

**California State University Channel Islands
SITE AUTHORITY**

**Minutes of Meeting
13 February 2006**

The California State University Channel Islands Site Authority met on Monday, 13 February 2006. The meeting was held in the Training Room of the Administration Building, California State University Channel Islands (CSUCI), One University Drive, Camarillo.

Chairperson Craven presided and called the meeting to order at 11:31 a.m. Ms. Long led the recitation of the pledge of allegiance. Roll call was given and all members were present except for Mr. R. J. Considine.

Members Present:

Charlotte Craven, Chairperson
Debra Farar, Vice Chair
Kathy Long
Linda Parks
Richard Rush
Richard West

Members Absent:

R. J. (Jim) Considine, Jr.

Others Present:

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

Noting a minor correction to the August 8, 2005 minutes, Chair Craven called for the approval of the minutes. Ms. Long moved to approve the minutes, Mr. West seconded, and the motion carried unanimously.

The proposed 2006 Calendar of Meetings was discussed and both County Supervisors have a conflict with the August meeting date and asked to schedule the meeting to July or September. Ms. San Juan indicated that she anticipates receiving quality and cost proposals for the last two East Campus housing phases in September, which would, in turn, be presented to the Board for

review and approval. Ms. Long moved and Ms. Parks seconded the motion to reschedule the August meeting, and all members were in favor.

The public comment period was opened pursuant to Government Code Section 11125.7. Chairperson Craven called for comments. There being none, Chair Craven closed the public comment period of the CSU Channel Islands Site Authority meeting.

Chair Craven called for board member comments but there were none.

Dr. Rush began the President's Report by announcing that bids for the Lewis Road construction project came in \$5 million over budget. The County of Ventura is looking into alternate funding solutions to proceed with the project. Dr. Rush deferred to Supervisor Long for further comment. Ms. Long reported on early February's Ventura County Transportation Commission (VCTC) meeting. VCTC's executive director and the head of the County Public Works Department have agreed to work segment by segment through the project; however, the final segment, the building of a bridge, is the most costly and challenging part of the project. VCTC and County Public Works staffs are working creatively to find funding in order to get the first portion of the project underway. The initial phase of the Lewis Road Construction Project will widen Lewis Road from two to four lanes, upgrade signalized intersections, add paved shoulder areas and bicycle lanes, from Pleasant Valley Road to the intersection of Potrero, Lewis and Hueneme Roads. The second phase will include road work north of Pleasant Valley to Ventura Blvd., the widening of a bridge over the Union Pacific Railroad, and the Amtrak seismic retrofit, provided that there is adequate funding. The total project cost for both phases is \$48 million.

Continuing his report, Dr. Rush gave highlights of events on campus. The demolition of structures for the Broome Library is moving ahead rapidly. With regard to Anacapa Village, the second phase of student housing, Dr. Rush commented that the renderings are excellent and that he expects the facility will provide an additional 464 beds. Moreover, the winning proposal came in under bid. The University is working with the Department of General Services in Sacramento to sell its property on Beardsley Avenue. Also, our enrollment this year exceeded targets by almost 200 FTES and our spring enrollment is almost identical to our fall enrollment.

In addition, Dr. Rush was pleased to announce that last week the CSU Board of Trustees approved the naming of our first school on campus, The Martin V. Smith School of Business and Economics. The Smith Family Foundation pledged \$3 million dollars in addition to the original \$5 million for an \$8 million contribution to the establishment and advancement of this school.

Also, CSU Channel Islands is the largest Benjamin Franklin celebratory site west of Philadelphia for the Tercentenary of Franklin's birthday. Lectures began last Thursday with two of the top Benjamin Franklin scholars with three other lecturers, including one of our own, scheduled for March 30 at 2 p.m. and 6:30 p.m. Renowned Franklin scholar, David McCullough, will serve as our commencement speaker on May 20.

Lastly, Dr. Rush reported that faculty and staff are working diligently to prepare for our next accreditation review which is scheduled for next month, March 6 – 8. All of the indicators we

have received from our accrediting body have been excellent and we are looking forward to a good visit whereby we will achieve full accreditation by this time next year.

Ms. San Juan presented Item 7, Construction Status Update, and reported on construction activities in Phase 1C, 2A, 2B and the Town Center as well as home resales. Phase 1C consists of nine single family homes and twenty-four condominiums, seven of which are rentals, as well as some apartments. The first phase of units were occupied on January 25. There were some delays with the contractor finishing punch list items so the next phase of units will be occupied in March with the exception of apartment units which will be finished in late March, early April. With regard to resales, there have been 20 homes repurchased by the Site Authority to date and 18 sold.

The Town Center is approximately 75% complete. The project is off schedule due to unanticipated commodity supply delays, price increases, quality control lapses and bankruptcy proceedings. A completion schedule was agreed to by Fassberg Construction's attorney, representatives of the Surety Company, Unidev and CSUCI Site Authority staff with completion projected for August or September 2006 with 30,000 square feet of retail space.

With regard to the final two phases of residential construction, Phases 2A and 2B, CSU and CSUCI staff have been working to finalize the layout and number of homes in an effort to end further delay. The revised architecture and site plans allow for another 242 units. Site Authority Issued RFP was awarded for "Construction Management at Risk" for HMM/Valeo as a team.

The demolition work for the Broome Library has progressed quickly, as mentioned previously, and the Design Build construction schedule is on target for completion January, 2008. The campus submitted a capital project request to help fund infrastructure, electrical needs and wet utilities, which will appear in the Governor's 2006/07 budget as a bond measure to be presented to voters for approval.

With respect to Item 8, Revised University Glen Budget for FY 2005/06 and Financial Report, Ms. Coville began by noting this item was presented at the last meeting, but it was unclear whether the revised budget required action by the Board so the item was tabled. Ms. Coville re-introduced the revised budget as an action item. Ms. Parks moved to approve the revised budget, Dr. Rush seconded and the motion carried unanimously.

Dr. Thorpe gave the University Glen Housing and Rental Update noting that Ms. San Juan had already addressed home resales; however, she added that due to the next group of homeowners having a delayed move-in schedule, five of them will lose their rate locks on their loans. With regard to rentals, 97% of the units are leased and 95% are occupied, and 20-25 of renters will be moving into the new housing, but new leases should compensate for that loss.

Mr. Rosso presented Item 10, First Amendment to Mitigation Fee Agreement Between Site Authority and Ventura County (hereafter called the "Amendment"), for action by the Board. The original MOU contains an inflation adjustment factor that has been the subject of disagreement between the parties regarding implementation. First, the proposed Amendment will recast the implementation formula to the satisfaction of both parties to comport to the standard calculation

methodology recommended by the Engineering News Record (ENR). Second, the Amendment will extend by one year the payment schedule to ease cash flow for the Site Authority. To date, the Site Authority has made the first two installments totaling \$2,840,000 in accordance with the original MOU (originally, the payment of \$5,680,000 was to be paid in four installments), but will pay the remainder in four installments of \$710,000, multiplied by the inflation factor, on January 1 of 2006, 2007, 2008 and 2009, according to the Amendment. The funds go into the County's Road Fund for mitigation of traffic impacts related to the development of the Community Development Area and the reuse of the University's Core Campus. Third, the Amendment extends the late payment period to 60 days and establishes a late fee of eight percent (8%) if payment is not made within 60 days from the date(s) specified above. The Amendment will go before the County Board of Supervisors on February 28, 2006. Dr. Farar motioned to approve the Amendment as presented, along with the corresponding Resolution No. 06-02-01, Mr. West seconded, and the motion was passed unanimously.

There being no further business to come before the Board, the meeting adjourned at 11:59 a.m.

APPROVED:

California State University Channel Islands Site Authority



Signed: _____
Secretary to the Site Authority

5/8/2006
Dated: _____