

**MINUTES
BOARD OF TRUSTEES OF BLINN COLLEGE**

**Student Center Building - Rooms 2 and 3
Blinn College, 1007 Walter Schwartz Way (formerly West Second Street)
Brenham, Texas**

Workshop, Thursday, July 5, 2012, 6:00 p.m.

The Board of Trustees convened at 6:00 p.m. at Holleman Hall at 505 College Avenue, Brenham, Texas, with the following members present: Mr. Atwood C. Kenjura, President, presiding; Mr. Leon B. Toubin, Vice President; Mr. Douglas R. Borchardt, Secretary; Dr. Henry J. Boehm, Jr.; Mr. Norwood Lange; Mrs. Carolyn D. Miller, CPA and Mr. David Sommer.

Board members not present: None.

Members of the College staff in attendance were: Dr. Harold Nolte, President; Dr. Ted Raspiller, President Brazos County Campuses; Dr. Robert Brick, Dr. Dennis Crowson, Dr. Debra LaCour, and Dr. Van Miller, Vice Presidents; Ms. Cathy Boeker, Executive Administrator External Affairs; Mr. Richard O'Malley; Dr. Milton Radke; Mr. Scott Schumacher; Mr. Jeff Tilley and Ms. Ann Weir.

Also registered as in attendance were: Ms. Teddy Boehm and Mr. Joel Williams, *Brenham Banner-Press*.

ITEM 1. CALL MEETING TO ORDER (MEETING WILL BEGIN AT MEMORIAL HALL AND HOLLEMAN HALL LOCATED AT 1001 JACKSON STREET AND 505 COLLEGE AVENUE, BRENHAM, TEXAS)

The meeting was called to order by Mr. Kenjura at Holleman Hall at 505 College Avenue, Brenham, Texas.

ITEM 2. TOUR MEMORIAL HALL AND HOLLEMAN HALL ON THE BRENHAM CAMPUS

The Board toured Holleman Hall and asked questions of the staff about the building and recent occupancy. The Board did not tour Memorial Hall at 1001 Jackson Street, Brenham, Texas.

ITEM 3. RECESS MEETING TO MOVE TO STUDENT CENTER BUILDING, ROOMS 2 & 3 (1007 WALTER SCHWARTZ WAY, BRENHAM, TEXAS)

The meeting was recessed at 6:09 p.m. to travel to the Student Center at 1007 Walter Schwartz Way, Brenham, Texas.

ITEM 4. RECONVENE MEETING IN ROOMS 2 & 3 OF THE STUDENT CENTER

The meeting was reconvened at 6:21 p.m. at the Student Center at 1007 Walter Schwartz Way, Brenham, Texas.

ITEM 5. PUBLIC COMMENT

There was no public comment.

WORKSHOP ITEMS:**ITEM 6. OPEN DISCUSSION ON DEFERRED AND PREVENTATIVE MAINTENANCE FOR BRENHAM AND BRYAN CAMPUSES**

Mr. Richard O'Malley reviewed deferred and preventative maintenance, as well as, budget impact for the Brenham and Bryan Campuses (a copy of the Bryan and Brenham Campuses Facilities Planning 2012-2015 report is attached and made a part of these *Minutes*). He responded to questions from the Board.

Item 9 was discussed in between Items 6 & 7 (see details of discussion at Item 9 below).

ITEM 7. OPEN DISCUSSION ON CAPITAL IMPROVEMENTS FOR THE BRYAN CAMPUS

Mr. O'Malley reviewed the potential Capital Improvements for the Bryan Campus. He discussed two options for the Design and Construction of a new parking lot: 1) Extension of Nash Street - construct a bridge across the creek and provide approximately 1,000 linear feet of a paved street section to the neighboring church property for connectivity of Nash Street with Villa Maria at a signaled intersection. This option would allow for the development of the approximate 15 acres of land Blinn owns across the creek that is presently inaccessible, would construct a 200 car parking lot, and would cost an estimated \$1,200,000.00; and 2) Parking lot at Academic Building - presents the same issue in having to cross a drainage ditch, but the available parking at this location would yield 350 parking spaces for an estimated cost of \$1,300,000.00.

The detention pond on campus was also discussed. Mr. O'Malley responded to questions from the Board. A suggestion was made to sell currently undeveloped Blinn property to a private student housing developer to help with parking and student housing. The advantages and disadvantages of both options above were discussed. Mr. Kenjura inquired about a private parking garage.

The meeting was recessed at 7:30 p.m. for dinner.

The meeting was reconvened at 8:20 p.m.

Mr. O'Malley reminded the group that everything discussed at tonight's workshop addresses present day needs/issues and not necessarily future growth.

Mr. O'Malley reviewed the need for the design and construction of a new Administration Building on the Bryan Campus. This would free up existing classrooms that current Administrative offices occupy. The estimated cost for this is \$7,750,000.00.

Mr. O'Malley discussed the possibility of Blinn occupying the Armory on Carson Street in Bryan, Texas, for the Workforce Development/Technical Education Program. This option might provide the opportunity to consolidate a few existing locations. We are very early in the stages of discussion with the City of Bryan. Mr. O'Malley and Dr. Raspiller responded to various questions from the Board.

ITEM 8. OPEN DISCUSSION ON CAPITAL IMPROVEMENTS FOR THE BRENHAM CAMPUS

Mr. O'Malley reviewed the potential Capital Improvements for the Brenham Campus. He discussed the Recreation Center and Student Housing. He also distributed a report of Residence Hall and Meal Plan Costs with Student Types by Hall (a copy of this report is attached and made a part of these *Minutes*).

Mr. O'Malley advised that based on an estimate of student housing income & expenses, not including scholarships, depreciation, insurance or debt service, Blinn nets \$1,441,800.00 per year from student housing. However, taking the items not included into account, Blinn is most likely just breaking even. He reviewed an analysis of dorm renovation and new student housing facility with Spencer, Memorial, Holleman, K. Atkinson and Solons being the least profitable dormitories in need of the most repairs.

Another option for the Brenham Campus is a new 150 bed student housing facility. The Board discussed the importance of student housing to the Brenham Campus. Also, the Board discussed whether student housing should be self-sustaining or subsidized by tuition.

The Board discussed the possibility of selling the property of Holleman and Memorial Halls. Both Holleman and Memorial Halls may be closed for Fall 2012.

ACTION ITEMS:

ITEM 9. REVIEW AND ACTION TO AUTHORIZE THE ADMINISTRATION TO PURCHASE WEIGHT ROOM EQUIPMENT FROM LON MORRIS COLLEGE'S LIQUIDATION SALE

Mr. Scott Schumacher reviewed the opportunity to purchase weight room equipment from Lon Morris College's Liquidation Sale. A bid, contingent on Board approval, of \$50,000.00 has been accepted. Pictures of the desired equipment and an inventory list were distributed to the Board (copies of the pictures and inventory list are attached and made a part of these *Minutes*). An estimate of \$11,000.00 has been quoted to move the desired equipment to Blinn. A space has been identified to store the desired equipment at no charge. Mr. Schumacher responded to questions from the Board.

Mrs. Miller asked about insurance on the contents of the building where the extra equipment will be stored. Mr. Borchardt asked who would be using the equipment. The response by Mr. Schumacher was the entire Brenham Campus student body would be using the equipment. The Board would like to ensure that all students have access to the equipment. Mr. Sommer asked if any of this equipment would have a place in Bryan. Mr. Schumacher said he felt the equipment would not be in Bryan at this time. Mr. Borchardt inquired about how the bankruptcy affects Blinn getting the equipment. Mr. Schumacher responded the bankruptcy goes to court in July.

On a motion by Mr. Sommer, seconded by Dr. Boehm, the Board voted to approve a bid for \$50,000.00 contingent upon approval by Blinn College attorney. Motion passed on a 5 to 2 vote with Mr. Borchardt and Mrs. Miller opposing. Dr. Nolte will review attorney comments for final approval. No money will be sent to Lon Morris until clear legal title is established in bankruptcy court.

ITEM 10. RECESS FOR CLOSED SESSION (AS AUTHORIZED BY GOV'T. CODE, SEC. 551.101)

The public was recessed for closed session at 9:31 p.m.

CLOSED SESSION:**ITEM 11. CLOSED SESSION:**

- (A) EVALUATION AND EMPLOYMENT OF PERSONNEL (*GOV'T. CODE, SEC. 551.074*)
- (B) DISCUSSION OF POSSIBLE PURCHASE, EXCHANGE OR LEASE OF REAL PROPERTY IN BRENHAM, BRYAN, SCHULENBURG AND SEALY (*GOV'T. CODE, SEC. 551.072*)

ITEM 12. RECONVENE PUBLIC SESSION

The public session was reconvened at 10:14 p.m.

ADDITIONAL ACTION ITEMS:**ITEM 13. ACTION ON CLOSED SESSION ITEMS:**

- (A) REVIEW AND ACTION ON FACULTY AND PROFESSIONAL STAFF CONTRACTS
- (B) REVIEW AND ACTION TO PURCHASE, EXCHANGE OR LEASE REAL PROPERTY IN BRENHAM, BRYAN, SCHULENBURG AND SEALY

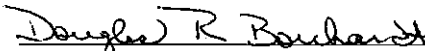
No action taken on Closed Session Items.

ITEM 14. ADJOURNMENT

On a motion by Mr. Sommer, seconded by Dr. Boehm, the Meeting was adjourned at 10:14 p.m.



 Mr. Atwood C. Kenjura
 President



 Mr. Douglas R. Borchardt
 Secretary