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Minutes, April 18, 2001

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**SPECIAL TELEPHONE MEETING OF THE BOARD OF TRUSTEES
UNIVERSITY OF CONNECTICUT**

AGENDA

University of Connecticut
Bishop Center
Storrs, Connecticut

April 18, 2001

OPEN SESSION

Call to order at 8:30 a.m.

1. Public Comment (limited to agenda items)
2. Chairman's Report
 - (a) Items requiring Board discussion and approval:
 - (1) Environmental Impact Evaluation
North Campus Master Plan
 - (2) Ground Lease for Student Residential Apartments

(Copies are available in the Board Office upon request.)
3. Adjournment

The next meeting of the Board of Trustees will be a telephone meeting scheduled for Tuesday, May 8, 2001 at 8:30 a.m. This meeting will be "sited" at the University of Connecticut, Rome Commons Ballroom (South Campus Complex), Storrs, Connecticut.

PLEASE NOTE: *If you are physically challenged and require special accommodations, please call the Board of Trustees Office at 486-3142 prior to the meeting.*

**MINUTES OF THE SPECIAL TELEPHONE MEETING
OF THE BOARD OF TRUSTEES**

THE UNIVERSITY OF CONNECTICUT

University of Connecticut
Bishop Center
Storrs, Connecticut

April 18, 2001

The meeting was called to order at 8:38 a.m. by Chairman Roger Gelfenbien. Trustees who participated by telephone were: James Abromaitis, Christopher Albanese, Louise Bailey, Louise Berry, James Donich, Shirley Ferris, Linda Gatling, Lenworth Jacobs, Claire Leonardi, and Irving Saslow.

Trustees absent were: William Berkley, Michael Cicchetti, Michael Martinez, Frank Napolitano, Theodore Sergi, Richard Treibick, and Anne George, who represents the Governor's Office.

University Staff present were: Vice President for Financial Planning and Management Aronson, Vice Chancellor for Business and Administration Dreyfuss, Vice Chancellor for Student Affairs Triponey, Assistant Attorney General Shapiro, Associate Vice President Callahan, Associate Vice Chancellor Fox, University Architect Schilling, Dr. Schurin, and Ms. Locke.

All actions taken were by unanimous vote of the Trustees present.

A. The **Report of the Chairman** included the following items:

There were no members of the public who wished to address the Board.

1. On a motion by Ms. Bailey, seconded by Mrs. Gatling, **THE BOARD VOTED** to approve the Environmental Impact Evaluation (EIE) for the implementation of the North Campus Master Plan.

Trustee Gatling referred to the Archacological Resources section (page 5) of the Environmental Impact Evaluation (EIE) for the North Campus Master Plan and asked if the Connecticut Historical Commission had an opportunity to review and comment upon the potential use of Parcels A, C, J, E, and G. She also asked if the University could still build on these parcels if the Commission does not approve.

Mr. Schilling responded that the University is in the process of contracting with an archacological consultant to investigate the site. After the investigation is complete, the University will submit a report to the Connecticut Historical Commission.

Trustee Albanese noted that the State Archaeologist is employed by the University, but was not mentioned on the list.

Mr. Schilling responded that the Connecticut Historical Commission provided the University with a list of ten individuals authorized to do the investigation, in which the State Archacologist is listed. The University has not yet made a final decision, but will consider many factors, including availability.

Trustee Leonardi asked if the evaluation considered the impact of traffic on a complete or incomplete road.

Mr. Schilling responded that the assessment considered the impact of traffic on a completed road, which is necessary for many of the University's projects for that area.

Trustee Leonardi raised concerns about the increased traffic flow in the area.

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Mr. Schilling responded that completion of the road is necessary in order to develop projects on the Master Plan and to have access to these sites. The only project that can proceed without the road is the housing development.

Trustee Leonardi reiterated her concerns about increased traffic flow and pedestrian traffic at intersections. She noted that the Traffic Impact Study did not address these issues.

Mr. Schilling responded that those issues will be addressed when the design of the road is considered. Other considerations will include: 1) where the University will create intersections, 2) and how the University will access the parcels of land off the road while following the Department of Transportation's standards for site distances in creating safe intersections.

Trustee Ferris referred to the first full paragraph of page 16 of the EIE and asked what was the size of Parcel K.

Trustee Leonardi responded that Parcel K consists of 14.2 acres. Associate Vice Chancellor Fox confirmed the size.

Trustee Ferris asked if the parcel of land at the Depot Campus would make up the difference to total 47 acres noted on page 16.

Mr. Schilling responded that the Master Plan does not include farmland. The acreage refers to the buildable acres minus farmland.

Trustee Gatling referred to the Hazardous Materials section on page 9, which refers to contaminants in the landfill. She raised concerns about digging in this area to put down asphalt for a parking lot.

Mr. Schilling responded that the University will not dig in the area, but will cap the surface.

Trustee Albanese asked for more information about the chemical pit in Parcel L.

Mr. Schilling responded that the chemical pit area is not on top of the landfill. It is a separate area that the University will not build on. He noted that there are monitoring wells and other devices for long-term study.

Vice Chancellor Dreyfuss clarified that the area of the chemical pits has been excavated twice and the contaminated soil has been removed to a licensed disposal facility. The term "chemical pits" now refers to a geographical location, not to actual chemical pits.

The Board suggested that the administration refer to the chemical pits in a different way or define the present status of that area.

Trustee Leonardi referred to the Hazardous Materials section on page 9 and asked if the contaminants are confined to Parcel L or is it possible that some leaching has occurred to other nearby parcels of land.

Mr. Schilling responded that some of the contaminants from the former chemical pits have migrated into the bedrock. This area continues to be part of the ongoing Hydrogeologic Investigation.

Trustee Leonardi asked if the land being developed in Parcel H, which is in the vicinity of the former chemical pits, will also be tested to ensure that there are no contaminants.

Mr. Schilling responded that the land the University will develop is at a higher elevation and any of the materials from the former chemical pits are located more in a southwestern direction.

Vice Chancellor Dreyfuss noted that there are a number of test wells in that area and nothing from the landfill or the former chemical pits have migrated to any of the other parcels in the North Campus area.

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Trustee Abromaitis asked if the Board was being asked to approve the draft EIE.

Mr. Schilling confirmed this.

Trustee Abromaitis asked for confirmation that the administration will respond to the public comments that were presented in the public hearing or in writing.

Mr. Schilling confirmed this and noted that the responses to the public comments will be provided in the final document to be submitted to Office of Policy Management (OPM).

Trustee Abromaitis asked if the administration anticipated concerns that could present problems in the future.

Mr. Schilling noted that public comments were related to the historic house and barn, water supply, storm water, and some issues regarding the ability to review projects in the future.

In response to Trustee Abromaitis' question, Mr. Schilling responded that all the public comments required additional information.

Mr. Abromaitis asked when the final document will be submitted to OPM.

Mr. Schilling responded the administration expected to submit the final report to OPM next week.

Mr. Abromaitis asked if the Board would have the opportunity to review the final document before it was submitted to OPM.

Mr. Schilling responded that the Board would not review the final document.

The Board asked for more clarification about the process.

Mr. Schilling responded that typically the administration receives Board approval for a Finding of No Significant Impact (FONSI) or an EIE and then submits the final document, which includes the administration's responses to the public comment, to OPM.

Chairman Gelfenbien asked the administration to fax the final document to the Board.

Because of the unusual size of the document, Chairman Gelfenbien asked the administration to fax the public comments and the administration's responses in lieu of the full document.

Trustee Albanese raised concerns about receiving documents the day before the Board meeting.

Chairman Gelfenbien suggested that if any Board member has concerns about the materials, then the Board will hold a special meeting.

Chairman Gelfenbien asked for a timetable.

Mr. Schilling responded that he would like to send it to OPM next week, but could fax materials to the Board next Wednesday.

Chairman Gelfenbien asked for a schedule of what remains to be done.

Mr. Schilling responded that the consultant is working on the responses, which will be included along with the Board resolutions, in the final document to OPM. OPM has committed to a prompt response.

Trustee Abromaitis asked if this document will be reviewed within two weeks.

Chairman Gelfenbien asked Dr. Schurin to fax the Board a schedule this afternoon.

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Vice President Aronson commented that the process for the EIE was structured around the Board's availability. She indicated that there is no OPM deadline, but that they have agreed to respond promptly.

The administration agreed to fax to the Board the administration's responses to the public comments on Tuesday, April 24, and to allow the Board twenty-four hours to respond with concerns. If concerns are raised, then the Board will convene a special meeting. Chairman Gelfenbien asked to receive a copy by electronic mail. He also asked that Board members respond directly to Dr. Schurin.

Vice-Chair Bailey asked for clarification about the Rosebrooks House and Barn, under the Historic Resources section on page 5. She questioned the words "may displace" in the description and asked if the structures would be partially or completely salvaged and possibly moved to another location to avoid controversy.

Mr. Schilling responded that the administration will consult with the Connecticut Historical Commission regarding possible relocation of the buildings or redevelopment of the site.

In response to Trustees Ferris' and Berry's questions, Mr. Schilling confirmed that because it is a State historic structure, then the Connecticut Historical Commission will have the final authority.

2. On a motion by Mr. Albanese, seconded by Ms. Bailey, **THE BOARD VOTED** to authorize the Administration to enter into a Ground Lease with a not-for-profit entity selected by JPI Apartment Developer LP. The purpose of this Ground Lease is for the development, construction and management of approximately 1,000 beds of student housing on the University's North Campus parcel. The terms of the transaction are contained on the attached Term Sheet.

Trustee Jacobs raised concerns about the debt responsibility for the bond and asked for more clarification regarding the tenant's responsibility.

Vice Chancellor Dreyfuss responded the JPI Apartment Developer LP is one of the largest most experienced firms in the country and was chosen after a competitive selection process.

Trustee Leonardi asked for more clarification regarding the design. She asked if the developer was contemplating the kind of design described in the Master Plan, such as low profile buildings.

Vice Chancellor Dreyfuss responded that the design must conform to the University's design standards and must also be approved by the University Architect.

Vice-Chair Leonardi asked for an estimate to bring water and other services to the parcel.

Vice Chancellor Dreyfuss responded that all the utilities are close to the site. Mr. Schilling noted that electric and gas would be brought by the utilities and water and sewer sources are close to the site.

Trustees Abromaitis and Ferris left the meeting at this time.

Vice President Aronson gave a brief report on the budget. She acknowledged the support from the University's various constituencies. Vice President Aronson noted that since yesterday's update to the Board, there has been an additional increase in the add back amount for the University. For the Storrs-based programs, the add back is approximately \$7.9 million, which was OPM's estimate of the University's current services need. This amount is \$1 million less than the University's estimate. Vice President Aronson also noted that there is the possibility that the University will need to fully fund the proposed regional campus expansions, which in the first year of the Biennium would cost approximately \$4 million. If this occurs, the University may only receive half of what is required for current services.

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Vice-Chair Bailey asked if Waterbury Campus proposal was separate.

Vice President Aronson responded that Waterbury would be included in the \$4 million.

Vice President Aronson noted that the University's estimate for current services need is \$8.9 million, which does not include the regional campus expansions. The Waterbury Campus will need \$1.5 million.

Chairman Gelfenbien asked if there was separate legislation for Waterbury.

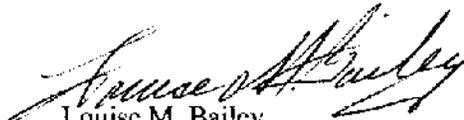
Vice President Aronson responded that there was not separate legislation. She noted that the confusion around the budget is that the administration's proposed budget defined the program increase for Waterbury as current services. This is a program increase above current services. If approved, there will less money available to fund the University-wide inflationary increases of base operations. Vice President Aronson noted that there is even more confusion at the Health Center. She noted that current services for base operations will be met, but there is no additional money to support research or strategic plans. Vice President Aronson noted that she will keep the Board updated.

Vice-Chair Bailey noted that it is not clear in the media as well. She noted that *The Hartford Courant* reported that the University will receive \$1.47 billion, which is above the Governor's plan.

Vice President Aronson responded that the problem was they aggregated all of higher education into billions, which was very difficult to figure out.

There being no further business appearing, the Board meeting adjourned at 9:12 a.m.

Respectfully submitted,


Louise M. Bailey
Secretary