Minutes of the Executive Committee Meeting, Tuesday, January 16, 2007

Members present: Cal Caplan, Denise Fleming, David Larson, Nan Maxwell, Susan Opp, Mo Qayoumi, Eric Suess

Members absent: Henry Reichman, Steve Ugbah, Dianne Woods

Guests: Carl Bellone, Emily Brizendine, John Charles, Fred Dorer, Randy Gale, Barbara Haber, Kim Huggett, Mark Karplus, Myoung-ja Kwon, Don Sawyer, Arthurlene Towner

1. Approval of the agenda

M/S/P (Caplan/Opp) to approve the agenda

2. Approval of the minutes from the meetings on October 31, Nov 28, December 5, January 9th

No minutes to approve

3. Reports

A. Report of the Acting Chair

- Vice-Chair Maxwell reported that Chair Reichman is in Long Beach.
- Upcoming events include a lecture by Henry Cowell on Transcultural Modernism on January 19 in MB 1055 and a performance by CSU Long Beach’s Choral Group, also on January 19 in MB1055.
- Maxwell reminded members that they may still contribute to the Scholarship for the Academic Ambassador, to be announced during Homecoming, February 2nd.
- Commencement times have been announced as follows: June 16: College of Science at 1 p.m. and the College of Letters, Arts, and Social Sciences at 5 p.m. On June 17, the College of Education and Allied Studies at 1 p.m. and the College of Business and Economics at 5 p.m. The commencement ceremony for graduates of all disciplines at the Concord Campus will be held on that campus on June 19.

B. Report of the President

- President Qayoumi reported that Dr. Linda Dalton began her work at CSUEB today.
- The President reported that today’s enrollment report indicates a 3.8% increase in FTE compared to last Winter. This increase is not as large as the Fall increase, but there is still another week to go. In addition, student housing occupancy is now close to 80%; a group is working on some preliminary plans for expanding housing, for the Board of Trustees meeting in March.
- The President and Chair have met with FDEC to discuss the possibility of expanding their mission; the committee will take this under consideration.
- President Qayoumi provided a clarification on the 07-08 budget. The CSU was not funded $7 million for outreach efforts, of which $240,000 would come to East Bay. Last year the same thing happened, and it is believed that the chances of getting the funds later in the budget process is high.
- Caplan asked if the improving state of the economy will have any foreseeable positive impact on next year’s funding. Qayoumi stated that although progress is being made, the state budget still does not account for approximately $6-8 billion in structural deficits; these amounts still must be addressed by the legislature and the executive branch. Further, the state has only allocated funding to the CSU in alignment with the compact. The Board has not taken action. The May Revise will give us a better picture of our budget.

C. Report of the Statewide Academic Senators

Caplan stated that Reichman is meeting with the Statewide Executive Committee. Standing committee meetings begin tomorrow with Plenary on Thursday and Friday. Achtenberg plans to make presentation to the body; there will be a reception for statewide senators as well.
4. Appointments

No appointments

5. **06-07 CAPR 2**, Five-Year Review of the Economics Program

M/S/P (Fleming/Caplan) to place 06-07 CAPR 2 on the Senate agenda

6. **05-06 CIC 38**, GE Course application (handout)

This document is a correction from 05-06

M/S/P (Opp/Suess) to place 05-06 CIC 38 on the Senate agenda

7. Discussion regarding a feasibility study concerning building Faculty/Staff housing on the old Highland Elementary School site (Barbara Haber, AVP Facilities Planning and Operations)

Haber reported on the progress of discussions regarding building faculty/staff housing on the old Highland Elementary School site. Hayward Unified has ongoing recruitment problems as well, and it is under discussion to use the site cooperatively with HUSD for owner-occupied faculty/staff housing. 83 townhomes, 14 apartments, and 16k Sq.Ft. of resident-focused commercial space are in the feasibility study plans, which need to go through school/city/CSU planning processes. The local community prefers owner-occupied housing over rentals or student housing. Retail space will likely be leased to smaller-named entities that will serve needs of residents and the surrounding community. Haber provided a handout showing the plan, which includes two-bedroom rental units located above retail stores and also plan calls for open areas, including a beltway, parkway, and a community playfield.

If the project moves forward, there will be a governing 501.C3 non-profit organization that would lease ground from CSU and HUSD. The 501.C3 would oversee construction and sales of homes (not including the land, as that will be leased) and would collect a monthly ground lease fee from the townhome owners. Upon resale, the 501.C3 would also oversee the sale and share the equity increase profit with the faculty member. 501.C3 corporations are preferable as homeowners associations are frequently subject to lawsuits.

Randy Gale stated that they are still looking at the area by the football field for housing as well (not rental). He noted that HUSD owns 5 acres of the Highland School property and CSUEB owns 2 acres. There are significant expenses that accompany such projects, including $35,000 per unit payable to the city of Hayward. In addition, we must pay prevailing wages. It is anticipated that the townhomes will sell to faculty/staff for 1/3 off the market value. In addition, homeowners will pay approximately $200 a month for the ground lease. Eligible buyers will be determined by tiers, with CSUEB faculty and HUSD teachers comprising the top tier. If not fully occupied, additional tiers will be determined and may be allocated to city employees or employees of other school districts, etc. However, the ground lease would be much more expensive for these buyers, perhaps in the range of $600/month.

In response to Caplan’s question regarding whether retirees would be allowed to maintain ownership, Qayoumi noted that it will probably be financially more attractive for retirees to buy homes elsewhere where appreciation is higher, and that the goal is to market towards junior faculty. He stressed that the project must be self-sustaining as the university is not allowed to put money into such projects; the 501.C3 will collect fees for the land lease as well as maintain upkeep of the residential, commercial and open spaces. He also noted that 5 or 6 other CSUs have worked out elaborate policies including priority plans/tiers, timelines, etc, so we will review those when adopting ours. In answer to Caplan’s query about liability if not fully occupied, it was noted by Gale that these details have not yet been worked out. Suess asked if median school salaries have been used to research costs. Qayoumi noted that affordability is premised on two-family incomes; construction costs will be a big factor in pricing. Haber noted that pursuing Hayward Unified and CSU authorizations are first, then we will move to concept design by mid-year if approvals are received. Master Plan updates will take a year. Construction could start in Fall of 09, with occupancy possibly in summer of 2010. Haber noted we are also looking at other projects including Concord and the original site near the football field. Qayoumi stated that the cost of construction will be the biggest issue; depending on where that goes, Block B and Concord will get started. Defining priorities (8-10 tiers on some campuses) will be done before the design level. Apartments must be subsidized, as rentals do not pay for themselves here. Haber clarified to Caplan that the CSU will NOT be putting money down on this project, but will lease our acres to the 501C3, which will get its income from the commercial rent, monthly ground leases, shares in lease equity increases at time of sale, and apartment rentals. To Larson’s inquiry about university-city relations, Haber noted that, in her experience, they are greatly improved. It was also noted that a Task Force survey has been done, asking what neighbors in the area wanted, which is helpful to the process.

8. **Possible discussion of Draft 06-07 BEC 7**, Discontinuance of CSUEB participation in a Joint Ed.D Program in Educational Leadership (cancelled)
9. Continued Discussion regarding the Presentation Room.

Discussion about the use of the Presentation Room continued from the last meeting. Maxwell recapped the previous discussion. She stated that the Presentation Room is tech-smart, is adjacent to the Senate Office, and has a seating capacity for 50 (whereas the Senate has 55 members). Interim Provost Kelly approved it for priority use by faculty governance and allocated the space to the Senate Office for scheduling as part of the package for moving the Senate Office from Warren Hall.

Dorer stated that, until a week ago, he had not previously seen the memo from Kelly about space being allocated to the Senate. Charles and Dorer have no problems using the room for Senate meetings, but the priority should be for use as a specialized instructional room. Dorer noted that it is a high cost room and it should be for classroom use. Dorer noted that he and John Charles don’t have a problem with Senate use of the room but priority should be classroom use.

Caplan stated that, even though average Senate attendance is 48, the room is, in his opinion, too big for committee meetings and too small for Senate meetings. He also understands the need to be proximal to the Senate office, as materials are often needed at the last minute. Caplan also stated that faculty governance meeting places need to be regular (not different places each time) and adequate in space. He also noted that the committees meet in the afternoons, which is a popular time for students.

Opp expressed concerns about offering classes in a tech room that may become trashed. Plus, the design is not good as an educational room. It would be hard to teach 50 students with pillars in the way. Opp noted that she would not like to see it in the regular scheduling system. Dorer stated that the idea was to use the room for specialized classes that need the technology. He added that there is a small meeting room in Faculty Development that the Senate could use, or a larger meeting room across the hall which seats 15.

Charles stated that the Presentation Room is a special purpose room; thus, scheduling would not go through regular channels. This was envisioned as a shared space from the beginning, starting with Faculty Support. He stated that he is happy with the Senate taking the lead role, but it remains a question. Dorer stated that MATS or Faculty Development should have charge of the room, to which Charles noted that the Senate should have first right of refusal.

Caplan noted that he likes the ¼ table-desks in Science for the Senate meetings. Opp noted that standing committee meetings are usually smaller. Bellone noted that this month every seat was taken in the CIC/GE meetings and noted that often CIC has a lot of guests. Maxwell stated that bouncing CAPR all over campus is not a good idea. Committees need a regular meeting place, but agreed we can be appropriately flexible.

After further discussion, the body agreed on the following recommendation:

That the Senate serve as the scheduling entity for the Presentation Room, with the schedule/calendar posted to the server; that the Presentation Room will not be for regular classroom use and that it will not be in the regular classroom scheduling system; that Sci S143 will be retained for Senate meetings; and that faculty governance meetings will be scheduled in the Presentation Room in advance. In addition, meetings, classes, workshops, and other entities with specific tech needs would be scheduled in the room, with any conflicts resolved by the Senate Office.

10. Possible discussion of the second draft of the Draft 06-07 BEC 6, Intellectual Property Policy, from the Copyright Committee (Soules) (TIME CERTAIN not before 3:30) (to be provided by email or as a handout, if available, or the topic will be postponed to the next ExCom meeting on January 30th)

Cancelled

11. Adjournment

M/S/P (Caplan/Larson) to adjourn at 3:45 p.m.

Respectfully submitted,

Denise Fleming, Secretary