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February 24, 1985 Meeting Minutes

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M I N U T E S
SHAWNEE STATE COMMUNITY COLLEGE
Board of Trustees Special Meeting
February 24, 1985

The meeting was called to order by Vice Chairman, Dr. George White.

ROLL CALL

Members Present: Dr. Carson, Mrs. Andrews, Mr. Brown, Mr. Hyland, Mr. Rittenour, Dr. White

Members Absent: Mr. Morgan, Mr. Jenkins, Mr. Ferguson

The purpose of this special meeting was to discuss student housing; specifically the proposals of University Housing and Cardinal.

Mr. Taylor asked Dick Howard to review the revised plan as submitted by University Housing. The changes reviewed are outlined on Exhibit A attached.

Mr. Taylor told the Board that he did discuss alternate arrangements with Cardinal and they suggested a two bedroom design, see Exhibit B, with three students per bedroom. Cardinal thought they could make this change but it would result in rental fees of approximately \$140 to \$150 per month per student plus utilities.

With the proposals being placed on the table the meeting was opened for discussion with the following comments:

Dr. Carson - Cardinal's proposing that six desks be placed in the living room area. This would not be conducive to good study arrangements.

Mr. Brown - Have all channels been cleared for this construction, i.e., Ohio Board of Regents, etc? Mr. Taylor indicated that he has OBR approval for 123 units for student housing to be developed by outside developers.

Mr. Rittenour - How will the contract and the construction procees be monitored? Mr. Taylor answered Mr. Rittenour's question by referring to the proposal of University Housing which states that local attorneys and architects will be employed to the contract and construction respectively.

Other general discussion pursued regarding both Cardinal and University Housing, with the concensus of the Board being that they preferred University Housing Company's proposal.

Mr. McCurdy, College legal counsel, was present and he was asked for direction applicable to contract language and the manner in which to proceed. Mr. McCurdy discussed the points of concern as outlined below:

1. Proper corporate name of lessee and address
2. Terms of lease
3. Consideration
4. Purposes: Development of Student Housing
Reference - Plans/Specs.
Intent
5. Description of demised premises (Survey)
Access easement (s) - Define
6. Liability insurance (SSCC as named insured - fee interest)
7. Utilities
8. Real property/Personal property taxes
9. Express provision that buildings, landscaping, etc. are non-removable real property and shall be the property of SSCC at the termination of the lease.
10. Recitation both in Board resolution/lease of RC 3354.09 lease language.
11. Assignability
12. Bankruptcy/Insolvency/Composition for Creditors
13. Completion date/ time of essence

Mr. McCurdy also suggests that a letter of intent would be appropriate in order for University Housing to continue their planning process. Mr. McCurdy presented Resolution 2-85 attached to these minutes for approval by the Board of Trustees.

Mr. Hyland moved Resolution 2-85 and Dr. Carson seconded the motion.

Ayes: Dr. Carson, Mrs. Andrews, Mr. Brown, Mr. Hyland, Mr. Rittenour, Dr. White

Nays: None

Mr. McCurdy also advised the Board to send a draft copy of the resolution to Clayton Johnson, legal counsel for University Housing Company.

Being no further business a motion was made by Mrs. Andrews to adjourn; Mr. Rittenour seconded the motion.

Ayes: Dr. Carson, Mrs. Andrews, Mr. Brown, Mr. Hyland, Mr. Rittenour, Dr. White

Nays: None

The meeting was adjourned.

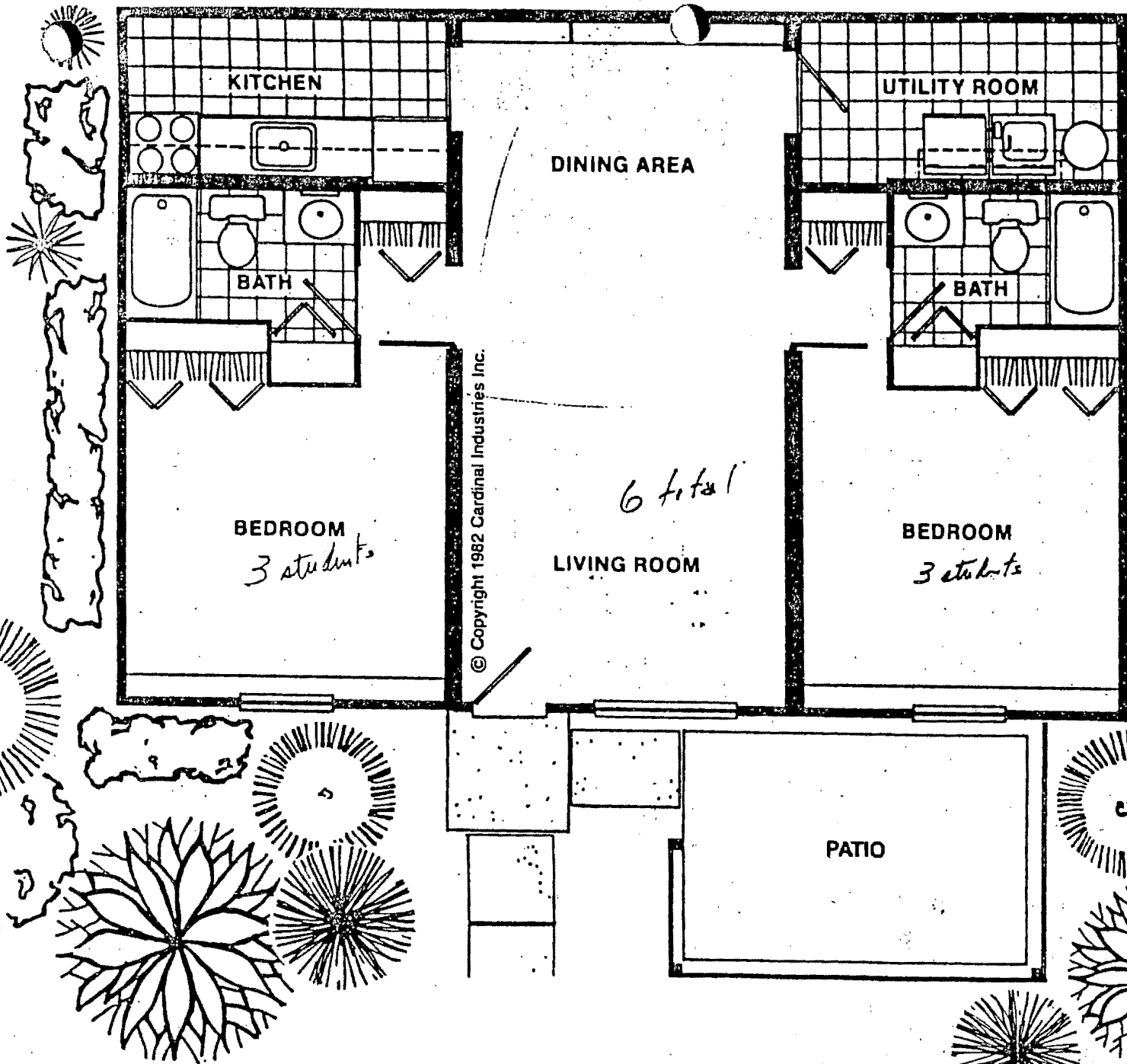
RESOLUTION 2-85

Upon motion duly made, seconded, and unanimously carried, it was resolved that pursuant to and in accordance with Section 3354.09(B) of the Ohio Revised Code, Shawnee State Community College, per its President, direct a letter of intent to Mr. Paul M. Goldberg, President, University Housing Company, Four Commerce Park Square, 23200 Chagrin Boulevard, Cleveland, Ohio, 44122, advising Mr. Goldberg that it is the intent of Shawnee State Community College to lease 1.32 acres to University Housing Company for the purpose of constructing and operating thereon student housing facilities, either on the eight students per unit program submitted with University Housing Company letter dated February 20, 1985, referencing William C. Nadeau, Registered Architect, Site Plan dated February 21, 1985, or other mutually agreeable program, the description, term, consideration and provisions of the lease to be negotiated.

PROPOSED CHANGES
STUDENT HOUSING PROGRAM
SHAWNEE STATE COMMUNITY COLLEGE

1. The basic housing configuration presented on 2/18/85 remains the same, i.e., 3 level town houses with bedrooms on the upper and lower levels, and living spaces on the entry level.
2. The number of bedrooms will be reduced from 5 to 4 and the number of students per bedroom will be increased from 1 to 2. Each unit will house 8 students, 2 to a room. Bunk beds will be utilized in the lower level bedrooms, single beds in the upper level bedrooms.
3. The number of baths remains the same at 2. Separate vanities will be added outside each bedroom.
4. The units will be increased in size by approximately 17%, principally by making them 4 feet wider than present.
5. The kitchen and all appliances will be increased in size to accommodate the larger number of users.
6. Washers and dryers will be located in each unit on the living level, and will not be shared by 2 units as before.

7. Each unit will have its own HVAC system located in the utility room on the lower level.
8. This phase of the housing program will be constructed in 4 buildings of 4 units each. As before, one building can be configured for occupancy by handicapped students.
9. The buildings will be laid out facing one another parallel to Mill Street. The green will be minimized in order to optimize site coverage. The end walls, which will be orientated towards the existing campus, will be faced in brick to match the colors used in the new buildings.
10. Parking will be allocated at the ratio of two spaces for every five students.
11. A separate free-standing managers' residence and service center will be erected on the site. The preferred manager profile will be a retired couple.
12. Rents under this program will average \$150 per student per month, slightly higher for the upper level bedrooms, slightly lower for the lower level bedrooms. Utility charges are estimated at \$20 per month. The utility charge may in fact be closer to \$15 per month, but that cannot be determined at this time.



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