



California State University Channel Islands Site Authority
MINUTES
Regular Meeting
Wednesday, March 30, 2016

The California State University Channel Islands (CI) Site Authority (SA) met on Wednesday, March 30, 2016. 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, Jr. called the meeting to order at 11:34 a.m. The Secretary gave the roll call and a quorum of members was present.

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

Others Present: Pamela Abbott-Mouchou, Secretary to the Site Authority; Chris Fowler, Vi San Juan, Steve Lohr, Francis Freire, CSU Chancellor's Office (CO); John Gormley, Division of Business & Financial Affairs; Erik Blaine, CI Administrative Services; Tom Clark, Stradling Attorneys at Law; Bill Robe, University Glen Board Chair

Approval of Minutes of February 1, 2016 Meeting

Chairperson Considine called for a motion to approve the minutes of the February 1, 2016 meeting. Supervisor Long made the motion; it was seconded by Dr. Farar, and the minutes were approved unanimously.

Public Comment Period (Pursuant to Government Code section 11125.7)

Chairperson Considine called for public comments. A question arose with regard to the sale of the town homes, and how that might affect owners' common area maintenance (CAM) fees. Dr. Blaine responded by saying that the fees would not increase for the next couple of years.

Chairperson Considine asked if there were further public comments, and being that there were none, he closed the public comment period.

Board Member Comment Period

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

INFORMATION AND ACTION ITEMS

Information: Campus Update (Rush)

Dr. Rush informed the Board that there is a possibility of a faculty strike. He said that he is hopeful that negotiations will be successful, but if not, CI is prepared to offer classes, nonetheless.

Information: CI 2025 Update

Dr. Blaine said that the Request for Proposal (RFP) for the development of the area of University Glen, commonly referred to as Phase 2A/2B, has been released, with submissions due in mid-April.

In other University Glen news, Dr. Blaine said the renters of the 88 townhomes will soon be notified that, as leases become due, tenants will have the option to buy their units, as leases will no longer be available. A decision as to the sales prices is yet to be determined. Supervisor Long asked to see the notification letter that will be sent to the renters, along with the list of FAQ's that is being prepared.

Mr. Gormley, who is the campus architect, said that campus community planning groups have continued to meet to discuss University Glen activities, and these forums will continue throughout the spring semester and into the fall.

Action Item: Sale of 328 Apartments and Town Center

Dr. Blaine distributed a handout that provided further clarification with regard to the transaction's financials. Then, Chairperson Considine called for the motion to approve the sale of the 328 apartments and the Town Center in University Glen. Dr. Farar so moved, with a second offered by Supervisor Long, and the motion was approved unanimously.

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

Information: CI Power Plant Update and Southern California Edison Negotiations (SCE) (Blaine/Brady)

Counselor Brady joined the meeting by telephone, and provided a short background to the negotiations that are currently underway with SCE. He informed the Board that when the negotiations began, CI Power was to provide only emergency backup power for SCE. As negotiations continued, SCE requested that the plant have the ability to run around the clock, seven days a week throughout the year. The financials were then revised to reflect a 10% increase, the amount necessary to accommodate the extended time that CI Power would need to operate. SCE is now in the process of evaluating this.

Counselor Brady went on to say that we are nearing a point when the Site Authority will need to invest in interconnection and metering equipment, but this activity is being postponed until a deal is struck. Dr. Rush thanked Counselor Brady for his consummate patience throughout the negotiation process, with Chairperson Considine echoing the sentiment.

Supervisor Long suggested that a synopsis of this process be presented to the Public Utilities Commission. Parks mused that the Newbury Park power line project and the power aggregate power collaboration may have influenced the course of the negotiations.

As the meeting came to a close, Dr. Rush informed the Board that the CI 2025 initiative had been awarded the American Association of University Administrator's John L. Blackburn Award, which recognizes outstanding examples of university leadership that demonstrate creative solutions to common problems in higher educations, and thanked Dr. Blaine and Mr. Gormley for their work on this important initiative.

Dr. Blaine advised the Board that, as requested, the Homeowners Advisory Council minutes had been included in the meeting packets, as had the updated Exhibit C, which reflects the pro rata share of CAM expenses; this was also provided to the University Glen Board of Directors. He added that Ventura Investment Company has begun its property management activities at University Glen. And finally, Dr. Blaine said that the University Glen Board of Directors will now become a committee of the Site Authority, and that additional members would be invited in order to afford the opportunity for the University Glen Board to be more reflective of the entire community. This change is planned to be in effect July 1, 2016.

Prior to adjourning the meeting, Chairperson Considine introduced Bill Robe as the Chairperson of the University Glen Board of Directors.

There being no further business to discuss, the public meeting adjourned at 11:45 a.m.

APPROVED: California State University Channel Islands Site Authority

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

Dated: *May 2, 2016*