

California State University Channel Islands Site Authority

MINUTES

Regular Meeting

Monday, December 10, 2012

The California State University Channel Islands Site Authority met on Monday, December 10, 2012. 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 Debra Farar called the meeting to order at 11:35a.m. The Secretary gave the roll call and a quorum of members was present. Benjamin F. Quillian, Jr. came later.

Members Present: Chairperson Debra Farar; Vice Chairperson Kathy Long; R. J. Considine, Jr.; Charlotte Craven, Linda Parks; Benjamin Quillian; Richard R. Rush

Others Present: Pamela Abbott-Mouchou, Secretary to the Site Authority; Erik Blaine, CI University Glen; Missy Jarnagin, CI Division of Finance & Administration; Steve Lohr, CSU Chancellor's Office; Steven Raskovich, Counsel to the Site Authority; Ysabel Trinidad, CI Division of Finance & Administration

Approval of Minutes of Sept. 10, 2012 Meeting

A motion was made by Linda Parks to approve the minutes of the Sept. 10, 2012 meeting. Mr. Considine seconded the motion, and the motion carried unanimously.

Public Comment Period (Pursuant to Government Code section 11125.7)

Dr. Farar called for public comments. Dr. Tina Itkonen asked to address the Board, representing the University Glen Homeowners Advisory Council. She said that the community had not officially been informed about the use of residential property in University Glen for overflow student housing. She expressed concern about property values, transiency, lack of sufficient parking, and noise. She went on to say that residents had not been told that students would be living in the community. Lastly, she requested that future discussions about overflow student housing include the homeowners, and asked that the University Glen Executive Director or designee attend future Homeowner's Advisory Council meetings.

Next, Dr. Andrea Grove asked to address the Board. She said that while she appreciates living near the campus, she is concerned about her property value declining with the addition of students to the community. She also echoed the concern of Dr. Itkonen about the possibility of transiency, and reiterated the request to be included in any future discussions about student residents in University Glen.

When the two guests left the room, Mr. Considine asked Dr. Blaine how many students are currently living in University Glen. Dr. Blaine responded that in the first two years of accommodating overflow student housing, there were 16-20 students. Now there are approximately 90 throughout the community. When asked about plans for building new student housing, Dr. Rush interjected that the economy had impacted any additional plans for new housing, and there is not currently a ground-breaking date for new construction. Dr. Blaine added that he has indeed attended past Homeowners Advisory Council meetings, and assured the Board that he would continue to do so. He noted that there are currently six homes on the market in University Glen, but said that he was not aware of residents leaving due to students. Further, of those homes, there is no reduction in price; in fact, some values are rising. Dr. Rush then asked Dr. Blaine to share this information with the Home Owner's Advisory Council during their next meeting, as well as provide the status about student housing in University Glen for the next school year.

Board Member Comment Period

Dr. Farar called for Board comments.

Dr. Rush welcomed Dr. Quillian as the interim CSU Chancellor, and Ms. Long noted her appreciation of the recent passage of Proposition 30, the sales and income tax increase initiative.

INFORMATION AND ACTION ITEMS

ACTION: Approval of 2013 Calendar of Meetings

A motion was made by Dr. Rush to approve the 2013 Calendar of Meetings, Mr. Considine seconded the motion, and the motion carried unanimously.

Campus Update

Dr. Rush began his remarks by saying that the success of the university has caused a few growing pains, but overall, things have gone well this fall. Madero Hall has officially opened, as has del Norte Hall. The South Quad has been transformed, and the Grand Salon has undergone a remodel that has resulted in a beautiful gathering place. Recently the Southern California Conferences for Undergraduate Research conference was held there, with 1,100 attendees.

In celebration of CI's 10th Anniversary, a number of renovations are being planned, including the central mall, which will have a fountain placed at its center, and several courtyards. Recently, there was a ribbon cutting ceremony for the Margaret Tiplady Burgess Courtyard, which is planted with aromatic greenery. This area was once the A9 parking lot. And, there was a ribbon cutting ceremony for the campus greenhouse last week.

In other campus news, in collaboration with the National Parks Service, CI will be developing a research station on Santa Rosa Island. Numerous academic areas will be participating, including Anthropology and the Biology Program. Its name will be the CSU Channel Island Research Center.

Dr. Rush then told the Board that an alternate Board member would need to be identified to fill the vacancy created by Dr. Koester's retirement.

Lastly, Dr. Rush expressed his appreciation for the many partnerships that have been formed between CI and the community, and is thankful for their spirit of generosity...

Construction Status Update

Dr. Blaine provided his report to the Board, stating that the Boating Instruction and Safety Center is in its final stages of completion and the campus backup power project is scheduled for completion by the end of December. Also, the 8" reclaimed water line project on campus is complete, as is the campus greenhouse project.

University Glen Housing and Rental Update, and Financial Report

Dr. Blaine continued his report by saying that there are currently six homes for sale in University Glen, and that the Site Authority has recently purchased, and subsequently sold, a home that had foreclosed. The Site Authority lost approximately \$8k due to closing costs and accumulated property taxes. The Site Authority is currently analyzing another property that is in the foreclosure process.

Rentals in Phase IA/B/C are 97% occupied and 97% leased. This number includes students.

Highlights of other University Glen News:

- Pizza 3.14 is nearly complete, with a Jan. 14th opening planned.
- The CI Power Plant will be undergoing a maintenance overhaul by Air New Zealand. The cost will be \$3.2 mil., and should take about 6 weeks.
- The auction for carbon emissions was conducted on Nov. 14th, and results were posted on Nov. 19th. The Site Authority participated in the auction on behalf of the CSU, and the bid was successful, settling on a price of \$10 per allowance.
- University Glen Corp. (UGC) has been selected by the Bureau of Labor Statistics to participate in the monthly Current Employment Statistics Program (CES). This program provides the nation's job count and other employment trends on a monthly basis.
- University Glen serves as a polling location, with 704 voting during the recent election.
- VC Fire Dept. has requested the use of Phase 2A/B for a week in February, and will be conducting a field exam for promotional opportunities.
- UGC recently added a go-to coffee program that includes a 10-cup coffee service which can be picked up from Islands Café. Other items such as muffins and pastries can be added.

There being no further business to discuss, the public meeting adjourned at 12:22 p.m.

APPROVED:

California State University Channel Site Authority

Signed: 
Secretary to the Site Authority

Dated: 12-10-12