



Regular Meeting Minutes February 25, 2019

The California State University Channel Islands (CSUCI) Site Authority (SA) met on Monday, February 25, 2019, at 11:30 a.m. on the CSUCI campus. The meeting location was in the Handel Evans Conference Room in the John Spoor Broome Library, Camarillo St., Camarillo, CA 93012.

Site Authority Chairperson R.J. Considine called the meeting to order. The secretary called roll and a quorum of members was present.

Members present: Chairperson R.J. Considine; Trustee Silas Abrego; President Erika Beck; Supervisor Linda Parks; City Councilman Ken Simons; Supervisor Kelly Long

Alternates present: City Councilmember Carmen Ramirez

OPENING STATEMENTS

Site Authority Chairperson R.J. Considine called for public comments (pursuant to Government Code Section 11125.7)

Public Comment Period

University Glen Resident Darcy Lober stated that she has had ongoing problems with a neighbor who she believes is a CSUCI faculty member. Public Safety has been involved. Ms. Lober was under the impression that the neighbor had complained to the Site Authority that the Common Area Manager, Jake Friesen, had not been enforcing community rules. Ms. Lober received a notice of non-compliance, and she read the email received from Mr. Friesen. The message contained information related to maintenance, violation of rules, and fees for non-compliance. Ms. Lober stated she requested evidence of her non-compliance, which was never received. She has planted plants in the common area to fill in areas where there is no landscaping. Other neighbors have received similar letters for non-compliance with community rules.

Chairperson Considine responded that the Site Authority had not received a complaint but inquiry into the matter would be made.

Sandy Boyd who is on the landscape committee offered her contact information to assist and suggested giving more authority to the Homeowners Advisory Committee to address problems of this nature.

Board Member Comment Period

Carmen Ramirez introduced herself. She serves as an alternate to Ken Simons. Ms. Ramirez is Oxnard Mayor Pro Tem and has had a long relationship with the University.

Kelly Long remarked that the student participation was fantastic and thanked President Beck for the State of the University address during the recent Chamber of Commerce luncheon.

Chairperson Considine called for a motion to approve the Consent Agenda. Motion was made and seconded, and approval was unanimous.

CONSENT AGENDA

Chairperson Considine called for Board comments on the consent agenda comprised of the following items:

CONSENT AGENDA

ACTION: Approval of Minutes of December 3, 2018 Meeting

INFORMATION: Home Sales Report (Lang)

INFORMATION: CI Power/Southern California Edison Update (Hunt)

INFORMATION: Update on 32 Acre Development Project (Trinidad/Hunt)

INFORMATION: Site Authority Operations Report

a. East Campus Community Improvements / Landscaping (Hunt)

INFORMATION: Financial Report (Bracamontes)

INFORMATION AND ACTION ITEMS

ACTION: Concept Approval of Mixed Use Center Development (Trinidad/Hunt)

INFORMATION: Campus Update (President Beck)

INFORMATION: University Glen Advisory Group Update (Robe)

ADJOURN

There were no comments on the consent agenda.

Approval of Minutes of December 3, 2018

Motion was made by Ken Simons, seconded by Kelly Long, to approve the December 3, 2018, meeting minutes, approval was unanimous.

Home Sales (Lori Lang)

Lori Lang reported that the Site Authority exercised its option to purchase a detached home which is in escrow and closing today. The resale will generate additional capital while maintaining below market housing prices for employees of the University.

Resales:

- a. Since the beginning of the fiscal year there have been 9 resales. A 1% transaction fee and \$750 administrative fee are charged.
- b. There is one townhome and two single family homes now in escrow.
- c. There are 80 parties on the waitlist wishing to purchase a home, approximately half fall under the categories of: faculty, staff, educational allies or CSU graduates (Categories 2-6).

Inquiry was made about the priority categories. They are:

Category 1: CSU employees commencing service during the summer or fall of 2002 selected by the CSUCI President to be a priority purchaser, or the CSUCI President for the purpose of assigning the Purchase Contract to CSUCI employees who are hired after the sales program commences for service at CSUCI commencing in the summer or fall of 2002.

Category 2: Tenured and Tenure-Track Faculty and CSUCI Management Level III Personnel or Management Level IV Personnel.

Category 3: Full-Time Staff of CSUCI.

Category 4: Employees of Educational Allies, Educational Partners, and officers of Military Partners, who are covered by an agreement between such entities and CSUCI.

Category 5: Tenured and Tenure-Track Faculty and Full-Time Staff of any other CSU campus.

Category 6: Graduates from any CSU campus.

Category 7: Members of the General Public.

CI Power/Southern California Edison Update (Hunt)

Tom Hunt reported that the campus is in the middle of a two year contract with Southern California Edison. Under this agreement the campus provides power on a dispatchable basis. The contract went into effect in April of 2018 and will expire in March of 2020. Under the agreement, the campus remains on call and ready to provide power 24/7. Over the last year, the campus has provided power a couple dozen times and has made money. Consideration is being given to options (extension, new contract, decommission) in anticipation of expiration of the current agreement in March of 2020. Supervisor Long asked if it would be possible to get information with regards to what the campus will do once the contract expires prior to budget discussions since the income is a big part of the budget. Inquiry into the size of the power plant site was made. In response, Mr. Hunt stated it is around 20-30 acres. Interest in taking a tour was expressed by members of the Board. Supervisor Parks requested a statement that shows year-to-year income.

Update on 32 Acre Development Project (Hunt)

Tom Hunt reported that Kennedy Wilson is reviewing financials in light of changes (increased construction costs and wages), which have taken place since the project was submitted. Feedback is to be received by the end of April.

Mr. Hunt further reported that design review of the plans is underway with the State Fire Marshal.

Ken Simon asked if the project includes solar installations. Mr. Hunt responded that it does not. Although the campus is always looking for green energy opportunities, the need for housing is great and there are other locations on campus that are better suited for solar installations.

Site Authority Operations Report - East Campus Community Improvements / Landscaping (Hunt)

Tom Hunt reported that Facilities Services is working with Jake Friesen (community common area manager) according to the current landscaping agreement. 19 replacement trees are yet to be planted. Other work orders for replacement trees are in the system. No new mulch or ground cover has been laid but will be under the terms of the contract. The agreement

includes the option to terminate service, provided 90 days notice is given. The campus provided 150 days notice to allow time to hire a replacement service provider. This coincides with the end of the campus' fiscal year.

Financial Report (Bracamontes)

Debt service of \$2.5 million is due for the E. campus infrastructure for the second quarter, as well as a few other small debts.

In fiscal year 17/18, CI Power generated \$2.3 million dollars. As of 12/31/18, year to date income totalled \$400,000. Income or loss will depend on how often power is dispatched.

Supervisors Parks asked if, because the plant is used less, does that not extend its useful life? Is the campus' goal to run it as long as possible? SCE is looking for clean energy(solar and wind). The power supplied by the campus is expensive. In order to continue operating the plant in the future, investment in new technology must be made which does not make sense.

INFORMATION AND ACTION ITEMS

Concept Approval of Mixed Use Center Development (Hunt)

Tom Hunt presented on the a proposed Mixed Use Center development. The need for the project is driven by increased enrollment. Since there is a need for additional classrooms, housing, and student support space, this is a mixed use project. Need for space is a systemwide issue. According to the Public Policy Institute, by 2030 the State will fall 1.1 million college degrees short of economic demand. To meet the demand, the CSU system must graduate 481,000 students by 2030. Access must be increased. "Impaction" refers to the state when a campus or program does not have the capacity to admit students (freshmen and transfers). CSUCI is a growth campus. When students cannot get in on other campuses, they may be redirected to CSUCI. Over the period from 2013-2016, 69,000 eligible students were denied admission to CSU schools. In 2017, 32,000 applicants could not be accepted to the CSU school to which they'd applied, and CSUCI accepted 800 redirected students. Of those who are not accepted, some go to community colleges, private schools, or do not continue their education.

Governor Newsom has included increased funding of \$300 million for 2% enrollment growth in the proposed CSU budget.

The campus lacks adequate student housing, well over 500 additional beds are needed. The campus master plan calls for a headcount of 15,000 full-time equivalents (FTE) at full build out. Since not all students take a full load, this equates to around 20,000 headcount. 90% of CSUCI's students come from either Ventura, Santa Barbara or Los Angeles counties. The majority of freshmen come from Los Angeles County and the majority of transfer students from Ventura County.

The mixed use project will be located where Sage and Yuba Halls are located on the corner of Camarillo St. and Rincon Dr. The location is convenient to the Grand and Petit Salons, which are well suited for conferences. A different project, Gateway Hall, will be located on Santa Barbara Avenue close to parking on the North end of campus, and will serve as the first stop for services on campus. Financial aid, registration and advising services will be located there. The mixed use project will provide space while Gateway Hall is built.

The mixed use project was presented to the CSU Land Development Review Committee who recommended it be built in two phases. The first phase will be funded by state revenue bonds and will address immediate space needs of housing (275 beds) and academic space. Issues that must be addressed are, how to work around existing buildings and where to locate parking. Phase 2 has been proposed to include 275 beds, four 60-75 seat classrooms, and co-curricular spaces. Also proposed is a small 250-300 seat theater and lecture halls. The layout concept is similar to the Town Center with a central courtyard to create a vibrant living-learning environment to support around-the-clock activity. The total square footage of the project is roughly 250,000 square feet. Alternative financial models are being considered. The projected cost to build both phases of the project is \$125 million; the first phase is anticipated to cost less than half of this amount. The target date for completion of the first phase is fall of 2022.

Ken Simons asked about a budget for the project. A representative from the consulting firm of Jones Lang LaSalle explained that a competitive bid process will be followed where design-build firms will submit bids based on the framework provided. Typical development fees range between 3% - 4% of the cost of the project, the high end is seen on smaller projects. The fee will be based on what is built in each phase, a "not to exceed" amount will be included in the solicitation. The Request for Proposals would not come before the Site Authority Board for approval. What is being proposed is for the Site Authority to approve the concept.

Ken Simons commented that the campus likely can't deliver all the housing that the campus will need and that developers are looking for opportunities to build off-campus housing; Jim Considine will follow up with Mr. Simons.

There being no more discussion on the project, Chairperson Considine called for a vote on concept approval.

Motion to approve the project in concept was made by Kelly Long and seconded by Silas Abrego, approval was unanimous.

Campus Update (President Beck)

President Beck began the campus update by stating that the CSU is grateful for the increase in funding included in the Governor's budget to cover a 2% increase in enrollment.

President Beck reported that commencement will be held in two ceremonies on May 18. Four honorary doctorates will be presented during commencement. The recipients are Janice Bryant Howroyd, Serita Brown, Deborah Santiago and Laurence Gould. Janice Bryant Howroyd built a talent development company now worth over one billion dollars. President Beck noted she has been an incredible inspiration helping to build partnerships with industry. Serita Brown and Deborah Santiago are Chief Executive Officer and President of Excelencia in Education. The organization they founded is a policy research think-tank located in Washington, D.C. that focuses on facilitating Latino student success. President Beck noted that Laurence Gould has helped the campus in many ways as a former CSU trustee at the time CSUCI was forming, and a Site Authority board member. Mr. Gould works as an estate planning attorney in Los Angeles. Two doctorates will be presented during each ceremony.

President Beck further reported that a search for fourteen new faculty members across many disciplines is underway. She also noted that James August has joined the campus as its new Chief Information Officer. Mr. August worked most recently for the University of the Pacific. He has a PhD in Aerospace Engineering and is an incredible leader.

President Beck next noted that Money Magazine had ranked the campus 4th in the nation for success of transfer students. Fifty percent of the campus' student population is transfer students.

CSUCI's nursing program has moved up from #11, is now ranked 8th, and heading for the #1 ranked best program in the state in terms of student employment, quality of care and pass rate on the state National Council Licensure Examination (NCLEX).

University Glen Advisory Group Update (Robe)

Bill Robe reported that since the last Site Authority meeting there have been three Homeowners Advisory Council meetings and a number of other meetings. Several topics were covered in the campus operations report including landscaping. Mr. Robe commented that Jim Walsh as representative from the Site Authority did a good job at addressing and solving issues, his absence will create a void.

Mr. Robe further reported that a Reserve Study has been completed. It is complicated due to the community structure but shows insufficient reserves. Homeowners are concerned with how they will be impacted and how reserve funds are held. Ken Simons requested to see the reserve study.

Next, Mr. Robe reported that the Homeowners Advisory Committee would like to see more transparency, be better informed, and participate more in the budget process. To that end, a budget committee has been formed.

Mr. Robe went on to note that, at the beginning of the next fiscal year, a landscape maintenance company independent of the University will begin service. This will eliminate concerns over differences between the service level in the main academic campus and residential University Glen community. Mr. Robe noted that one source of friction is due to the fact that landscaping is in need of a refresh. Since there are plans to redesign and change the plant palette, it does not make sense to spend money on a quick fix. Mock ups of four new landscape palettes can be viewed by homeowners.

Mr. Robe next commented that about 50 percent of single family homes are not being maintained adequately. One means to address this is to require sellers to bring the condition of the exterior up to standard prior to approval by the Site Authority to sell. Kelly Long inquired whether periodic inspections are conducted with maintenance notifications sent to homeowners. Sales manager Lori Lang reported that about six months ago homeowners were sent a letter pointing out the need to maintain exteriors. A few homeowners responded and have made improvements.

Mr. Robe also reported that the question of who controls signage in the community has been raised by homeowners. There is concern over aesthetics and locations chosen to place signs. Some feel signs do not guide traffic in the most direct path and have been placed to lead traffic through the neighborhood to capitalize on appeal. The Site Authority controls signage in the neighborhood in accordance with the Ground Sublease.

Mr. Robe noted that during a Homeowners Advisory Council meeting, campus Risk Manager, Katharine Hullinger provided information on Site Authority insurance coverage. Questions were asked about earthquake insurance. Since there is no earthquake coverage, a request was made for a quote on the cost of earthquake insurance. Marc Mootchnik, campus counsel, reported that the question is being considered.

In closing, Mr. Robe reported that appointments to the Community Advisory Group have expired. Chairperson Considine remarked that it is an informal group with no by-laws. Chairperson Considine noted Mr. Robe has been doing a great job providing very useful reports, bringing parties together to resolve problems avoiding the need to bring issues before the Site Authority Board.

Adjournment: There being no further business, the regular meeting of the Site Authority Board adjourned at 1:08 pm.

APPROVED BY:
California State University Channel Islands Site Authority



Secretary to the Site Authority

Dated: 5/13/2019