

**MINUTES
BOARD OF TRUSTEES OF BLINN COLLEGE**

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

Special Meeting, Monday, April 06, 2009, 7:00 a.m.

The Board of Trustees convened at 7:11 a.m. in the Board Room with the following members present: Mr. Atwood C. Kenjura, President, presiding; Mr. Leon B. Toubin, Vice President; Mr. Don Jones, Secretary; Dr. Henry J. Boehm, Jr., Mr. Norwood Lange and Mr. Steve Westbrook.

Board members not present: Mr. L.J. Lacina, Jr.

Members of the college staff in attendance were: Dr. Daniel J. Holt, President; Dr. John D. Harris, Dr. Debra R. LaCour, Dr. Van Miller, Vice Presidents; Ms. Cathy Boeker, Executive Administrator of External Affairs; Dr. Cathy Kemper, Dean of Institutional Effectiveness and Accreditation; Mr. Richard O'Malley, Mr. Joe Al Picone, Mr. Jeff Tilley and Ms. Ann Weir.

ITEM 1. CALL MEETING TO ORDER

The meeting was called to order by Mr. Kenjura.

ITEM 2. PUBLIC COMMENT

There was no public comment.

ACTION ITEMS:

**ITEM 3. REVIEW AND ACTION TO DETERMINE A LOCATION FOR PROPOSED
NEW STUDENT HOUSING ON THE BRENHAM CAMPUS**

Mr. Richard O'Malley distributed a map of the Prairie Lea Site and advised the Board that the Student Housing Committee had met with Place Properties several times regarding the student housing project (a copy of the map is attached and made a part of these *Minutes*). Out of those meetings, Place Properties recommends the Prairie Lea Site for the first phase of student housing. Phase two, if there is a second phase, would be at the Beazley Site. A smaller unit on the Prairie Lea Site would allow for expansion of the Band Hall as well. Mr. O'Malley said the advantages to the Prairie Lea Site are: 1) No building to move, 2) Topography is better, 3) Permits are ready to go; and 4) The site is ready to build.

Mr. Don Jones stated that the disadvantages of the Beazley Site are: 1) Only three hundred (300) beds will fit on the Beazley Site, an additional two hundred (200) beds must be built elsewhere; 2) Two houses would need to be demolished, the families renting these homes from Blinn must relocate; 3) The vocational agriculture group must be relocated and their building demolished and removed from the site. There is a welding class in the building this summer with students from A&M. This class would have to be cancelled. Then, we could start

relocation in June, and it must be completed by September. If the agriculture group goes to the maintenance building, the maintenance group must be relocated. We do not have the time or money to do all of this. This relocation should be done slowly and correctly; and 4) This site is not level. Mr. Steve Westbrook expressed concern over not placing new student housing facility with existing student housing on the Beazley Site.

Mr. Jones listed advantages of the Prairie Lea Site: 1) Place Properties has agreed to build and own a three hundred thirty (330) bed Dormitory for Blinn and their initial planning has been done based on the Prairie Lea Site; 2) The surveying of property lines has been done, as well as topography drawings; 3) The engineer on this work was John Pledger; 4) Place Properties has hired Mr. Pledger for the new project; 5) This would simplify the project and improve the schedule; 6) Since we have drawings from the original dorm project, many questions have already been addressed for the Prairie Lea Site; 7) Blinn College may want to build an additional two hundred (200) beds, and if so, the Prairie Lea Site is large enough to accommodate all five hundred (500) beds; 8) Parking spaces/bed requirements have been addressed by the City on the original project and the City has accepted them; 9) The retention pond requirements by the City were also addressed and the design was accepted by the City; 10) The Prairie Lea Site is on the outside perimeter of the campus and nothing can be built south of this site due to the cemetery. Dormitories should be located on the perimeter of the campus with academics and student activities near the center; 11) After seeing the pros and cons of the two sites, the developer wishes to put the building on the Prairie Lea Site; and 12) Politically, Blinn would open itself for additional criticism if, after removal of the two dorms from the Prairie Lea Site, we moved to the Beazley Site and did not use the Prairie Lea Site.

Mr. Atwood Kenjura expressed concern of where a future Science Building Site would be if dorms are built on the Prairie Lea Site. Mr. Jones suggested the Football Field, if Blinn begins to play somewhere else, such as Brenham High School. Dr. Dan Holt mentioned that it would be more costly to the College to build on the Beazley Site because of moving the three buildings. Mr. Leon Toubin expressed concern over taking approximately three and a half (3 ½) acres of prime academic space and leasing it for forty (40) years. Mr. Toubin also expressed concern of rushing the project. He also is concerned about how the building will look in forty (40) years because the College will not own the building.

On a motion by Dr. Henry Boehm, because of the twelve (12) reasons to build on the Prairie Lea Site listed by Mr. Jones and the four (4) advantages of the Prairie Lea Site cited by Mr. O'Malley, moved that the Board select the Prairie Lea Site; seconded by Mr. Jones; the Board continued to discuss.

Mr. Norwood Lange suggested that if we build the dorms right now, we should use the Prairie Lea Site, but if we use the Beazley Site, then we should delay a year to allow time for additional planning. Mr. Kenjura agreed with Mr. Lange's comments. Mr. Kenjura asked who would own the parking lots. Mr. O'Malley responded that, right now, the developer would lease them from Blinn. Mr. Kenjura asked Dr. John Harris and Dean Ann Weir their opinion of the impact if the project is delayed. Dr. Harris expressed concern over the College continuing to delay. Dr. Harris feels that this project is a positive step for the College. Mr. O'Malley and Mr. Jones pointed out that this project is an apartment-style complex with entry from the interior. Dr. Harris pointed out that housing is a strong draw for Blinn College and with increasing competition from other Colleges; this would be a positive marketing tool. Mr. Toubin asked if this project could be built near the current apartments.

Concern was expressed about the cost associated with the Beazley Site. Continued discussion took place on the advantages and disadvantages of both sites.

The questions were raised by Mr. Westbrook, if the settlement with American Campus Communities has been reviewed, and if enough time had expired to build a student housing project? Dr. Holt felt that it is imperative to get the project built. Dr. Holt asked Mr. O'Malley to look into securing off campus temporary facilities for the Agriculture Mechanic Shop, if the Board feels strongly about the Beazley Site. Dr. Holt does not want a difference of opinion on the site to stop the project. Mr. Kenjura asked if the decision could be delayed a week while a solution for the Agriculture Mechanic Shop was reviewed. Dr. Holt and Mr. Jones expressed concerns over a delay.

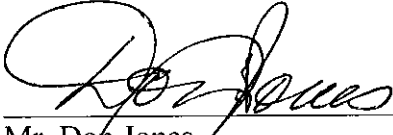
Previous motion made by Dr. Boehm to be decided by show of hands. Mr. Kenjura raised his hand to vote but it was pointed out by Mr. Jones that he could not vote as Chair. Following a brief discussion, Mr. Jones retracted his statement and told Mr. Kenjura that he could vote if his vote would affect the outcome. Mr. Kenjura elected not to vote. Motion by show of hands for Prairie Lea Site: Mr. Lange, Mr. Jones and Dr. Boehm. Opposed: Mr. Toubin and Mr. Westbrook. The motion was carried by a vote of 3 to 2.

ITEM 4. ADJOURNMENT

On a motion by Mr. Jones, seconded by Mr. Lange, the Meeting was adjourned at 8:11 a.m.



Mr. Atwood C. Kenjura
President



Mr. Don Jones
Secretary