE AUTHORITY**

**Minutes of Meeting
February 9, 2004**

The California State University Channel Islands Site Authority met on Monday, February 9, 2004. The meeting was held in the Administration Building, California State University Channel Islands (CSUCI), One University Drive, Camarillo. Chairperson Long presided and called the meeting to order at 11:35a.m.

Members Present:

Kathy Long, Chairperson
R. J. (Jim) Considine, Jr., Vice Chairperson
Linda Parks
Richard Rush
Richard West

Alternates Present:

Manuel Lopez

Members Absent:

Charlotte Craven
Debra Farar

Others Present:

Karen Carr, Legal Counsel to the Site Authority
Joanne Coville, CSUCI
George Dutra, CSUCI
David Rosso, CSU Chancellor's Office
Vi San Juan, CSU Chancellor's Office
Elizabeth Velasco, Secretary to the Site Authority

Roll call was given and all members were present except for Ms. Craven and Dr. Farar. Dr. Lopez attended as an alternate in place of Ms. Craven.

Mr. Considine moved to approve the Minutes of the December 8, 2003 meeting, Mr. West seconded and the motion carried unanimously.

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

Chairperson Long called for comments and there being none she closed the public comment period of the CSU Channel Islands Site Authority meeting.

Ms. Long introduced Item 4, Election of Officers, and called for nominations. Dr. Rush nominated Mr. Considine to serve as Chair, Ms. Parks seconded and the motion passed with unanimous support. Ms. Long nominated Ms. Craven to serve as Vice Chair, Dr. Rush seconded and the motion passed unanimously.

Ms. Long continued to chair the meeting at the request of Mr. Considine.

Ms. Long offered Item 5, Calendar of Meetings, for discussion. Mr. West indicated that he and Dr. Rush had a scheduling conflict on March 22. Ms. Long asked the secretary to find another date for this additional special meeting in March. Later in the meeting, Ms. Carr asked for a vote on the Resolution No. 04-02-01 Approving 2004 Schedule of Meetings. Mr. Considine motioned to approve Resolution No. 04-02-01 and with a majority of members being present, the motion carried with the following vote: AYES: Long, Considine, Lopez, Parks, Rush, West; NOES: None; ABSTENTIONS: None.

Ms. Parks noted that the SEIR was not on the agenda for today's meeting and inquired as to when it will be presented for discussion. In discussing the review process of the SEIR, Dr. Rush explained that the Site Authority has purview over the two leasehold interests (East Campus and Research and Development Park) and Ms. Carr added that the Site Authority's purview is limited to the specific reuse areas of the Community Development Area while the land is owned by the CSU Trustees. Dr. Rush added that the CSU Trustees have final authority over the entire master plan of the campus.

Additionally, there was some discussion about the jurisdiction of the Site Authority. Ms. Long asked the Board members if they were amenable to meeting on March 8 to further discuss this issue and all of the members agreed to meet on that date. Mr. Considine requested counsel gather information from the key documents, starting with legislation and moving forward, that address the scope of the Site Authority and Ms. Carr agreed to do so. Dr. Rush stated that if there is a disagreement then members should turn to Ms. Carr since she is Counsel to the Site Authority and, therefore, has the responsibility to instruct and advise the Board.

Dr. Rush provided an update on the University and stated the campus' enrollment next year will be the same as this year. The University's three major projects are: 1) the educational effectiveness dimension of the accreditation report for the Western Association of School and Colleges, 2) revising our academic master plan, and 3) developing a model for enrollment management for the future. The construction on campus is moving at a steady pace. The student housing is scheduled to open in August, and the South Quad's West Bell Tower area has been renovated for faculty and administrative offices at a very nominal price. There have been delays with the construction of the New Administration Building and a punch list has been provided to the contractor to complete the work so that offices can be moved in late March or early April.

Ms. San Juan addressed the progress of development in the East Campus University Glen— Phases 1B, 1C, 1D and 1E as well as the Town Center.

- The East Campus Phase 1B: the neighborhood infrastructure is 100% complete, vertical construction is 75% complete, on schedule and within budget. 24 Monterey townhomes are complete and occupied. The 27 Arroyo townhomes are scheduled for completion in early March 2004. 100 apartments on schedule to be completed in March 2004.
- The East Campus Phase 1C: plans out to bid, cost of \$3.9 million and within budget, 12-month construction.
- The East Campus Phases 1D and 1E: consisting of 300 units total, initial site planning and negotiating design agreements in progress.
- The Town Center: under construction.

Ms. San Juan also addressed the following West Campus Projects:

- The Broome Library: construction documents out to bid, the current schedule is to receive bids March 3, 2004, and start construction in June. Rigorous technical prequalification review selected four responsive firms to bid on project.
- The Administration Office Renovation, North Quad: 98% complete, 30 days behind schedule for planned January occupancy. The Site Authority funded design and construction of \$3.3 million.

Mr. Dutra explained the purpose of the Camrosa Water District agreement and some of the benefits, such as the annual savings of approximately \$120K by the Site Authority as well as a savings of 465,000 gallons of water per day by the campus.

Ms. Coville explained the purpose of the amendment to the Property Use and Maintenance Regulations and described some of the changes to rules regarding parking and pets. Dr. Rush moved to approve Resolution No. 04-02-02 Approving University Glen's First Amendment to Property Use and Maintenance Regulations, Mr. Considine seconded, and the motion passed with the following vote: AYES: Long, Considine, Lopez, Parks, Rush, West; NOES: None; ABSTENTIONS: None.

Next, Ms. Coville reported on the operational budget for University Glen and Alliance Residential Management; both expected to come in well under budget for the year.

Mr. Dutra reported on Item #11 – Update on Lewis Road. He indicated that there was nothing new to report, but reiterated that the prognosis for funding the widening of Lewis Road between Pleasant Valley Road and Hueneme Road is not positive. The Ventura County Transportation Commission (VCTC) is considering possible options, including pursuing a ½ cent sales tax to finance the Lewis Road Project among others in the County. In the interim, the County has looked at a couple of options which would widen Lewis Road into four lanes from Pleasant Valley Road to the University Drive entrance, and then reduce to two lanes. If Lewis Road is not widened to four lanes it will become a significant problem in the future. Ms. Parks asked if we had considered widening University Drive rather than rebuilding a new entry road. Mr. Dutra noted that it would be expensive to do so because the road is long and windy. Further, a second entrance road to the campus is necessary for safety reasons and required by the Fire Marshall.

The existing Potrero Road entrance is not suitable as it is quite dangerous and the increase of traffic will require two viable entry/exit roads. Ms. Long asked to keep this item on future agendas, particularly the special meeting in March. Dr. Rush mentioned that Ginger Gherardi, VCTC, asked him to wait on pursuing other funding options until VCTC decides whether or not to pursue a sales tax initiative.

There being no further business to come before the Board, the meeting adjourned at 12:30 p.m.

APPROVED:
California State University Channel Islands Site Authority

Signed: Elizabeth Velasco

Dated: 3/8/04