

**MINUTES
BOARD OF TRUSTEES OF BLINN COLLEGE**

**Board Room
Third Floor, Administration Building
Blinn College, 802 Green Street
Brenham, Texas**

Workshop Meeting, Wednesday, May 21, 2014, 6:00 p.m.

The Board of Trustees convened at 6:06 p.m., in the Board Room with the following members present: Mr. Douglas R. Borchardt, President, presiding; Mr. Atwood C. Kenjura, Vice President; Mr. David Sommer, Secretary; Mrs. Theodora "Teddy" V. Boehm; Mr. Norwood Lange; Mrs. Carolyn D. Miller, CPA and Mr. Leon B. Toubin.

Board members not present: None.

Members of the College staff in attendance were: Dr. Harold Nolte, District President; Dr. Sylvia McMullen, President, Brazos County Campuses; Ms. Kelli Shomaker, Senior Vice President, Finance and Administrative Services/CFO; Dr. Dennis Crowson, Senior Vice President, Student Services; Dr. Cynthia Griffith, Vice President, Instruction; Ms. Cathy Boeker, Associate Vice President, Government & Public Affairs; Dr. Monica Cortez; Mr. Robert Nelson; Ms. Rebecca Ruffino; Mr. Jeff Tilley and Mr. Gary Waites.

Also registered as in attendance were: Mr. Steven Adams, Specialized Public Finance, Inc.; Ms. Nancy Berry, Mayor of College Station; Mr. Kyle Cunningham, *Brenham Banner-Press*; Mr. Bill Oliver, WTAW and Mr. Kelly Templin, City Manager of College Station.

ITEM 1. CALL MEETING TO ORDER

The meeting was called to order by Mr. Borchardt.

ITEM 2. PUBLIC COMMENT

Dr. Monica Cortez, Dean of Engineering, discussed Blinn and Texas A&M University (TAMU) partnerships. She discussed the direct pathways available to the students. Dr. Cortez stated that TAMU would like to expand the Engineering Academy to the Brenham Campus in addition to the Bryan Campus.

Ms. Nancy Berry, Mayor of College Station, expressed her support for Blinn College locating in College Station or otherwise.

Mr. Kelly Templin, City Manager of College Station, also expressed his support for Blinn regardless of whether Blinn decides to locate in College Station or Bryan.

WORKSHOP ITEMS:

ITEM 3. OPEN DISCUSSION ON FACILITIES FOR ALL CAMPUSES

Dr. Sylvia McMullen reviewed enrollment trends, projections and influencing factors for Blinn College and the State of Texas. She reviewed the short/intermediate term solutions proposed by BOKA Powell and currently available options.

Mr. Richard O'Malley, Executive Director, Facilities, Planning and Construction, gave an update on the Bryan Campus Master Plan.

Mr. O'Malley discussed progress on the needs identified as immediate:

- The recommended scheduling software has been purchased;
- Modular buildings for the existing campus are planned to be in place and occupied by Fall 2014;
- The CPC and Food Service changes are not currently on the schedule due to a variety of reasons;
- Due diligence is also underway on an intermediate plan.

A discussion took place regarding the reasons for the deviation of the Master Plan recommendation.

Mr. Borchardt expressed concern that the student needs are addressed. A discussion regarding the Bryan campus capacity took place. The Board would also like to see additional faculty space. The Administration responded to questions from the Board. The financial implications were also discussed.

ITEM 4. OPEN DISCUSSION ON CAPITAL PROJECTIONS FOR ALL CAMPUSES

Mr. Richard O'Malley reviewed the two current options of property in Brazos County. The Board asked Mr. Kelly Templin, City Manager of College Station, about the traffic concerns related to the College Station property. The City of College Station is engaged and willing to assist in traffic flow. The Administration will discuss the potential neighborhood concerns. Parking concerns, etc., were discussed.

Mr. Steven Adams, Specialized Public Finance, Inc., discussed with the Board the financial impact of the potential bonds for upcoming capital projects. He reviewed debt capacity and the ability to afford the project. Mr. Adams feels that Blinn College is in a position to receive a good rate. He discussed debt service and current debt.

The Board also discussed upcoming building needs and debt capacity.

ITEM 5. RECESS FOR CLOSED SESSION (AS AUTHORIZED BY GOV'T. CODE, SEC.551.101)

The public was recessed for a break at 8:05 p.m.

The public was recessed for closed session at 8:21 p.m.

CLOSED SESSION:

ITEM 6. CLOSED SESSION:

- (A) **REAL PROPERTY (GOV'T. CODE, SEC. 551.072)**
 - i. **DISCUSSION OF POSSIBLE PURCHASE, EXCHANGE OR LEASE OF REAL PROPERTY IN BRENHAM, BRYAN, SCHULENBURG AND SEALY**
 - ii. **DISCUSS DUE DILIGENCE ON PROPERTY LOCATED AT 2501 EARL RUDDER FWY S, COLLEGE STATION, BRAZOS COUNTY, TEXAS,**

ITEM 7. RECONVENE PUBLIC SESSION

The public session was reconvened at 10:06 p.m.

ADDITIONAL ACTION ITEMS:

ITEM 8. ACTION ON CLOSED SESSION ITEMS:

- (A) **REVIEW AND ACTION TO PURCHASE, EXCHANGE OR LEASE REAL PROPERTY IN BRENHAM, BRYAN, SCHULENBURG AND SEALY**

ITEM 9. AUTHORIZING SPECIALIZED PUBLIC FINANCE, INC., TO SELL A SERIES 2014 NEW MONEY COMBINED FEE REVENUE BOND FOR PROCEEDS OF \$24,500,000 TO BE USED FOR PURCHASE OF THE CS SCIENCE PARK BUILDING IN COLLEGE STATION, TEXAS, AND REFUNDING BONDS FOR SERIES 2003 AND 2005, WHICH ARE CURRENTLY ELIGIBLE TO BE REFINANCED AT A LOWER INTEREST RATE CREATING ANNUAL DEBT SERVICE SAVINGS FOR THE COLLEGE

On a motion by Mr. Sommer, seconded by Mr. Kenjura, the Board voted to authorize Specialized Public Finance, Inc., to sell a Series 2014 New Money Combined Fee Revenue Bond for proceeds of \$24,500,000 to be used for purchase of the CS Science Park Building in College Station, TX and Refunding Bonds for Series 2003 and 2005 which are currently eligible to be refinanced at a lower interest rate creating annual debt service savings for the College, as presented by the Administration.

Mr. Borchardt opposed.

ITEM 10. AUTHORIZING SPECIALIZED PUBLIC FINANCE, INC., TO SELL A SERIES 2014 NEW MONEY COMBINED FEE REVENUE BOND FOR PROCEEDS OF \$10,000,000 TO BE USED FOR THE CAPITAL IMPROVEMENT PROJECT NAMED THE KRUSE ACTIVITY CENTER

On a motion by Mrs. Miller, seconded by Mr. Toubin, the Board voted to table item 10.

ITEM 11. REVIEW AND POSSIBLE ACTION TO AUTHORIZE THE ADMINISTRATION TO AWARD A PROFESSIONAL SERVICES AGREEMENT WITH FACILITY PROGRAMMING AND CONSULTING FOR THE SPACE PLANNING AND SITE ANALYSIS OF THE PROPOSED HWY 6, COLLEGE STATION CAMPUS LOCATION

Mr. Richard O'Malley, reviewed the need for a Professional Services Agreement with Facility Programming and Consulting for the space planning and site analysis of the proposed Hwy 6, College Station Campus location (a copy of the proposal is attached and made a part of these *Minutes*).

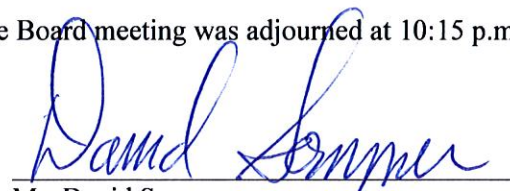
On a motion by Mrs. Boehm, seconded by Mr. Toubin, the Board voted to authorize the Administration to award a Professional Services Agreement with Facility Programming and Consulting for \$93,230.00 for the space planning and site analysis of the proposed Hwy 6, College Station Campus location, as presented by the Administration.

ITEM 12. ADJOURNMENT

On a motion by Mrs. Miller, seconded by Mr. Lange, the Board meeting was adjourned at 10:15 p.m.



 Mr. Douglas R. Borchardt
 President



 Mr. David Sommer
 Secretary