

California State University Channel Islands Site Authority

MINUTES

Regular Meeting

Monday, May 13, 2013

The California State University Channel Islands Site Authority met on Monday, May 13, 2013. 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 11:35 a.m. The Secretary gave the roll call and a quorum of members was present.

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; Steven Raskovich, Counsel to the Site Authority; Vi San Juan, CSU Chancellor's Office; Ysabel Trinidad, CI Division of Finance & Administration

Approval of Minutes of February 25, 2013 Meeting

A motion was made by Mr. Considine to approve the minutes of the February 25, 2013 meeting. Ms. Craven seconded the motion, and the motion carried unanimously.

Public Comment Period (Pursuant to Government Code section 11125.7)

Chairperson Farar called for public comments. David Carlson, Campbell Filmer, Chris Scholl, and Jeanne Grier, all representing the University Glen community, were present.

Mr. Carlson distributed a letter addressed to Site Authority members from the University Glen Homeowners Advisory Council (HAC) to request that the HAC be permitted to elect a voting member of the University Glen Corporation (UGC) Board. This was being requested to ensure that residents' interests would be represented. Mr. Filmer voiced his support. Mr. Carlson then asked that the letter be entered into the records of the meeting.

Mr. Scholl next spoke, stating his support for homeowner representation on the UGC Board. He said that he had concerns about potential decreasing property values resulting from students moving into Town Center, and added that prospective homeowners had been told in the past that no students would be living in University Glen.

Lastly, Dr. Grier spoke and said that the larger issue has been communication, and a recurring theme is that homeowners don't have a voice when decisions are made which impact their lives. She, too, asked for someone in the University Glen community to be on the UGC Board.

Dr. Rush suggested that the Site Authority Board members be allowed an opportunity to review the letter presented by Mr. Carlson, and that a response would be provided.

Board Member Comment Period

Chairperson Farar then called for Board comments. Dr. Rush spoke in reference to the participants' concerns. He said that, over time, much has changed in University Glen. Factors such as the economy and state funding have impacted CI's ability to build more student housing. In order to accommodate those students who wish to live on campus, housing in University Glen has been provided as a temporary solution. Dr. Rush acknowledged the challenge of balancing student needs with University Glen's community needs. He added that CI would like to resolve this issue as soon as possible, and address student housing needs for the long term. Ms. Parks inquired about the possibility for a public/private partnership, and Dr. Rush responded that it's a possibility. Financing through systemwide revenue bonds is another. Kathy Long then shared that, during the Springs fire, many CI students offered their assistance to the Red Cross shelter. Dr. Rush said he's proud of the students, and their sense of community service.

INFORMATION AND ACTION ITEMS

Campus Update

Dr. Rush began his remarks by saying that CI is "living in a miracle," and that the campus was spared any significant damage as a result of the Springs fire, even though the fire completely surrounded the university. Dr. Rush expressed his appreciation of the emergency personnel, and complimented the people who staffed the campus Emergency Operations Center, noting that that they were poised, cooperative, and decisive. He added that the campus Chief of Police would be holding an after-action meeting to identify opportunities to improve operations should another emergency arise.

Dr. Rush went on to say that it has been a successful year for recruiting faculty, with 13 new excellent staff members joining CI. And, the new central mall fountain, built entirely with the community's investment of time, materials, and money, was dedicated last week. The Malibu tile accenting the fountain reflects historical tile in and around campus buildings and courtyards.

Dr. Rush then informed the group that CI's new Provost and Vice President for Academic Affairs, Dr. Gayle Hutchinson, currently CSU Chico's Dean of the College of Behavioral and Social Sciences, will be joining CI on July 18th.

Lastly, Commencement, which is planned for Saturday, May 18th, will be celebrated in two parts this year due to the large graduating student population. It is expected that there will be 6,500 people during the morning session, and the afternoon will have approximately 5,700 attendees.

University Glen Corporation Budget for FY 2013/14

The 2013/14 University Glen budget was presented to the Board members. Dr. Blaine said that it had been vetted and approved with the University Glen Board. Of special note, he said, is increased revenue due to additional meal plans, the introduction of Pizza 3.14, and bookings for conferences and catering. The increase in expenses are the result of the implications of the Affordable Healthcare for America Act, a salary increase to cover a new position for Islands Café, and replacement costs of equipment that will ultimately increase efficiencies.

Site Authority Budget for FY 2013/14

The Site Authority budget was presented to the Board members for their information. Dr. Blaine explained budget summary points, which were included in the packets. Dr. Rush added that the resolution and final payment for the traffic impact mitigation contribution for Lewis Road had been made following negotiations with County of Ventura CEO Mike Powers. Dr. Quillian requested that previous budgets be included for future budget discussions as a point of reference. Then, he made a motion to approve the budget; Mr. Considine, Jr. seconded the motion, and the motion carried unanimously.

Construction Status Update

Dr. Blaine provided his report to the Board, stating that four new electric vehicle charges were installed in the North parking lot.

University Glen Housing and Rental Update, and Financial Report

Dr. Blaine continued his remarks, stating that there are currently five homes for sale, and rentals of Phase IA/B/C are 97% occupied and 97% leased. In other news, Dr. Blaine said that the Springs Fire surrounded University Glen, but although no structures were damaged, there was considerable damage to the irrigation system and to landscaping surrounding the perimeter. The Phase 2A/B site is still being examined, and there appears to be significant damage there. Ms. Long inquired about the possibility of receiving FEMA funds; Dr. Rush responded that all losses are being documented, and that Ms. Trinidad is working closely with local county representatives.

Other news of note:

- The project of overhauling the gas turbine became stalled when the successful bidder balked at the terms and conditions. After lengthy negotiations, the overhaul bid was canceled and replaced with an exchange bid, which is projected to cost \$4.2 for a refurbished engine. Ms. Parks inquired about solar energy plans at CI; Dr. Rush responded that this is being researched.
- The Chancellor's Office will be coordinating the Cap and Trade Emissions Program on behalf of the CSU System. The Site Authority has transferred all previously purchased Emissions Allowances to the CO Consolidated Account prior to the Air Resources Board's suspension of the Site Authority's Cap and Trade account.
- The CI Power Plant may begin cycling should there be no Cap & Trade exceptions to universities. Cycling would mean that the plant would not run on weekends and holidays.

There being no further business to discuss, the public meeting adjourned at 12:20 p.m.

APPROVED:

California State University Channel Site Authority

Signed: _____

Secretary to the Site Authority

Dated: _____

Sept. 9, 2013

