

**MINUTES  
BOARD OF TRUSTEES OF BLINN COLLEGE  
Board Room  
Third Floor, Administration Building  
Blinn College, 802 Green Street  
Brenham, Texas**

**Workshop, Friday, February 28, 2014, 8:00 a.m.**

The Board of Trustees convened at 8:04 a.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; Ms. 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. Jimmy Adams; Dr. John Beaver; Mr. Mark Bernier; Mr. Richard Bray; Ms. Karen Buck; Mr. Marcelo Bussiki; Ms. Megan Costanza; Mr. Ken Dupre; Ms. M. Elia Flores; Mr. Ted Hajovsky; Ms. Andi Liner; Ms. Susan Myers; Mr. Robert Nelson; Mr. Richard O'Malley; Dr. Diane Lovell; Ms. Rebecca Ruffino; Mr. Ross Schroeder; Mr. Jeff Tilley and Dr. Patricia Westergaard.

Also registered as in attendance were: Mr. Buck Paolino and Mr. Ryan Rice, Blinn College students; Mr. Kean Register, Mr. Michael Beckendorf, Mayor Jason Bienski and Mr. Mike Singleton, City of Bryan; Mr. Thomas Gessner and Mr. Jeremy Peters, Gessner Engineering; Dr. Samuel H. Harrison, Harrison Holdings, LLC; Mr. Bill Weghorts, Mr. Dan Leverett and Mr. James Murr, PMRG/PM Realty Group; State Representatives Lois Kolkhorst, Kyle Kacal and John Raney; and Mr. Don Birkelbach, TAMU Foundation.

**ITEM 1. CALL MEETING TO ORDER**

The meeting was called to order by Mr. Borchardt.

**ITEM 2. PUBLIC COMMENT**

None.

**ITEM 3. PRESENTATION AND DISCUSSION OF FUTURE SITE OPTIONS FOR BLINN COLLEGE, BRAZOS COUNTY CAMPUS**

Mr. Borchardt, reviewed the format of the presentations. Each group was allotted twenty minutes for presentations, thirty minutes for questions and ten minutes for closing remarks (a copy of the presentations by PMRG/PM Realty Group and Gessner Engineering are attached and made a part of these *Minutes*).

Mr. Bill Weghorts, EVP/Managing Director, Southeast Division, PMRG/PM Realty Group - College Station Medical District Partners, thanked the Board for the opportunity to present their proposal. He reviewed the background and experience of PM Realty Group. Mr. Dan Leverett, EVP Managing Director, Development, PMRG/PM Realty Group, reviewed Blinn's need for additional space. He reviewed PM Realty Group's qualifications to serve the needs of Blinn College. He stated that public/private partnerships seem to be a viable option for Blinn College. PMRG operates on an "open book" basis so college officials would have knowledge of every expenditure involved in the project. Mr. James Murr, College Station Medical District

Partners, reviewed his background and the opportunity with the College Station Medical District, PMRG/PM Realty Group. He proposes that Blinn College locate their future campus on the property at Highway 6 and Rock Prairie Road. The proposed Medical District Town Center is located in the geographical center of College Station and is designed to become a downtown center for college students. Mr. Murr stated that crime statistics in the proposed area are very low. Fifty acres is being proposed for Blinn College with an option of an additional 35 acres. Infrastructure is already planned and can easily be extended to the proposed site of Blinn College. Six access points to Highway 6 are within a few minutes. He reviewed student living locations and TAMU bus routes in College Station in relation to the proposed location. Traffic patterns and routing were discussed.

Mr. Everett discussed Developer/Engineer/Community relationships. They believe the growth of College Station is absolutely moving south. Blinn College would serve as the anchor for this property. The City of College Station supports this proposal, and is willing to take steps making it easier to provide infrastructure. Financing options were discussed.

Board members asked various questions of the presenters.

**Timeline:**

- 8-10 years subsequent completion for entire development with Blinn College involvement.

**Infrastructure:**

- Currently borders the property, developer would assist with extending infrastructure to property offered to Blinn College.

**Residential Development:**

- Will be developed on property if Blinn College does not take it.

**Flood plains:**

- No flood plains in Blinn proposal.

**Financing:**

- Blinn could make lease payments to a construction company who holds the building on the balance sheet.
- Land value is estimated to be approximately \$4,000,000, with a projected future value of over \$26,000,000.

The public was recessed for a break at 9:10 a.m.

The public was reconvened at 9:21 a.m.

Dr. Samuel H. Harrison, Principal/General Partner, Harrison Holdings, LLC., thanked the Board for the opportunity to present. He introduced various dignitaries in attendance. He reviewed his personal background. Bryan Mayor, Jason Bienski, expressed his support for Blinn College and Dr. Harrison's proposal. Bryan City Manager, Kean Register, asked that the Board consider the successful past when making decisions for the future. Dr. Harrison discussed the importance and strength of relationships with a project such as this. He discussed the background of the proposed site.

Mr. Jeremy Peters, Gessner Engineering, discussed the proposed 50-acres which would be donated with another 50-acres with first right of refusal. City utilities are already in place with access to SH 6 and SH 21. Routes from existing campus to proposed site were discussed. The proposal included a mixed use development with education, retail offices and residential. Blinn College would serve as the anchor. Dr. Harrison committed to assisting with fundraising and asked Ms. Kelli Shomaker to discuss debt financing opportunities. He then laid out a plan for fundraising. Ms. Sylvia McMullen discussed the

relationships with Texas A&M University. Representative John Raney pledged his support for whatever decision the Board makes. Dr. Harrison believes that a capital campaign goal could be \$300,000,000.

Various questions from the Board:

- TAMU/HSC lease - Dr. Harrison believes the amount currently paid for this lease could be reallocated.
- TAMU and Blinn Capital Campaign - Discussed donor motives to give to both Blinn and TAMU.
- Development opportunities and campus security.
- Student population growth projections and timelines.
- Dr. Harrison told the Board that he will begin to build a private development as soon as a commitment is made on Blinn's part. If he is unable to raise the money or the Board changes its mind, the land reverts back to Dr. Harrison.
- A great deal of discussion took place regarding potential fundraising.

#### **WORKSHOP ITEMS**

#### **ITEM 4. DISCUSSION AND POSSIBLE ACTION TO APPROVE THE PURCHASE OF AD ASTRA SCHEDULING SOFTWARE**

Dr. Dennis Crowson reviewed the need for and potential uses of Ad Astra Scheduling Software. Mr. Ross Schroeder, Director of Purchasing/Transportation, explained to the Board how this purchase meets the definition of a sole source. Mr. Schroeder responded to questions from the Board regarding usage and cost. Mrs. Miller requested a quarterly basis implementation report.

#### **ITEM 5. DISCUSSION AND POSSIBLE ACTION TO REVISE BOARD POLICY *FFD (LOCAL): STUDENT WELFARE - FREEDOM FROM DISCRIMINATION, HARASSMENT, AND RETALIATION***

Ms. Rebecca Ruffino, Policy/Government Affairs Coordinator, reviewed the need to revise policy to *FFD(LOCAL), STUDENT WELFARE - FREEDOM FROM DISCRIMINATION, HARASSMENT, AND RETALIATION* to add an additional ADA/Section 504 Coordinator (a copy of the proposed revision is attached and made a part of these *Minutes*). There were no questions from the Board.

On a motion by Mr. Sommer, seconded by Mr. Lange, the Board voted to adopt the revision to Board Policy, *FFD(LOCAL)*, as presented by the administration.

#### **ITEM 6. RECESS FOR CLOSED SESSION (AS AUTHORIZED BY *GOV'T. CODE, SUBCHAPTER D*)**

The public was recessed for a break at 10:41 a.m.

The public was recessed for closed session at 10:54 a.m.

**CLOSED SESSION:****ITEM 7. CLOSED SESSION:**

- (A) CONSULTATION WITH ATTORNEY**
- (B) CONSULTATION WITH LEGAL COUNSEL CONCERNING MATTERS ON WHICH THE ATTORNEY'S DUTY TO THE COLLEGE UNDER THE TEXAS DISCIPLINARY RULES OF PROFESSIONAL CONDUCT CLEARLY CONFLICT WITH THE TEXAS OPEN MEETINGS LAWS; DISCUSSION OF LEGAL ISSUES RELATED TO REAL ESTATE MATTERS LISTED, CONTRACT LEGAL ISSUES, AND ANY LEGAL ISSUES RELATED TO MATTERS LISTED ON THE AGENDA**
- (C) 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. DISCUSSION OF LEASE, PURCHASE, OR VALUE OF PROPERTY LOCATED AT OR NEAR 601 & 615 UNIVERSITY DRIVE, COLLEGE STATION, TEXAS**
  - iii. DISCUSSION OF POSSIBLE SALE OF 0.3214 ACRE TRACT, BEING ALL OF LOTS THREE AND FOUR IN THE MITCHELL-LAWRENCE-CAVITT ADDITION, BRYAN, TEXAS**

**ITEM 8. RECONVENE PUBLIC SESSION**

The public session was reconvened at 12:01 p.m.

**ADDITIONAL ACTION ITEMS:****ITEM 9. ACTION ON CLOSED SESSION ITEMS:**

- (A) DISCUSSION AND POSSIBLE ON PURCHASE, EXCHANGE OR LEASE OF REAL PROPERTY IN BRENHAM, BRYAN, SCHULENBURG AND SEALY**
- (B) CONSIDER DECLARING A SURPLUS OF 0.3214 ACRE TRACT OF LAND BEING ALL OF LOTS THREE AND FOUR IN THE MITCHELL LAWRENCE CAVITT ADDITION, BRYAN, TEXAS**
- (C) DISCUSSION AND POSSIBLE ACTION ON ANY OTHER ITEMS DISCUSSED IN CLOSED SESSION**

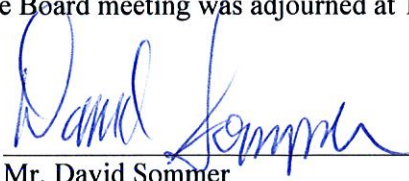
No action was taken.

**ITEM 10. ADJOURNMENT**

On a motion by Mrs. Boehm, seconded by Mr. Lange, the Board meeting was adjourned at 12:05 p.m.



Mr. Douglas R. Borchardt  
President



Mr. David Sommer  
Secretary