

**California State University Channel Islands Site Authority
MINUTES
Regular Meeting
Monday, May 11, 2015**

The California State University Channel Islands (CI) Site Authority met on Monday, May 11, 2015. 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.

Chair of the Site Authority R. J. Considine called the meeting to order at 11:31 a.m. The Secretary gave the roll call and a quorum of members was present.

Members Present: Chairperson R. J. Considine; Charlotte Craven; Debra Farar; Kathy Long; Linda Parks; Richard R. Rush

Others Present: Pamela Abbott-Mouchou, Secretary to the Site Authority; Vi San Juan, Chris Fowler, Steve Lohr, George Ashkar, CSU Chancellor's Office (CO); Ysabel Trinidad, Caroline Doll, and Stephanie Bracamontes, Division of Business & Financial Affairs; Erik Blaine, Dave Nirenberg, CI Administrative Services; John Gormley, CI Planning, Design & Construction; Jones Lang LaSalle Representatives Jeff Graham and Javier Rivera

Approval of Minutes of February 2, 2015 Meeting

Ms. Craven made the motion to approve the minutes of the February 2, 2015 meeting. Dr. Rush 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. A number of members of the University Glen community were present:

Darcy Lober – Ms. Lober, a townhouse owner, said that she is concerned that the value of townhomes would be reduced if existing rentals were converted to for-sale units, adding that buying the units might not be an option for some townhome tenants.

Diana Estes – Ms. Estes, also a townhouse owner, voiced her concern about the quality of life diminishing with the development of Phase 2A/B, and urged thoughtful growth.

Steve Carrigan – Mr. Carrigan, a member of the Camarillo Chamber of Commerce, encouraged the Board to consider implementing the originally planned 242 for-sale homes in Phase 2A/B.

INFORMATION AND ACTION ITEMS

President's Campus Update

President Rush began his remarks by saying that, once again this year, there will be two commencement ceremonies to accommodate the nearly 2,000 graduates. An honorary doctorate will be being presented to Bill Kearney during the morning ceremony and a Distinguished Alumni Award will go to Gary Cushing during the afternoon. Mr. Kearney is the Sr. Vice President of Private Wealth Management at Merrill Lynch in Oxnard, and Mr. Cushing is the CEO of the Camarillo Chamber of Commerce. Three of the graduating seniors will be attending prestigious graduate schools; one will head to the University of Oxford, another to Dartmouth College and a third will attend Sarah Lawrence College in New York.

President Rush went on to say that during the 2014-2015 academic year, there were 15,000 applicants to the University, and for the upcoming academic year, we anticipate over 20,000 applicants. CI has received authorization to grow by 100 FTES this fall.

Dr. Rush informed the Board that he has signed the President's Climate Commitment, a pledge to join other university presidents in leading efforts to reverse global warming within a generation.

Other news of note that the President shared includes:

- Sierra Hall, the new lab building, will open with a September 25 ribbon cutting;
- Santa Rosa Village, the third phase of student housing, will open in Fall 2016, along with the expansion of food services;
- Students and faculty continue to win awards.

Construction Status Update

- The projects to date include:
 - Aliso Hall will have three labs retrofitted, with work being completed in Spring 2016;
 - The San Luis St. lighting project will be completed by mid-June, with energy efficient street lights replacing the 1950's fixtures;
 - A decomposed granite path is being installed to extend a path to the Phase IC apartments.

University Glen Housing and Rental Update, and Financial Report

- Housing Sales Report
 - Three homes are currently in escrow; since January 2015, nine homes have been sold.
- Rental Update
 - Phase IA/B/C is 96% occupied and 99% leased.
- Other Information
 - Three evictions are pending for non-payment of rent;
 - Over 1,900 sprinkler heads provided free through freesprinklernozzles.com were installed to conserve water;
 - An informational letter delivered to the University Glen community invited their participation with an East Campus planning group that will provide feedback regarding CI 2025 efforts;
 - UGC received a Fire Safety Correction Notice from the State Fire Marshall regarding minimum required fire access road width on several streets in University Glen. Compliance will result in a reduction of street parking, with red-painted curbs connoting the restriction. Residents will be provided with prior notice;
 - The first phase of services provided by developer advisor Jones Lang LaSalle is complete. CI will be engaging the firm in further services to include a draft RFQ/P for the development of Phase 2A/B;
 - The annual Safety Day event was held on Saturday, April 25, with about 150 people in attendance. Participants included CI Public Safety, California Highway Patrol, Red Cross, and other public safety vendors. Highlights were the Ventura County Search and Rescue helicopter and a BBQ lunch.
- Homeowners Advisory Council (HAC)
 - The annual Common Area Maintenance report was sent to homeowners on March 30;
 - There has been discussion about poor lighting on Channel Islands Drive, between Rincon Drive and Anacapa Island Drive. UGC has installed temporary solar lighting while a final solution is being developed.

Financial reports were distributed as part of the Site Authority Board packet materials.

Linda Parks then asked if an agenda item could be added to the next Site Authority meeting to provide an update on the CI Power Plant.

Action Items

- The Site Authority Budget for Fiscal Year 2015-16 was submitted to the Board as part of the packet materials. Chairperson Considine asked for a motion to approve; Dr. Farar so moved, with a second made by Ms. Craven. The motion was unanimously approved:

Chairperson R. J. Considine	Yes
Charlotte Craven;	Yes
Debra Farar	Yes
Kathy Long	Yes
Linda Parks	Yes
Richard Rush	Yes
Steve Relyea	Absent

- President Rush provided context for the action item noting that he is challenged with providing academic buildings, with the Chancellor's Office not continuing to subsidize new building:
 - Ms. Craven asked about converting townhomes to for-sale units, and the required standards, adding that she is willing to move forward with a public/private partnership;
 - Chairperson Considine restated his commitment to preserving "sense" of place in the community and to continue the good work that has been created;
 - Ms. Long agreed with the importance of maintaining the priority list of residents, and acknowledged the need for apartments and for community engagement;
 - Dr. Farar added her support for CI 2025;
 - Ms. Parks would like see a sustainable blend of density, requesting that the RFQ/P support a "green" campus.

Conceptual Approval of a Public/Private Partnership Multi-family Housing Development Project at CSU Channel Islands.

Mr. Considine asked for a motion to approve the action item; Ms. Long so moved, Dr. Farar seconded, and the motion was carried unanimously:

Chairperson R. J. Considine	Yes
Charlotte Craven;	Yes
Debra Farar	Yes
Kathy Long	Yes
Linda Parks	Yes
Richard Rush	Yes
Steve Relyea	Absent

CI 2025 Update

Dr. Blaine said that all CI 2025 updates were provided earlier in the meeting, and that he had no further information to add.

There being no further business to discuss, the public meeting adjourned at 12:10 p.m.

APPROVED:

California State University Channel Islands Site Authority

Signed: *Samuel Robert Mouchon*
Secretary to the Site Authority

Dated: 8/25/15