

**Board of Trustees Special Meeting  
Friday, April 1, 2022  
Videoconference**

**MINUTES**

**Call to Order/Roll/Declaration of a Quorum**

Vice Chair Bullock called the meeting to order at 5:00 p.m. The secretary called the roll and a quorum was verified.

Daniel Santos	Absent	Paul Nicholson	Present
Rick Bailey	Present	Mimi Pieper	Present
Jon Bullock	Present	Deborah Rosenberg	Present
Sheila Clough	Present	Barry Thalden	Absent
Shaun Franks	Present	Bill Thorndike	Present
Lyn Hennion	Present	Steve Vincent	Present
Debra Lee	Present	janelle wilson	Absent

Vice President Perkinson read the SOU Land Acknowledgement.

**Public Comment**

No members of the public comments made any public comments.

**Action, Information and Discussion Items**

Southern Oregon University Property Acquisition (Action)

Introducing the topic, Vice Chair Bullock said that about a year ago, a university properties committee, including members of this board, was assembled to analyze SOU's property holdings. That committee helped to make strategic determinations for the best uses of SOU's real estate and they recommended a portion of SOU's real estate assets be liquidated, to support SOU's financial position. In January, this board authorized Vice President Perkinson to execute that plan and in doing so, he has identified a couple of opportunities to help SOU support the sale of a couple of these properties.

Vice President Perkinson offered a status update on the sale of the excess properties, saying that SOU has sold one house [Roca Street] and has accepted two offers on houses that currently are in escrow [Mountain Street]. The action he is seeking the board's approval on is tied to the Henry Street properties. As presented in the materials, he outlined that these properties have "slivers" of land attached to them and for the modest reimbursement of their administrative costs, Jackson County will sell SOU these slivers. So, the recommendation Mr. Perkinson is seeking the board's approval on is the acquisition of the land/parcels, which will be sold with the Henry Street properties, as depicted on the chart in the materials. The action will create contiguous parcels.

Trustee Rosenberg sought clarity on who SOU would purchase the slivers from, why these slivers exist, and what SOU will do with them once the university owns them. Mr. Perkinson stated that the slivers are owned by Jackson County, he doesn't know why they exist—his hunch is they are a legacy easement, and once SOU has a contiguous property, SOU will decide whether it is better to sell or develop the property, as affordable housing is an

important issue for students, faculty, and staff so he is open to selling or development. As the decisions mature, he will report back to the board.

Trustee Nicholson moved to approve the purchase of tax lot numbers 391E09DD6199 TL 6199 and 391E09DD6198 TL 6198 and the related dispensation of those. Trustee Lee seconded the motion and it passed unanimously.

#### Southern Oregon University Capital Projects Expenditure Authorization (Action)

Introducing the item, Vice Chair Bullock said the Britt Hall project, which the board previously authorized, is nearly complete. The board recently authorized a capital project for the Central Hall renovation as well. Related to these projects a “musical chairs” of sorts is necessary to accommodate SOU’s academic programs located in Central Hall and give them new homes—either permanently or temporarily. The board is being asked to approve a capital expenditure to help meet the academic space planning needs of the campus.

Summarizing the information presented in the meeting materials, Vice President Perkinson said SOU has an opportunity to issue a change order against the current contract with Britt Hall and use funding that is available from the previous biennium. The university has firm pricing that drives the \$1.9 million estimate and the board’s approval will help the university transition out of Central Hall.

Responding to trustee questions on how the use of funds will affect SOU’s forecast for this year and the source of funds, Mr. Perkinson said the way capital improvement and renewal (CI&R) bond funds flow, the university gets an increment of funding it is allowed to use at its discretion as long as guidelines are followed. Funding varies between \$4.5 million to \$5 million each biennium. Trustees asked specific questions further discussed the displacement of academic departments, fund transfers, the use of capital dollars, and the use of space planning experts.

Trustee Thorndike moved to approve the expenditure of \$1.9 million for Britt Hall to be paid from capital improvement and renewal bonds from last biennium. Trustee Hennion seconded the motion and it passed unanimously.

#### Southern Oregon University Capital Projects Prioritization for the 2023-24 Biennium (Action)

Vice Chair Bullock said the purpose of this item is to get the board’s approval, which is required before the prioritization can be forwarded formally to the Higher Education Coordinating Commission (HECC) to be included in the rubric for scoring for capital funding for the public universities. Vice President Perkinson noted that he initiated this discussion with the Finance and Administration Committee of the board last month. The charts have been updated to showed refined cost estimates.

In summary, the Facilities Planning and Utilization Committee (FPUC) looked at twelve projects presented by their proponents or advocates, those were prioritized based on connection to the mission as well as synergies and other factors, and the recommended priorities resulted. In order of priority are the Creative Industries/Student Success and

Leadership Center, phase 2 of Central Hall, Stevenson Union mechanical repairs, affordable housing (replace Greensprings), and a Business Sustainability Center at The Farm (the old farm house). The projects were shown with estimated costs and bond funding sources for the board's consideration. Regarding the April 4 submission to the HECC, Mr. Perkinson said he intends to submit the first two projects to the HECC for the upcoming biennium, as they are the most critical. Trustees also discussed the six-year capital projects plan from 2024-2030 as presented in the meeting materials.

Mr. Perkinson responded to numerous trustee questions saying that in the Creative Industries/Student Success and Leadership Center project, there are opportunities to expand to the north, toward the Stevenson Union, fix Americans with Disabilities Act deficiencies in the restrooms and improve the size of the restrooms and availability, and create some better studio space that will enable that synergy between the two programs [music and the digital media center]. Regarding affordable housing, he noted that Greensprings needs to be demolished and with a clean slate, much is possible such as a conference center or affordable housing. SOU has vacant land as well as the Henry Street properties discussed earlier in the meeting, which could be well-suited for affordable housing, although there is no a specific plan today. Regarding Cascades, Mr. Perkinson said the Cascade demolition was funded last biennium but SOU still has not received those dollars, although the state is committed for that demolition.

Trustee Nicholson asked how a wide range of participants was included in the process and how an equity lens was employed. Mr. Perkinson said the membership of the committee is diverse and includes faculty, staff and people from all walks of life including athletics and the foundation, so the membership of the committee helps create a diverse set of perspectives. Provost Susan Walsh added that the list of participants is diverse, from many different disciplines and divisions. Mr. Perkinson said the committee also needs to talk about how SOU supports the HECC's strategic roadmap, and specifically how SOU supports underrepresented minorities as an element of that. Dr. Walsh added that Mr. Perkinson is keen on being transparent, making sure that whatever scoring is done is done fairly and equitably.

Trustee Clough moved that the board approve the prioritization of capital projects for SOU for forwarding to the HECC in the capital funding process for the 2023-24 biennium. Trustee Rosenberg seconded the motion and it passed unanimously.

### **Adjournment**

Vice Chair Bullock thanked the members of the staff for pulling together the meeting and concise materials on short notice. He also thanked trustees for assembling for the special meeting. He said the next meeting of the Board of Trustees was scheduled to take place on April 22, 2022 at noon and would be an in-person meeting.

He adjourned the meeting at approximately 5:38 p.m.

Date: October 21, 2022

Respectfully submitted by,

A handwritten signature in cursive script, reading "Sabrina Prud'homme". The signature is written in black ink and is positioned above a horizontal line.

Sabrina Prud'homme  
University Board Secretary