

**California State University Channel Islands Site Authority  
MINUTES  
Regular Meeting  
Monday, August 29, 2016**

The California State University Channel Islands (CI) Site Authority (SA) met on Monday, August 29, 2016. The meeting was held at the University in the Handel Evans Conference Room in the John Spoor Broome Library, Camarillo St., Camarillo, CA.

Chair of the SA R. J. Considine, Jr. called the meeting to order at 11:37 a.m. The Secretary gave the roll call and a quorum of members was present.

Members Present: Chairman R. J. Considine, Jr.; Kathy Long; Steve Relyea; Linda Parks; Erika Beck; Ysabel Trinidad

Others Present: Pamela Abbott-Mouchou, Secretary to the SA; Steve Lohr, Francis Freire, CSU Chancellor's Office (CO); John Gormley, Wes Cooper, Diane Mandrafina, Sonja Howe, Missy Jarnagin, Erik Blaine, Caroline Doll, Dave Nirenberg; Division of Business & Financial Affairs

Approval of Minutes of May 2, 2016 Meeting

Chairman Considine called for a motion to approve the minutes of the May 2, 2016 meeting. Supervisor Long made the motion; it was seconded by Mr. Relyea, and the minutes were approved unanimously.

Presentation: University Glen Landscaping

Ms. Trinidad introduced the landscaping presentation by reminding the Board that in January of this year, grounds-keeping and maintenance activities were transferred to the University. This transfer ensured that, because the grounds are a state entity, a comprehensive compliance program would now be in place. Ms. Trinidad then introduced Mr. Wesley Cooper, Sr. Director of Facilities Services.

Mr. Cooper began by saying that irrigation water is now 40% recycled, and then provided the Board with information regarding a variety of maintenance activities conducted on the east campus. This presentation can be found at: [University Glen Landscaping Presentation Aug 2016](#).

Public Comment Period (Pursuant to Government Code section 11125.7)

Chairman Considine called for public comments and there were none.

Board Member Comment Period

Chairman Considine welcomed the University's new president, Dr. Erika Beck.

**INFORMATION AND ACTION ITEMS**

Information: Campus Update (Beck)

Dr. Beck said that, with the beginning of the fall semester she has participated in a number of activities, including student move-in day. She added that, with the opening of Santa Rosa Village, there are now 1500 students residing in housing units, and Islands Café will open its expanded service on

September 6. Dr. Beck closed her remarks by saying that during her first 100 days at CI, she will be actively listening to students, faculty, and staff to hear what the "CI Way" means to them.

Mr. Relyea asked about future expansion plans. Ms. Trinidad responded by referring to the campus' Master Plan, which calls for 30% of the student population to be housed on campus. She said that as enrollment grows, there will be infrastructure challenges. These, she said, will be met by looking at opportunities to create multi-functional spaces and seeking public/private partnership opportunities.

Information: Construction Status Update (Blaine)

Dr. Blaine began his remarks by introducing two new University hires, Diane Mandrafina, University Controller, and Sonja Howe, University Internal Auditor. He also acknowledged Bill Robe, who is serving as Chairman of the University Glen Advisory Group. Dr. Blaine's report included the following highlights:

- Student Housing Phase III is essentially completed, with final punch lists being completed;
- The Modoc Hall renovation has created more laboratory space for faculty and staff;
- Malibu Hall, Room 140 has a newly renovated stage.

Information: University Glen Housing and Rental Update and Financial Report (Blaine and Jarnagin)

Dr. Blaine continued by informing the Board that there are currently five homes in escrow, with one listed for sale. He then referred to questions posed by a University Glen resident during the May 2, 2016 SA Board meeting, directing Board members to the packet materials which included responses.

Next, he explained the pricing strategy for the SA-owned rental townhomes that are now being converted to owned townhomes. He reported that the SA has sold six of these at the listing price, adding that there are also six rental townhomes in escrow. These are expected to close by Sept. 30. There are two additional rental townhomes nearing escrow, with six others listed for sale.

Dr. Blaine then distributed a University Glen property inspection list paired with work performed, and said that, as requested by the Board, the Homeowner's Advisory Council minutes were included in the meeting packets.

The unaudited preliminary financials for the 2015-16 fiscal year were provided to the Board for their review, and were included with packet materials.

Dr. Blaine went on to say that with the dissolution of the University Glen Corporation, a new committee, University Glen Advisory Group, was convened as of July 1, 2016, and will now serve as the primary interface between the SA and the University Glen community. This will help to ensure open channels of communication on matters of interest to the residential community. Bill Robe will report on matters of interest during SA Board meetings. Supervisor Parks asked that the Advisory Group minutes be provided to the Board.

Information: CI 2025 Update (Blaine)

With the sale of the 328 apartments and the Town Center on the east campus, the University realized a \$74 million debt reduction. To celebrate, a luncheon is being planned, and Board members will be invited.

The next phase of the CI 2025 initiative will be the development of the 32 acre parcel adjacent to University Glen, with Kennedy Wilson having been preliminarily selected as the developer, subject to deal terms and a final agreement. This will go before the SA Board early next year, and then to the CSU Board of Trustees in March, 2017.

Information: CI Power (Blaine)

Dr. Blaine provided an update on the negotiations with Southern California Edison (SCE), which were ended prior agreeing to contract terms. The current contract will expire in the spring of 2018, and in the meantime, the central plant is being re-outfitted.

Also, in collaboration with Supervisor Parks, CI's President Rush and Chairman Jim Considine sent a letter to the California Public Utilities Commission in advance of a hearing that was scheduled on the Santa Rosa Valley project in support of reconnecting power lines to CI Power as an alternative to that project. The Commission subsequently released their decision that SCE could continue.

Action Item: Approval of the 2017 Calendar of Meetings.

Chairman Considine called for a motion to approve the 2017 Site/Finance Authority calendar of meetings. Supervisor Long so moved, with a second offered by Dr. Beck. The motion carried unanimously.

Chairman R. J. Considine, Jr.	Yes
Charlotte Craven	Absent
Debra Farar	Absent
Steve Relyea	Yes
Kathy Long	Yes
Linda Parks	Yes
Erika Beck	Yes

There being no further business to discuss, the public meeting adjourned at 12:16 p.m.

APPROVED: California State University Channel Islands SA

Signed:   
Secretary to the SA

Dated: 12-12-16