

East Campus Advisory Group Meeting Minutes
November 17, 2016
Broome Library Rm. 1310

In attendance: Bill Robe (Chairman), Stephen Clark, Karen Romney, Miriam Olson, Rhonda Rodriguez (call-in), Mark Wagner (ESR), Ben Gordon (KW, call-in), Caroline Doll (CI), Emma Moser (VIC), Emily Candau (VIC), Terry Tarr (CI), Nancy Gill (CI), John Gormley (CI), Sean O'Brien (KW) + guest/Ireland

CI 2025 Update - John Gormley (Assistant Vice President for Facilities Services)

John used Power Point presentation to update the Advisory Group on the 3 year process evolving into the current plan for the undeveloped 32 acres. John's presentation added detail to the presentation which was also delivered to the Homeowners Advisory Committee (HAC) that same evening. The following points were emphasized:

*The original plan for the development was terminated in 2008 due to severe market conditions. That plan is no longer viable in the current environment.

*The campus must grow. The goal is to double FTE by 2025. CI has capacity and opportunity to grow as other CS campus are turning away applicants. CI must increase enrollment to become self-sufficient.

*Campus growth is dependent on numerous funding needs for infrastructure, classroom space, programs, support services and student housing. There is a shortage of student housing which is a key component of recruitment efforts.

*The Site Authority was created to convert the hospital into a university and to seek ways to partner with the community and local businesses to support campus goals.

*Sale of the apartments to KW was the first major transaction. Development of the 32 acres is now underway. Time frames for development milestones was discussed and shown in the presentation.

*Chancellor's Office and Board of Trustees all play a role in the approval and processing of the development.

* Site Authority polled residents about their concerns and interests and incorporated them into development requirements. (A Kennedy Wilson representative added that their plan was aimed at community consistency to include additional amenities -club house, pool - that will be available to the entire community.

*Resident concerns played a roll in reducing density of development and inclusion of senior housing, for sale detached homes and townhomes, height restrictions and added open spaces.

Questions, answers and comments followed the presentation:

Advisory group members acknowledged and thanked staff for changes that have been made to plans.

There was a request to confirm age and income restrictions where applicable (for affordable senior housing).

In response to the concern of students living in University Glen it was emphasized that the goal is to have students living only in the academic campus.

The Advisory Group was reminded that the presentation is posted on the CI 2025 web page and a link will be provided to Next Door. The Fact Booklet with cover letter from Site Authority Chairman Jim Considine will also be posted.

There were questions regarding current and proposed population for the East Campus and how the proposed density for the 32 acre parcel compares to currently existing density. Efforts will be made to provide these numbers at the next meeting.

There was discussion regarding comparative density – First phase allowed for 20-30 units/acres, 14.5 units/acre were built. Second phase permitted 10-20 units/acre – 11.9 units/acre were constructed. 19 units/acre is proposed for the final phase.

There was a discussion about the primary purpose of University Glen to provide housing to attract and retain quality faculty and staff in an area with limited development opportunities due to various growth restrictions. This is an important component of campus growth.

There were questions regarding how the SA will continue to provide homes for sale to faculty with KW's ownership. It was explained that in the apartment sale, the university retained a master lease on 100 of the 328 apartments to enable rent subsidies to faculty and staff.

There were questions (unanswered) regarding how the SA will determine pricing, particularly resale restrictions in the future for the existing and new development. Will there be changes to the priority system and limitations on resale price?

It was estimated that following the approval process construction could begin as early as fall of 2017.

It was suggested that residents be made more aware that an open request for proposals yielded 3 candidates interested and qualified to compete for the 32 acre project. Candidates were allowed to present their vision for the development within the criteria determined through group discussion with all stakeholders including residents. It was clarified these documents are public.

The evaluating committee for selecting the developer for the 32 acres unanimously agreed KW had the strongest team and presented the most thoughtful proposal, both architecturally and in terms of urban planning. Their plan was most in-line with the existing development and endorsed by the Chairman of the Site Authority board and President Rush.

A question was posed regarding KW expertise in building and managing different types of housing product. Response was that KW has assembled a team with expertise in all the housing types proposed for development, for example with respect to single family housing, they plan to partner with Williams Homes.

With the CI2025 update presentation finished other issues were discussed as follows:

A request was made for clarity regarding a point of contact for various resident issues. It was suggested that homeowners direct their questions to the property management company. Apartment residents should contact E&S Ring, the management firm for KW. Landscape maintenance and related concerns can be handled through Condo Café which is monitored by the property management company.

Resident members asked about Section 4.3 of the ground sublease which calls for an annual statement of accounting for the Maintenance Rent fees. Homeowners were interested in a breakdown of reserve accounts. It was noted that UGC provided a breakdown of the reserve accounts in May of this year. Copies are available.

Homeowners also indicate interest in seeing budgets and the actualization accounting for annual budget vs. actual expenses. When will next report be released and how will it be delivered to homeowners?

In response to questions regarding funds for painting, roofing and other periodic maintenance and replacement items there was a discussion of reserve studies and periodic adjustments to reserve assumptions.

Residents question whether they will see an accounting of any transfer of reserve funds to Kennedy Wilson as part of the apartment purchase.

Residents expressed concern that maintenance work is overdue and aesthetics of the community are suffering. Members of advisory group asked about the timing and specific plans to complete a variety of maintenance items including painting, tree removal and damage repair.

There was discussion regarding enforcement of rules and regulations for homeowners to properly maintain their property including painting and landscaping. After discussion it was suggested this might start at the HAC level with enforcement carried out by the property management company.

Property management indicated that townhome rentals are not fined or notified of violations. Other discussions demonstrated that rules and regulations may be lacking in some areas and should be revisited to give property management the ability to enforce clear rules. It was discussed that the ground sublease provides for modification of the rules and regulations by the SA.

Further discussion of outstanding maintenance items with a suggestion that KW and SA should lead by example. It is difficult to require a homeowner to perform required maintenance if SA and KW is not setting an example.

HAC made a request to see KW's plan for maintenance.

Next Meeting:

Chairman Robe will review the Rules and Regulation for the community he lives in for insight and comparison to the rules found in the Ground Sublease.

There are questions about trees; responsibilities will be reviewed.

The next meeting will be set for January 19, 2017 from 4:00 – 5:30 pm.

Meeting adjourned at 5:30 pm - Happy Holidays!