

**California State University Channel Islands Site Authority
MINUTES
Special Meeting
Wednesday, October 14, 2015**

The California State University Channel Islands (CI) Site Authority (SA) met on Wednesday, October 14, 2015. The special meeting was held at the University Glen Corporate Office on the California State University Channel Islands campus, 45 Rincon Drive, Suite 104-A, Camarillo.

Chair of the Site Authority R. J. Considine, Jr. called the meeting to order at 11:30 a.m. The Secretary gave the roll call and a quorum of members was present.

Members Present: Chairperson R. J. Considine, Jr.; Charlotte Craven; Kathy Long; Linda Parks; Steve Relyea; Richard R. Rush

Others Present: Pamela Abbott-Mouchou, Secretary to the Site Authority; Chris Fowler, Steve Lohr, CSU Chancellor's Office (CO); Missy Jarnagin, Division of Business & Financial Affairs; Erik Blaine and Dave Nirenberg, CI Administrative Services; Jones Lang LaSalle (JLL) Representatives Andy Phillips and Javier Rivera

Approval of Minutes of August 25, 2015 Meeting

Supervisor Long made the motion to approve the minutes of the August 25, 2015 meeting. Councilwoman Craven seconded the motion, and the minutes were approved unanimously.

Public Comment Period (Pursuant to Government Code section 11125.7)

Chairperson Considine called for public comments. Wolfgang Paasch, a resident of University Glen, asked if public comments could follow Board member comments. Chairperson Considine agreed.

Board Member Comment Period

Chairperson Considine called for Board member comments. There were none.

INFORMATION AND ACTION ITEMS

Information: Follow-up Discussion to the August 25, 2015 Regular Meeting

Today's special meeting was planned as a result of issues and concerns raised during the August 25, 2015 Regular Meeting. Ms. Craven began by asking about the interest rate on the University's debt. Mr. Rivera answered by saying that the market rate debt is currently at 3.5%, adding that the outstanding Site Authority bonds are not pre-payable until 2017. Mr. Rivera said that with the proposed sale of the 328 apartments in University Glen (UGlen), the University should receive \$62m to \$75m, which will help to offset the bond debt.

Ms. Craven asked about areas in need of maintenance in the UGlen community, and why the concerns raised by its residents have not been addressed. Dr. Blaine said that maintenance occurs when there is resident turnover, however, since the last Site Authority meeting, over one dozen projects have been completed. Ms. Craven suggested that pro-active maintenance rather than reactive maintenance would be of benefit. Dr. Rush asked how the maintenance of the common areas is being done, and Dr. Blaine

replied that inspections occur monthly. Dr. Rush then assured the attendees that the repair work that had been brought before the Board would be completed.

Public Comment Period (Pursuant to Government Code section 11125.7)

Chairperson Considine called for public comments. A number of members of the UGlen community were present.

Wolfgang Paasch, a resident, asked about Site Authority responsibilities, mentioning a letter from Dr. Blaine regarding the reduction of the Common Area Maintenance (CAM) fees because of new revenue received from a firm that is storing cars on Phase 2A/B land. Chairperson Considine said that an independent auditor is reviewing CAM fees and a report will be circulated to the residents.

Dr. Rush suggested that Mr. Paasch provide him with a list of his concerns. Dr. Blaine said that a letter was sent to the community asking for feedback regarding the cars, and the majority of the respondents were in support of the opportunity.

Carolyn Phillips, a homeowner, stated her concerns about SA activities without input from residents, and its lack of responsiveness. She noted that an independent review of SA reserves had been conducted, and raised concerns that the money had not been used for maintenance. Ms. Phillips then urged the SA to engage an independent professional property management company.

Darcy Lober, a homeowner, asked for accounting of revenues and expenses.

Karen Bell, a resident, stated that UGlen residents are landscaping their own property, inferring that the CAM fees are not being used to pay for her property's upkeep.

Julie Rutherford, a resident, voiced concerns about a lack of communication regarding her deed and improvements on her property.

Dr. Stephen Clark, a resident and faculty member, also asked about the professional management of the property.

Ms. Romney made a final remark, saying that she trusts Dr. Rush, and that some of the residents' comments were uncivilized. She suggested that everyone comment with grace and trust.

Supervisor Craven asked why the CAM report has not been distributed for three years. Dr. Blaine explained that it was an oversight, and that, going forward, the report would be mailed annually in November. Supervisor Parks asked for structure to ensure the residents' concerns are addressed, and Chairperson Considine promised that communication would improve. Supervisor Long suggested that further communication to the community would be needed. Dr. Rush then made a commitment that all concerns would be addressed before he retires in June, 2016.

There being no further public comment, Chairperson Considine thanked those present, and closed the public comment period.

Action: Conceptual Approval of the California State University Channel Islands Site Authority Apartment Sale Project

Chairperson Considine asked for a motion to approve the release of a Request for Qualifications/Proposal (RFQ/P) for the sale of the 328 apartments. Dr. Rush made the motion; it was seconded by Supervisor Long, and all Board members approved, with the exception of Ms. Craven. Roll call:

Chairperson R. J. Considine, Jr.	Yes
Charlotte Craven	No
Deborah Farar	Absent
Kathy Long	Yes
Linda Parks	Yes
Steve Relyea	Yes
Richard Rush	Yes

Supervisor Long then talked about lack of housing in Ventura County, and how the Save Open Space & Agricultural Resources (SOAR) initiative impacts that.

Chairperson Considine explained that this action item is only related to the sale of the apartments, and not about further development in the community at this time. Supervisor Parks voiced her support, stating that the primary way to address the SA debt is to consider the sale of the apartments. Dr. Rush added we are looking for a long term candidate who is vested in the community.

Information: CI Power Plant Update

A handout was included in the Board member packets that provided a detailed summary of the background, unique characteristics, and the efficiencies of the CI Power Plant. The document also addressed some consideration points to be addressed upon the Southern California Edison (SCE) April, 2018 contract expiration.

Dr. Blaine described the offer from SCE that is currently under consideration would extend the power purchase agreement (PPA) to 2023, implementing a "blend and extend" model. Dr. Blaine explained that, under this agreement, the plant would be dispatchable, whereby SCE would pay CI Power to remain "on-call." It appears that this agreement would meet the minimal financial needs of the SA.

Supervisor Parks said that SCE is currently trying to bring in new lines from Moorpark to Newbury Park. There is an Environmental Impact Report (EIR) being completed for the proposed SCE project. She would like the SA to consider using existing lines, however, routing them to CI Power. She said that the EIR would not address this alternative unless the SA would agree to it. She then asked if the SA would write a letter of support to the California Public Utilities Commission (CPUC).

Counselor Fowler stated that we do not want to create tension with SCE in light of the current negotiations, but we could consider writing a letter to the CPUC once the transaction is completed as long as it doesn't conflict with the terms of the agreement. Legal counsel to CI Power would also need to be consulted.

Ms. Craven suggested this item be brought before the Board during the next meeting as an Action Item. Supervisor Parks then agreed to provide Dr. Rush with verbiage that could be included in the letter, after which Dr. Rush would have the CI Power attorney, Matt Brady, review.

There being no further business to discuss, the public meeting adjourned at 1:30 p.m.

APPROVED:

California State University Channel Islands Site Authority

Signed:


Secretary to the Site Authority

Dated: 12-14-2015