A. Open Session

1. Call to Order, Roll Call and Adoption of Agenda
   A Board Retreat of the Marin Community College District Board of Trustees was called to order at 1:05 p.m. on April 25, 2014 in room 188 of Building 5 at the Indian Valley Campus, all members having received notice as required. Trustees Bevis, Long, Conti, Tanenberg and Treanor were present. Trustee O’Brien was present via telephone. Also present were Superintendent/President Coon and Vice Presidents Nelson and Torres. Trustee Kranenburg was not present. M/s (Treanor/O’Brien) to adopt agenda. Motion carried, 6-0-1. Trustee Kranenburg was not present.

2. Public Comment – there was no public comment.

3. Approve Minutes
   a. M/s (Treanor/Bevis) to approve minutes of March 25, 2014 Special Meeting. Motion carried 5-0-1-1, with Trustee Tanenberg abstaining. Trustee Kranenburg was not present.

   Trustee Kranenburg arrived at 1:09 p.m.

   b. M/s (Treanor/Bevis) to approve minutes of April 1, 2014 Special Meeting. Motion carried 6-0-1, with Trustee Tanenberg abstaining.

4. Indian Valley Campus – Facilities Assessment/Options
   Dr. Coon thanked Vice President Nelson and the team for the work on this project. He noted there would be plenty of opportunity for discussion and that he hoped the Board would leave with a better understanding of the assessment, condition of facilities and long- and short-term options presented. He noted that he hoped to get some direction from the Board on parameters on the various possibilities. Vice President Nelson reviewed the major sections of the report, including historical information about the
A copy of the presentation is available on the College website for this meeting. Information on the Kentfield Campus will be presented at a later date. Randy Smith, Project Manager for Gilbane, stated that they are surveying all College of Marin property at IVC, KTD and Bolinas, developing cost estimates on all structures, building systems and components, and noting deficiencies and compliance issues. Photographs showed water intrusion and weather damage to buildings, roof problems, ADA issues, signage inconsistencies, erosion, failed HVAC equipment and handrail and decking damage. It was noted that the buildings are past their life expectancies. Integration of data into the ONUMA system will feed preventative maintenance schedules, and staff will have hands-on devices to assist them in identifying required parts, etc. Mr. Smith explained the rating system and summary pages of the report. He noted that reassessments should occur every 4 – 5 years and that the assessments addressed the current uses of buildings, but did not account for other possible uses of those spaces.

Vice President Nelson went over some short-term scenarios including roofing and energy efficiency projects for the Pomo Cluster, and a solar purchase power agreement option to lease approximately 5 ½ acres for solar panels. This agreement would result in approximately $151,000 savings in the first year to M & O for IVC projects. No District money will be required for this project. There was discussion that an EIR would be needed for this project and there should be an opt-out clause in the event of prohibitive discovery. Vice President Nelson will check on some of the roofing square footage figures noted in the report. Vice President Nelson also reviewed funding options for these projects. Long-term options included Student Housing and demolition of High Index Score buildings.

There was significant discussion by Trustees and staff about underutilization of the IVC Campus, and not making decisions until we have solid answers about utilization, the potential for increased student populations due to demographics and demand for workforce development courses, and potential partnership opportunities. Trustees also discussed the need to make decisions on short-term projects now, based on the information we have currently and how we are using the property, noting the importance of using the remaining bond funds. It was noted that this campus has never reached its full potential and we need to figure out the best way to use the property. It is the Board’s responsibility to determine whether it makes sense to demolish some of the facilities, rather than re-roof and then determine later that we should demolish. The buildings are in bad shape and require considerable use of maintenance funds to keep them running. The Board must keep focused and provide direction for the remaining funds. There was a suggestion to consider renovating some space for student housing to support the EIP program initiative to increase international student enrollment. There was a request to re-confirm the square footage figures/costs shown in the report for re-roofing as there appeared to be a discrepancy. Contingencies are not built into the figures in the report, so any excess funds would be used for that
purpose. It was noted that the Pomo Cluster has immediate needs as there are instructional programs in place there now. It was suggested that programs could also be moved to Pomo for maximum use of that facility. We need to determine whether the buildings are needed for programs and then determine if they should be retained or demolished. Pomo is the largest cluster and has had the most work done to it so far. The exterior improvements to Pomo would include ADA improvements.

The Board took a 10 minute break at 3:40 p.m. and reconvened at 3:53 p.m.

Trustees thanked staff for the excellent presentation and agreed that focusing on the immediate facility needs is a priority. Several Trustees agreed with the recommendations stating they are an appropriate use of the funds. It was noted that the solar farm was a great idea and that we should start that process as soon as possible, especially due to the probability of a need for an EIR. It was noted that the long-term options required further discussion, research and proper planning for a realistic use of this campus, with suggestions for partnership outreach, a conference facility and farm to table restaurant. There was concern that these decisions were facility driven rather than program/mission driven and a concern that the Miwok cluster had been included in original discussions, but was not now. Staff noted that figures have now been adjusted based on the results of the assessment and can only fund the Pomo Cluster. Trustees also noted the importance of student population and if it will increase, and how and whether it makes sense to make decisions based on what could happen. The Board must make responsible decisions and not lose the remaining bond money. There was a request to get the Solar Agreement on the next Board agenda to keep things moving. Vice President Nelson will provide updated research on the roofing figures.

Trustees agreed this was a great first step and decisions were made. Visionary ideas can be shared with Dr. Coon.

Dr. Coon noted that Board Goals and Objectives will be discussed at the May Board meeting at 4:00 p.m.

5. **Discussion of District-Owned Property in Bolinas and Monterey County**

The Bolinas property has not been used in about 10 years and there are significant issues with the property and the dock. The property is located on the San Andreas Fault Line and the hill behind the property is sliding. The property is valued at approximately $700,000 in its current state and there is also a valuable specimen collection. It was noted that this is a politically charged topic, both internally and in the community. It was suggested that the new members be shown the property and provided with the report on the property. It was also suggested that we reach out to the Bolinas community about the dock. There will be a future discussion about the property in
Monterey County. Vice President Nelson shared that title search information was provided to them in the assessment report.

6. M/s (Treanor/Bevis) to adjourn the meeting. Meeting adjourned at 4:34 p.m.