

California State University Channel Islands Site Authority

MINUTES Regular Meeting Monday, Dec. 2, 2013

The California State University Channel Islands (CI) Site Authority met on Monday, December 2, 2013. The meeting was held at the University Glen Corporate Office on the California State University Channel Islands campus, 45 Rincon Drive, Suite 104-A, Camarillo.

Vice-Chair of the Site Authority Robert Considine called the meeting to order at 11:42 a.m. The Secretary gave the roll call and a quorum of members was present.

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

Others Present: Pamela Abbott-Mouchou, Secretary to the Site Authority; George Ashkar, CSU Chancellor's Office; Erik Blaine, CI University Glen; Dave Chakraborty, CI Facilities Services; Jabari Holloway, CSU Chancellor's Office; Missy Jarnagin, CI Division of Business and Financial Affairs; Sally Roush, CSU Chancellor's Office (by telephone), Vi San Juan, CSU Chancellor's Office; Ysabel Trinidad, CI Division of Business & Financial Affairs

Approval of Minutes of Sept. 9, 2013 Meeting

Mr. Considine called for a motion to approve the minutes of the Sept. 9, 2013 meeting. Dr. Rush made the motion; Ms. Craven seconded the motion, and it carried unanimously.

Public Comment Period (Pursuant to Government Code section 11125.7)

Vice Chairperson Considine called for public comments. There were none.

Board Member Comment Period

Vice Chairperson Considine called for comments from the Board. There were none.

INFORMATION AND ACTION ITEMS

President's Report and Campus Future

Dr. Rush reported that the beginning of the academic year has been successful, noting that CI has received full FTES funding. An additional 600 FTES are planned for next year, which will bring the total to 5,000. Dr. Rush said that there has been tremendous demand for enrollment, and this has caused a number of challenges, such as providing for student housing. This year, student housing is 328 beds beyond capacity, and to address this, students have been provided temporary living space in the University Glen apartments. Plans for the third phase of student housing, Santa Rosa Village, are underway. If ground is broken in June, the residences could be

ready by fall 2015. Beyond that, in context that California will not be funding higher education as it has in the past, the concept of engaging a development advisor is being explored to address the growing physical needs of the campus. This concept has been presented to the Foundation Board for their consideration, and a Request for Proposal (RFP) is being created to look at the feasibility of a development advisor under the Site Authority.

A presentation prepared for the Site Authority Board was then introduced by Ms. Trinidad. Highlights of that presentation are below:

- Justification for engaging an advisor
 - Enrollment growth
 - Academic space
 - Student housing
 - Residential real estate market
- Overview of expected growth
 - Square footage
 - Parking
 - Beds
- Overview of the capital expansion strategy
 - Sound financial return on investment
 - No financial or operational risk to CI
 - Promote regional economic development
 - Expand opportunities close to the campus
 - Deliver high quality design
- Leverage Site Authority
 - Foster redevelopment
 - Facilitate optimal use
 - Promote development and redevelopment through tax incentives
 - Provide desirable economic, cultural, and social benefits to region
 - Provide revenue-generating authority
 - Reuse of site
 - Short term projects overview
 - Mid-term projects overview
 - Long term projects over the next 10 years

Ms. Parks inquired about the possibility of a senior housing development, citing the CA Lutheran University model that engages student nurses as interns. Dr. Rush responded that a number of options are being explored, adding that any development would stay within the original site footprint, noting that lands surrounding the university are protected from development. Ms. Parks then expressed concern about the 71 acres of proposed parking. Mr. Chakraborty responded by saying that the campus Master Plan parking would develop as the campus grows, adding that a multi-level parking structure would depend on parking fees. Dr. Rush indicated that alternate transportation models, driven by the students, are currently being encouraged, and the use of a shuttle is being explored in partnership with the city of Camarillo and the Chamber of Commerce; Ms. Parks offered her support for this endeavor.

Dr. Quillian then asked about fund-raising. Dr. Rush responded by saying that an events and performing arts center would be of focus, and would complement what already exists within the community, while at the same time remaining true to the academic integrity of CI.

The topic of the preparation of a Development Advisor RFP was then further discussed. The members of the Board supported the Site Authority staff with its plan to move forward, with

Ms. Parks again interjecting her concerns about the 71 acres of parking space. Mr. Considine requested to see a copy of the RFP before distribution, and it was promised that the Board would receive an electronic version for their review prior to distribution.

Then, Dr. Rush presented Dr. Quillian with a university commemorative tile, thanking him for his service to the Site Authority. Dr. Quillian thanked Dr. Rush, adding that the Chancellor had asked him to continue to serve on the Site Authority Board until a permanent Chief Financial Officer is in place, adding that he's appreciated his time with the Site Authority and the friendship of the university staff.

Construction Status Update

- The projects to date include:
 - Islands Café exterior patio renovation is progressing; the project will add outside seating for approximately 125 customers.
 - Sierra Hall construction will start over the winter break. This is a science building and will add classrooms and labs.
 - In anticipation of enrollment growth, design work has commenced to improve buildings in order to deliver additional classroom and office space.

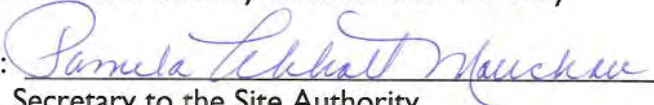
University Glen Housing and Rental Update, and Financial Report

- Housing Sales Report
 - Homeowner to Homeowner direct sales: 1 home for sale, 2 homes in escrow.
- Rental Update
 - Phase IA/B/C 97% occupied and 97% leased.
- Other Information
 - Update for Town Center Market. Plans are proceeding for the Town Center Market, and opening is anticipated for January, 2014. Included in the market will be a Freudian Sip Coffee House, a lounge area, and a neighborhood deli and grocery store.
 - At the last meeting I reported UGC was asked to oversee the new Boating Center. This information has changed and the Boating Center will now report to Student Affairs under the Associate Vice President for Athletics, Wellness, and Recreation.
 - Since Labor Day the CI Power Plant has been cycling off during weekends with no reported problems.
 - Deanne Ellison has earned certification as a Certified Auxiliary Services Professional (CASP).
- Homeowners Advisory Council (HAC)
 - The homeowners are concerned about the model airplane flying field.
 - Work has been completed to repair damage to the fields as a result of gophers.

There being no further business to discuss, the public meeting adjourned at 12:54 p.m.

APPROVED:

California State University Channel Site Authority

Signed: 
Secretary to the Site Authority

Dated: 2-10-14