

**California State University Channel Islands**  
**SITE AUTHORITY**

**Minutes of Meeting**  
**12 September 2011**

The California State University Channel Islands Site Authority met on Monday, 12 September 2011. The meeting was held at the University Glen Corporate Office on the California State University Channel Islands (CI) campus, 45 Rincon Drive, Suite 104-A, Camarillo.

Chair of the Site Authority Mr. Jim Considine called the meeting to order at 11:35 a.m. Preceding the recitation of the pledge of allegiance, the secretary gave the roll call and a quorum of members was present. Members absent were Dr. Debra Farar and Ms. Linda Parks.

Members Present:

Charlotte Craven, Vice Chair  
R. J. Considine, Jr., Chair  
Kathy Long  
Benjamin Quillian, Treasurer  
Richard Rush

Members Absent:

Debra Farar  
Linda Parks

Others Present:

George Askar, CSU Chancellor's Office  
Michael Berman, CI, Division of Finance & Administration  
Erik Blaine, CI-University Glen  
Dave Nirenberg, CI-University Glen  
Steven Raskovich, Counsel to the Site Authority  
Elizabeth Rubalcava, Secretary to the Site Authority  
Elvyra San Juan, CSU Chancellor's Office

Mr. Considine called for the approval of the minutes of the May 23, 2011 meeting. Ms. Craven moved to approve the minutes, Ms. Long seconded, Dr. Rush abstained from the vote, and the motion carried.

Mr. Considine called for public comments, pursuant to Government Code Section 11125.7. There being no public comments, Mr. Considine closed the public comment period.

Mr. Considine then called for board member comments but there were none.

Mr. Considine called for the first information item on the agenda, the President's Report. Dr. Rush provided a brief report on campus events and activities. Dr. Rush began by introducing the campus' chief information officer, Dr. Michael Berman, who is now serving as the interim Vice President for Finance and Administration after Joanne Coville vacated the position last June. Dr. Rush expressed his appreciation for Dr. Berman's service and willingness to take on additional responsibilities. A search is currently underway to replace Ms. Coville and Dr. Rush is hopeful to have an appointment in as soon as two months. As a side note, Dr. Rush commented that he has lost three senior administrators over the past year to other institutions, each having been offered a significant position. He mentioned this to highlight the high caliber of people working on campus. In addition, Dr. Rush celebrated his tenth year on campus on June 18 and announced that the campus will be embarking on its ten-year anniversary celebration next fall with a year-long schedule of celebratory activities. The campus officially opened in the fall of 2002.

Next, Dr. Rush announced that the campus was recently honored a second time by the Chronicle of Higher Education as a "Great College to Work For" and the campus was also listed on The Chronicle's 2011 Honor Roll, having been recognized in seven categories. CI was only one of two universities in Southern California to receive that designation. Dr. Rush took a moment to acknowledge Elizabeth Rubalcava for her ten years of service in providing personal support to him and the campus. Board members, in turn, acknowledged Dr. Rush for his fine work as President.

Moving on to Information Item #6, Dr. Blaine provided the construction status updated and reported on the North Hall and Entry Road projects as well as the Solano Hall remodel, and the Island Café and Lighthouse Café upgrades. The walls for North Hall are complete and utility rough-in continues. Contractors are working on the levee and raising the grade for the entrance road. The Solano Hall second floor remodel is progressing on schedule and when complete will provide additional office space. The two café projects were completed over summer. A new dessert bar and beverage station were installed to improve traffic in Islands Café and a new grill was installed and a menu was developed for the Lighthouse Café in the Student Union Building. Last year the Student Union Building averaged roughly \$800 a day and at this time in the current semester is averaging \$1,500 a day. Dr. Rush recognized Dave Nirenberg for his fine work in overseeing the food service on campus. He added that the quality of food has improved incredibly under his leadership. In addition, the construction projects are well done and quite attractive.

Moving to Information Item #10, Dr. Blaine provided the University Glen Housing and Rental Update. He stated that the Site Authority recently discontinued its practice of purchasing homes and therefore does not own any homes at present. There are nine homes on the market in University Glen, homeowner to homeowner direct sales. There is some difficulty selling the homes because of pricing, particularly in Phase 2A/B, which has been a subject of conversation with homeowners lately. With regard to the rental program, Dr. Blaine stated that Phase IA/B/C is 91% occupied and 93% leased. In the Town Center, we are over 96% occupied and leased.

Dr. Blaine reported on other items in University Glen such as the success of the community garden which has 17 individual planting areas all being utilized by residents. There is a waiting list of seven and residents are now requesting to expand the garden. He also reported on problems with

local wildlife entering patios and generally being a nuisance to residents. University Glen has been working with animal control and has purchased traps. The Homeowners Advisory Council continues to manage and respond to resident concerns.

Dr. Blaine mentioned that the brush clearance program is nearly complete and the Fire Department is very pleased with progress and Long Grade Creek is the only remaining area to be completed. Moreover, a portion of the reclaimed water line has failed and requires replacement. The initial bid came in at roughly \$170,000.

Dr. Blaine also reported on leasing activity at the Town Center. The Copy Center tenant has paid all past due amounts in full and opened for business in late August.

With regard to CI Power, the natural gas contract expired August 30, 2011 and we are now purchasing gas from DGS. Dr. Blaine indicated that the power plant will require a second major maintenance overhaul on the turbine in about two years time and will cost approximately 2.5 million dollars. Ms. San Juan added that there have been issues with other cogeneration plants having trouble starting up when the power grid goes down as some power is necessary to kick the turbine. She asked that staff assess the conditions at our plant.

Next, Dr. Rush reported that the west side of campus previously identified as an R&D Park is not feasible for that purpose because the campus is not near freeway access as well as for other reasons. Dr. Rush stated that he would like to propose another alternative to the Board at a future meeting and discuss the possibility of a land swap. However, he will first discuss the matter with Dr. Quillian before bringing the matter to Site Authority.

Moving on to Financial Report, Dr. Blaine indicated the report contains unaudited figures and was presented as a draft for that reason. We are presently in the middle of an audit and a final year-end report is expected by the end of October. Dr. Blaine then provided a brief overview of the financials and pointed out that because of uncertainty the auditors placed \$13 million under the CI Power column but that it should be moved to the campus account as the campus is the responsible party rather than the Site Authority.

Mr. Considine announced the last item, Election of Officers, and Dr. Rush moved to following slate forward: Ms. Charlotte Craven as Chair, Dr. Debra Farar as Vice Chair and Dr. Ben Quillian as Treasurer. Ms Long seconded the motion and it was carried unanimously.

There being no further business to discuss, the public meeting adjourned at 12:01 p.m.

APPROVED:

California State University Channel Islands Site Authority

Signed: Elizabeth Rubalcava  
Secretary to the Site Authority

Dated: 2/6/2012