

**COCONINO COMMUNITY COLLEGE
DISTRICT GOVERNING BOARD**

WORK SESSION

April 20, 2022



**COCONINO COMMUNITY COLLEGE
MINUTES OF A WORK SESSION
OF THE
DISTRICT GOVERNING BOARD
APRIL 20, 2022**

A Work Session of the Coconino Community College District Governing Board was held in the Board Room of the Lone Tree Campus, 2800 S. Lone Tree Rd., Flagstaff, AZ 86005. Board Chair, Dr. Nat White, called the meeting to order at 4:03 pm.

PRESENT: Eric Eikenberry
Patricia Garcia
Patrick Hurley (via Zoom)
Joseph R. Smith (via Zoom)
Nat White

Also Present: Ms. Alexis Knapp, Mr. Bob Voytek, Mr. Cheyenne Grabiec, Ms. Colleen Carscallen, Dr. Colleen Smith, Mr. Dietrich Sauer, Ms. Giovanna Macry, Dr. Jami Van Ess, Mr. Joel Fitzler, Ms. Kay Leum, Mr. Keith Becker, Ms. Kimberly Batty-Herbert, Ms. Kirsten Mead, Mr. Kurt Stull, Mr. Larry Hendricks, Ms. Louise Becker, Dr. Nate Southerland, Ms. Randi Axler, Ms. Sonni Marbury, Ms. Suzzanna Rodriguez, Mr. Tony Williams.

Reports, summaries, background material and other documents referred to in these minutes can be found in the April 20, 2022 documents file.

Follow Up
• None

1. FOLLOW UP ITEMS

As there were no follow up items, Dr. Nat White reviewed important upcoming events:

- The Proposition 438 Election
- The Public-Private Partnership (P3)
- Laying the groundwork for the Presidential search

2. DISCUSSION/INFORMATION ITEMS

A. Board Retreat Planning – Dr. Nat White

Dr. Nat White indicated that planning of the Board Retreat will involve the Presidential Search and resume when that process has been decided.

B. Tentative Budget and Property Tax Information – Dr. Jami Van Ess

Dr. Jami Van Ess reviewed a presentation on the proposed Fiscal Year 2023 (FY23) budget. The presentation covered the budget highlights, projected budgets in various funds, an all funds summary, the timeline for budget approval, legally required newspaper ads, state budget documents, and a truth-in-taxation handout. For additional details on these items, please see the April 20, 2022 documents file.

Questions on the presentation included the following topics:

- How COVID-19 has affected the budget process

- Financial outcomes are starting to show how the College has been affected by COVID
- How is equipment capitalized and how is maintenance scheduled
- Property taxes are 50% of the College funding

Dr. Nat White thanked Dr. Van Ess for the very thorough explanation of the FY23 budget and Truth in Taxation documents.

C. Genterra Ground Lease – Dr. Colleen Smith

Dr. Colleen Smith discussed the timeline of how the Public Private Partnership (P3) has progressed since 2019. In 2019 goals were established for a strategic plan that included entrepreneurial ideas. The Page Student/Workforce Housing project had been discussed for some time with local employers. The City of Page held discussions with the College concerning the possibility of taking some of the College Property for a developer to build affordable workforce housing. The City let the College know that the developer being considered would not provide student housing in the plans. In spite of the worldwide pandemic, CCC moved forward with the Request for Proposals to find a developer who would build both workforce and student housing on College property in the form of a P3. Due to the seasonality of the workforce, it is increasingly difficult to find housing during the tourist season. The Page Campus will work to adjust the scheduling of classes in order to share the housing space with both students and the seasonal workforce, which is beneficial to both the community and the College.

The Board discussion included:

- Why the master development agreement and ground lease were separated from one agreement to two.
- Future development of the Page campus and Genterra’s involvement when it is for the College.
- Explanation that our legal counsel was assigned specifically because of their experience in real estate and higher education. The attorneys went much further than what other schools would do for a P3 in order to protect the College.
- Dr. Nat White explained that the College benefits greatly from this partnership and is well protected in these agreements. If the agreements were to fall through, the land would revert back to the College.
- Trustee Mr. Patrick Hurley has expertise in development and construction management and explained that the City of Page had suggested they might take back land that was granted to the College because it wasn’t being used by the College. These agreements are a positive action for the College by moving forward with leasing the land and developing the property to support our students.
- The developer has put forth considerable resources towards this project and lenders will not back projects such as this without the ground lease.

Dr. Smith and Dr. White thanked all of the parties involved in the negotiation of the ground lease and master development agreement and said that Dr. Jami Van Ess and Mr. Patrick Hurley were instrumental in making sure the College’s interests were protected.

ADJOURNMENT: The Work Session Adjourned at 5:24 pm.

MINUTES PREPARED BY:

Ms. Kirsten Mead
Board Recorder

ATTEST and APPROVED:

Mr. Joseph R. Smith
Vice Chair/Secretary of the Board

Dr. Nat White
Board Chair