

**California State University Channel Islands
SITE AUTHORITY**

**Minutes of Meeting
10 September 2007**

The California State University Channel Islands Site Authority met on Monday, 10 September 2007. The meeting was held in the Training Room of University Hall, California State University Channel Islands (CSUCI), One University Drive, Camarillo.

Chair of the Site Authority Dr. Debra Farar called the meeting to order at 11:36 a.m. Following the recitation of the pledge of allegiance, the secretary gave the roll call and all members were present with the exception of Mr. R. J. Considine.

Members Present:

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

Members Absent:

R. J. Considine, Jr.

Others Present:

Erik Blaine, CSUCI-University Glen
Joanne Coville, CSUCI
Robert Eaton, CSU Chancellor's Office
Colleen Nickles, CSU Chancellor's Office
Steven Raskovich, Counsel to the Site Authority
Elvyra San Juan, CSU Chancellor's Office
Elizabeth Velasco, Secretary to the Site Authority
Deborah Wylie, CSUCI

Dr. Farar called for the approval of the minutes of the 9 April 2007 meeting. Ms. Craven moved to approve the minutes, Dr. Rush seconded, and the motion carried with one abstention from Ms. Long.

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

Dr. Farar called for comments. There being none, Dr. Farar closed the public comment period of the CSU Channel Islands Site Authority meeting.

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

Dr. Rush gave the President's Report. Since the last meeting, the University has received initial accreditation at the earliest possible time and for the longest duration—seven years. Dr. Rush expressed pride in this achievement and gave credit to the faculty and staff. Next, Dr. Rush reported on the enrollment figures for the current academic year. As of this date, the number of students enrolled equaled 2,937 FTES, a headcount of over 3,500 students, which is above our targeted enrollment.

In addition, the second phase of student housing, Santa Cruz Village, opened in late August. Dr. Rush commended Ms. Wylie and her staff for their fine work in overseeing the successful completion of Santa Cruz Village. With regard to other construction projects on campus, the campus expanded its food services with additional dining space indoors and outdoors and with direct access from the South Quad. The Broome Library construction is on schedule to open next year in the spring. In addition, the campus bookstore has moved to its new location at the Town Center and offers expanded floor space and beautiful décor.

Dr. Rush also mentioned that the University has hired eighteen new faculty members from international places. He believes this cadre of new hires to be a strong group of faculty colleagues. Dr. Rush briefly discussed his vision for a new academy that would offer an innovative learning experience for students, particularly those living on campus, as well as new teaching strategies for faculty. Last, Dr. Rush gave special thanks to Chancellor Reed, Executive Vice Chancellor West and their colleagues at the Chancellor's Office, and the Site Authority Board, for the support they provide to the campus.

At the conclusion of the President's Report, Dr. Farar thanked Dr. Rush for his exemplary work for the benefit of the System and the campus. She also mentioned that Dr. Rush recently received a stellar review at the last CSU Board of Trustees Meeting.

Ms. San Juan presented Item 7, Construction Status Update, in which she discussed construction activities in Phase 2A/2B Residential Project, the Broome Library and the new entrance road project. Ms. San Juan distributed color renderings of the homes in the Phase 2A and 2B project, a mix of attached town homes and single family units that will complete the 900 unit University Glen development. These new homes are a mix of Monterey, Mission, and Spanish Colonial Revival style architecture. The size of the single-family homes in this phase range from 2,100 square feet to 2,500 square feet, and will range in price from \$500,000 to mid \$600,000. The townhomes range from about 1,580 square feet to 2,040 square feet and range in price from \$300,000 to \$400,000. Ms. San Juan stated that a few more units would be built by "Inspiration Point" as shown on the handout. At one time in the planning stage, there were only seven units in that location, but now there are eleven. A permit for a bridge over a creek bed that runs through this phase of the development is in progress. This is a higher cost item than originally anticipated. Because of the location of the creek, retaining walls are being built on the creek side of the units. In addition, street improvements will carry on and in late October or November, if

all goes well with utility work, the bid process will begin for the vertical construction, a six-month process. Ms. San Juan anticipates that vertical construction will begin by summer 2008.

In response to board member questions, Ms. San Juan added that Phase 2A/2B development plans will include another pool and a large park area, but not a second tot-lot. The Board also discussed the estimated selling prices for these homes and their affordability, as well as the cost and availability of housing in the area. Ms. San Juan stated that home sale prices are based on eighty percent of the market price and that her focus has been on lowering the cost of these homes.

Ms. San Juan also reported on the construction progress of the Broome Library. The library is coming along nicely and the design of its reading space offers great natural lighting.

Last, Ms. San Juan announced that the campus entrance road proposal for FY 2008/09 would be reviewed by the CSU Board of Trustees at their meeting later this month. Dr. Rush added that if all goes well with the exchange of property, 153.8 acres adjacent to the campus in exchange for the lemon grove on Central Avenue, before the Public Works Board this coming Friday, that escrow might close as early as the end of this month or shortly thereafter. This would then allow the campus to move forward on the entrance road project.

Moving to Item 7, Ms. San Juan described the proposal for an amendment to an existing agreement between the CSU Trustees and the Camrosa Water District (Camrosa). The proposed amendment will provide additional wastewater treatment capacity to serve primarily the University Glen community. There is a greater need for wastewater treatment capacity than initially planned for the University and the East Campus development. The reserve capacity held by Camrosa for university purposes is projected to be inadequate at full build-out of the University and University Glen. It is anticipated in the proposed amendment that the agreed upon additional reserve capacity of 350,000 additional gallons per day (gpd) to be provided by Camrosa (bringing the total reserve capacity for the campus to 700,000 gpd), and the payment of the agreed upon capital facilities fee will provide for full wastewater treatment service to the campus and the University Glen community at full build-out. The amended agreement would provide additional flexibility in the future and would allow the development process to move forward. Ms. San Juan described how payments would be made if the Board approved the proposed amendment. Ms. Craven noted a few items of correction and suggested ways to improve the agreement. Based on these modifications, Ms. Craven moved to approve the proposed amendment, Dr. Rush seconded, and the motion carried unanimously.

Ms. Nickles presented Item 8, CSUCI Site Authority Five-Year Implementation Plan. Ms. Nickles stated the five-year plan was prepared as a requirement of the California State Code, which created and empowered the Site Authority. KPMG had noted in their 2006 audit that the Site Authority had failed to complete a five-year plan, approve such plan and forward it to the State Attorney General's Office. This item was one of the three audit findings and the last item of correction; the two other items (reappropriation of funds and adoption of time limits) were corrected and reported on at the last Board meeting. This five-year plan is intended to: 1) lay out specific goals and objectives of the Site Authority; 2) lay out projects, actions and expenditures proposed; 3) describe how the projects will improve the blight conditions. Goals and objectives

have been set by the establishment of taxing authorities, through the financing and construction of housing and commercial development to generate revenues for the taxing authorities, to design a legal plan to keep housing prices affordable, and to use excess revenues to support campus development. In the plan, projects are noted as the Town Center, the construction of the Broome Library, the completion of Phases 2A/2B for-sale housing, and the phased implementation of a research and development park. The section of the plan addressing the alleviation of blight describes how the projects will serve that purpose, as well as the financial contributions that the Site Authority will make toward road improvements and traffic mitigation. At the conclusion of the report, Ms. Nickles stated that staff recommend the approval of the five-year plan in order to satisfy the Health and Safety Code sections indicated in the plan. Ms. Craven moved to approve this item, Dr. Rush seconded, and the motion carried unanimously.

Dr. Blaine reported on Item 9, the University Glen Housing and Rental Update, and Financial Report. Beginning with the housing sales and resales report, Dr. Blaine indicated that for Phase 1A/B/C he has received two letters of intent to sell. To date, there have been five resales during FY 2007/08, bringing the total amount of resales, since the creation of University Glen, to forty. In FY 2006/07, thirty-eight property improvements were reviewed and approved by the University Glen Homeowners Advisory Council (HAC) and University Glen Corporation (UGC), most of which were courtyard improvements as well as some air conditioners. In addition, culminating in June 2007, a homeowner defaulted on their loan. However, the homeowner and the lender worked cooperatively with the Site Authority, which bought back the home and resold it within three weeks time.

Next, Dr. Blaine gave the University Glen Housing and Rental Update. With regard to rentals in Phase 1A/B/C, apartments are 92% occupied and 93% leased and Town Center Apartments are 45% occupied and 49% leased.

Dr. Blaine also reported on recent changes to the UGC Board of Directors. New appointments include Mr. Bill Robe as chairperson of the Board and Dr. Steve Lefevre as a director. Mr. George Dutra retired and left the UGC Board in May 2007. Dr. Blaine noted that elections were also held recently for the HAC. Two positions were available, Prof. Tiina Itkonen was re-elected, and Prof. Beatrice de'Oca was elected; both will serve a two-year term. Mr. David Carlson was elected to serve another one-year term as the chair of the council.

Furthermore, effective July 1, 2007, the UGC took over responsibility for the rental management program for University Glen and hired the employees formerly employed by Alliance. UGC has contracted with Cal-PERS to provide retirement and health benefits for its employees.

Dr. Blaine has also been working on the CAM Budget for 2008 and plans to present it to the UGC Board of Directors for approval. CAM fees include the cost of water, trash and sewer, as well as maintenance of common area spaces. The following increases for 2008 are required to balance the budget:

	2008		2009		2010		2011	
	\$	%	\$	%	\$	%	\$	%
Townhome	\$47.79	25.00%	\$35.25	14.75%	\$22.62	8.25%	\$13.36	4.50%
Single Family Residence	\$34.11	22.50%	\$22.75	12.25%	\$11.99	5.75%	\$8.82	4.00%

Last, Dr. Blaine reported on leasing activity at the Town Center. He is working with several food service providers and a grocer to lease space on the ground floor of the center. Three of the executive office spaces have been leased. Dr. Blaine will continue working on securing leases for the remaining space in the center. As reported at the previous meeting, UGC will move its offices to the northeast corner of the Town Center, Building A. Furthermore, Dr. Blaine stated that the late opening of the Town Center would certainly have an impact on University Glen's current fiscal year budget.

There being no further business to come before the Board, the public meeting adjourned at approximately 12:26 p.m.

APPROVED:
California State University Channel Islands Site Authority



Signed: _____
Secretary to the Site Authority

6/27/2008
Dated: _____