

**California State University Channel Islands
SITE AUTHORITY**

**Minutes of Meeting
11 September 2006**

The California State University Channel Islands Site Authority met on Monday, 11 September 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 11:35 a.m. Following the recitation of the pledge of allegiance, roll call was given and all members were present.

Members Present:

R. J. (Jim) Considine, Jr.
Charlotte Craven, Chairperson
Debra Farar, Vice Chair
Kathy Long
Richard Rush
Richard West
Linda Parks

Others Present:

Erik Blaine, CSUCI-University Glen
Joanne Coville, CSUCI
Kenneth High, Attorney, Nordman, Cormany, Hair & Compton
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

Chair Craven called for the approval of the minutes of the May 8, 2006 meeting. Mr. Considine moved to approve the minutes, Ms. Long seconded, and the motion carried unanimously.

Chairperson Craven opened the public comment period pursuant to Government Code Section 11125.7 and called for comments. There being none, Chair Craven closed the public comment period.

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

With regard to Item 5, President's Report, Dr. Rush reported that the campus met its enrollment target this year, and, in fact, had 273 FTES above target. Dr. Farar asked what was the head count and Ms. Coville responded that the number as of today was 3,106. With regard to student housing, a hundred beds were added to the existing 353-bed housing complex and 780 applications were received, of which not all could be accommodated. Student orientations were positive with over ninety percent of parents showing interest in our campus. Dr. Rush expressed his thanks to the Ventura County Board of Supervisors for approving the Lewis Road Widening Project and for implementing construction.

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 the Broome Library Project.

Phase 1C infrastructure and vertical construction is complete with 83 out of 86 homes occupied.

With regard to Phase 2A and 2B, the final phase of single-family housing, staff continue to work on a finished product mix that maintains budget and revenue projections. The projected construction start date for infrastructure is December 2006 and vertical construction is expected to begin in March 2007.

The Town Center is approximately 90% complete and should be finished in December 2006. The project has been off schedule due to poor performance by the contractor. The contractor (Fassberg) continues work under bankruptcy court protection. Cost overruns are occurring in project inspection and management, but should be offset by liquidated damages for delay. There will be additional costs for tenant improvements to leased areas as there is some unleased space.

Construction of the Broome Library, which began in May 2005, is expected to be complete by November 2007. The design build construction is two months ahead of schedule, as reported by Dr. Rush, and is on budget.

Ms. Wylie reported on the progress of the Lewis Road Widening Project, which is currently on schedule. Construction on the bridge will start in March 2007 and both the roads and the bridge will be complete in January 2008.

Dr. Blaine presented Items 9 and 10, University Glen and Alliance Financial Report and University Glen Housing and Rental Update.

The financials show an excess of revenue over expenses, \$60,927.00, which represents the transfer fees for re-sales. Because Alliance had less rental income than expected due to construction delays, its excess revenue is less than budgeted.

Concerning housing sales, of the three for sale, there are two in escrow and one has an interested buyer. This fiscal year there have been six resales. Dr. Blaine also reported on home sales prices, resale prices and property taxes. In response to Dr. Rush's inquiry, Dr. Blaine explained that University Glen has not sold a home to anyone beyond category four, educational allies and partners, on the home selling program's priority list. Dr. Rush responded that challenges might arise in Phase 2A/B due to higher sale prices. Ms. Parks inquired about the appraisal values of

homes to which Dr. Blaine responded that the homes are so new that they base the values on actual constructions costs.

Recently, the Homeowners Advisory Council held its annual election and filled all five seats on the council; David Carlson was elected as chair. Also, a new process was instituted for property improvements during the last fiscal year. Since this process began, there have been thirty-seven applications, thirty-three of which have been approved.

With regard to rentals, 92% of Phase 1A/B apartments are occupied, 94% leased, and all of the rental townhomes in Phase 1C are occupied. Phase 1C apartments are 63% occupied and 69% leased. Last, there are 80 people on the waiting list for the 58 Town Center apartments.

There being no further business to come before the Board, the public meeting adjourned at approximately 11:50 a.m.

Immediately following the public meeting, the Board met in closed session pursuant to Government Code Section 11126(e)(1).

APPROVED:
California State University Channel Islands Site Authority



Signed: _____
Secretary to the Site Authority

11/13/2006
Dated: _____