

**MINUTES  
BOARD OF TRUSTEES OF BLINN COLLEGE**

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

**Special Meeting, Monday, November 30, 2015 at 12:00 p.m.**

The Board of Trustees convened at 12:01 p.m. in the Board Room with the following members present: Mr. David Sommer, President, presiding; Mr. Douglas R. Borchardt, Vice President; Mr. Atwood C. Kenjura, Secretary; Mrs. Stacy Aschenbeck; Mrs. Theodora "Teddy" V. Boehm; Mr. Charles R. Moser; and Mr. Richard Powell.

**ITEM 1. CALL MEETING TO ORDER**

The meeting was called to order at 12:01 p.m. by Trustee Sommer.

The Board recessed the public session at 12:02 p.m.

**ITEM 2. RECESS FOR CLOSED SESSION (AS AUTHORIZED BY GOV'T. CODE, SEC. 551.101)**

The Board met in Closed Session in accordance with the public posting for the meeting at 12:02 p.m.

**ITEM 3. RECONVENE PUBLIC SESSION**

The Board reconvened in public session at 12:11 p.m.

**ITEM 4. PRESENTATION AND POSSIBLE ACTION TO AUTHORIZE THE ADMINISTRATION TO ENTER INTO NEGOTIATIONS WITH SERVITAS, LLC AND PARTNERS TO FUND, DESIGN, BUILD, AND OPERATE STUDENT HOUSING ON THE BRENHAM CAMPUS**

Dr. Dennis Crowson, Senior Vice President, Student Services, discussed the need for additional student housing on the Brenham Campus. He reviewed the Request for Qualification (RFQ) background and process. He made a recommendation that the college enter into negotiations with Servitas, LLC and Partners to fund, design, build, and operate student housing on the Brenham Campus.

Mr. John O'Neill, Director, Strategic Initiative, Business Services, reviewed various team members of Servitas, LLC, National Campus and Community Development, Raymond Janus Financial, U.S. Department of Agriculture, Trustee (Bank), Kirksey Architects, Moss & Associates, and Servitas Management Group. He also discussed the development structure with Servitas, LLC, acting as developer. (A copy of the PowerPoint Presentation is attached and made a part of these *Minutes*).

Trustee Borchardt inquired as to the liability incurred by Blinn College under this type of arrangement. Mr. O'Neill stated that the limitation of liability will be addressed in the management agreement. Mr. O'Neill identified the factors that brought Servitas, LLC, to the top, including but not limited to development experience, delivery, marketing, maintenance, landscaping, cleaning, and security for the housing entity. Trustee Sommer asked Mr. O'Neill what the short-term cost of the project would be between now and spring 2016.

Ms. Kelli Shomaker, CFO/Senior Vice President, Finance and Administrative Services, estimated the cost that could potentially be lost if the project does not become a reality, would include topography, initial architect cost and fees, etc.

The administration of Servitas, LLC responded to various questions regarding the administration of the project. The qualifications of Servitas, LLC were also discussed. Ms. Shomaker informed the Board that this project will not negatively impact the college's ability to expand services in Bryan.

On a motion by Trustee Borchardt, seconded by Trustee Aschenbeck, the Board voted unanimously to authorize the Administration to enter into negotiations with Servitas, LLC and Partners to fund, design, build, and operate student housing on the Brenham Campus.

**ITEM 5. RESOLUTION DECLARING EXPECTATION TO REIMBURSE EXPENDITURES WITH PROCEEDS OF FUTURE DEBT**

Ms. Shomaker recommended that the Board approve a resolution declaring expectation that expenditures be reimbursed with the proceeds of future debt related to the student housing project.

On a motion by Trustee Moser, seconded by Trustee Boehm, the Board voted unanimously to adopt a Resolution declaring expectation to reimburse expenditures with proceeds of future debt, as presented by the Administration.

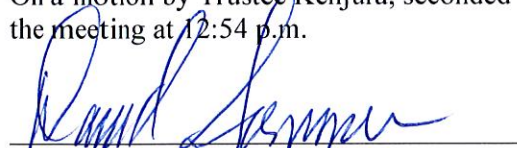
**ITEM 6. UPDATE BY CHIEF FINANCIAL OFFICER REGARDING THE SUBMISSION OF RIDER 23 REPORT AS REQUIRED BY THE 84TH SESSION OF THE TEXAS LEGISLATURE, HOUSE BILL 1**

Ms. Shomaker apprised the Board that Blinn College submitted the required Rider 23 report on November 24, 2015. The report will be amended in February 2016 when updated Student Success points are available.

No action taken.

**ITEM 7. ADJOURNMENT**

On a motion by Trustee Kenjura, seconded by Trustee Boehm, the Board voted unanimously to adjourn the meeting at 12:54 p.m.



Mr. David Sommer, Presiding  
President



Mr. Atwood C. Kenjura  
Secretary