

Academic Senate Minutes
Wednesday, September 29, 2010
(Approved)

Call to Order

Senate Chairperson Dan Holland called the meeting to order.

Roll Call

Senate Secretary Susan Kalter called the roll and declared a quorum.

Approval of Minutes of September 15, 2010

Motion XXXXII-13: By Senator Van der Laan, seconded by Senator Dawson, to approve the Senate Minutes of September 15, 2010. The motion was unanimously approved.

Presentation: Cardinal Court Renovation (Vice President Steve Adams, Vice President Dan Layzell)

Key points of Cardinal Court Renovation:

- Renovation undertaken because new student housing needed
- Renovation plan approved by the Board of Trustees in June 2010
- South campus (Atkin-Colby and Hamilton-Whitten) has no sprinklers. Buildings that cannot be retrofitted for sprinklers by 2013 cannot continue as student living facilities
- Retrofitting would be cost prohibitive
- Atkin-Colby and Hamilton-Whitten will be demolished after spring 2012
- 1,600 beds off line by 2013
- Four semester housing requirement, so needed to look for alternatives for replacement beds
- Entered into a public-private partnerships so we do not incur the indebtedness ourselves
- Key developer American Campus Communities, which only develops student housing
- Will work with us on the design of the complex
- Collegiate Housing Foundation, a non-profit organization, will secure financing
- Land will be leased to Collegiate Housing Foundation
- When the debt is paid off, the property and the improvements on the property revert back to the university
- We retain final rights of refusal on all aspects of the development agreement. We retain control of the project
- The College Housing Foundation will enter into a management agreement with ISU as part of our housing stock. Maureen Blair and her staff and University Housing will be responsible for managing the housing.
- Anticipate a \$59.1 million budget, which is tax exempt
- Paid off through rents collected. The rents will cover the debt services as well as the operating expenses
- Any revenues that are left at the end of the year after those obligations have been taken care of will revert back to the university for use for other purposes within the housing program
- There will be 896 beds; five apartment-style buildings
- There will be a community center and it will have a café that will be run by Campus Dining Services.
Meal plans may be purchased
- There will be meeting and study areas
- Will provide a pathway from the facility to campus, which will be well lit with emergency call boxes

- Parking area for about 75% of the residents
- Washer and dryer, stacked. Some units will use a laundry room.
- Fully furnished
- Cameras for surveillance in the elevators and stairwell doors
- Units available to sophomore, junior, senior and graduate students
- Some units will have four bedrooms and four bathrooms; others will have 2 bedrooms and 2 bathrooms
- Community center will contain a fitness center, gymnasium, offices, lounge, café and a small theatre
- Complex will operate much like residence halls with paraprofessional and professional staff onsite
- Will open fall 2012; much of the design work has been done
- Will go out for bids. 75% of the labor will be done by Central Illinois companies

Senator Boldt: Do buses run to Cardinal Court and will buses run there in the foreseeable future?

Vice President Adams: Yes, we have already talked with Bloomington-Normal Transit. Parking Services is the one that has the most contact with them and we will enhance the bus services provided to that area.

Senator Boldt: How long will the leases be?

Vice President Layzell: It will be for 12 months.

Senator Knobloch: On the power point, it said that about 896 beds will provided with the new renovation. That leaves about 690 beds not there. Where are you putting those students?

Vice President Adams: We have worked with the Town of Normal and we have received from them the number of student housing projects that have been approved by the town. According to what is also on the docket, the market itself, we feel very confident that we will be able to absorb those additional beds. We could, however, in the future, at other locations around the campus, have occasion to build additional complexes like this under these types of circumstances.

Senator Tomlin: What are the rental rates going to be and since it is a public-private partnership, who collects those?

Vice President Layzell: We are in the last stages of finalizing a market study and the rates are very comparable with other off-campus housing. The target rates are around \$600 per bed. The university will have control over the rental rates and the rental revenue will be deposited with a trustee that will pay the debt service that is required each year. Whatever net revenue remains after the bills are paid will revert to the university at the end of the year.

President Bowman: I wanted to go back to the question of the need for additional housing. We haven't closed the door on the notion of building another complex in a different location. We are just moving slowly because we want to be absolutely certain that we are building the right number of rooms. We have locations around campus where we could envision another development like this. We will see what the environment looks like in two years and then make a decision.

Senator Olendzki: You mentioned that housing staff will be running the day-to-day operations of it. What part, if any, will American Campus Communities be playing?

Senator Adams: None.

Senator Olendzki: What is the percentage of upper classmen who remain on campus?

Vice President Adams: The numbers right now for the fall of 2010, there are 6,500 spaces available and out of the 6,500, approximately 6,000 are occupied by freshmen and sophomores and 525 are occupied by juniors, seniors and grads.

Senator Diaz: Will the apartments include limited access hours?

Senator Adams: I am not sure we can answer all of those questions right now. What we can say is that our University Housing Services will manage the property in much the same way that residence halls are being managed right now.

Senator Farrell: There is a four-semester housing requirement, so wouldn't that only open this complex up to juniors and seniors who are out of the requirement of having to live in the residence halls?

Vice President Adams: I am not sure I understand your question. Only freshmen will not be allowed to live in that complex.

Senator Farrell: To clarify, I thought I saw a four-semester housing requirement. Does that mean that they have to...

Vice President Adams: This is a part of our housing stock.

Senator Schlessler: What do you perceive as the alcohol policy for this facility?

Vice President Adams: The alcohol policy right now is that there is no alcohol allowed for any students of any age in the residence halls. In two years, my guess would be that the policy would be the same.

Senator Schlessler: Have you thought about the effects of having such a large student facility so close to University High School and the effect it will have on that culture?

Vice President Adams: Absolutely, we have thought about that and the advantages outweigh the disadvantages. The advantages being that the land was ours. It was a prime location for putting a complex of this size on it. Interaction between students in this complex and University High School is certainly a question we will be dealing with and will have to make sure we are diligent with that.

Senator Schlessler: My second concern would be the effect that this would have on our small school feel, because effectively we will have created another microcosm where students will only interact with other students at Cardinal Court. Is that a concern?

Vice President Adams: Right now, the choices are limited as to where we can put the complex. As time goes on with demolition of other residence halls, we will gain other options. I know that proximity to the campus has been a concern, but the advantages outweigh the disadvantages.

Senator Kalter: Are we losing some parking spaces. I can't tell from the slide.

Vice President Layzell: Behind the far north building is where the bulk of the parking will be. We will gain spaces from what we currently have out there. There will be just over 600 spaces for the complex.

Senator Kalter: Enough to accommodate the increase in beds?

Vice President Layzell: The current ratio is that you have about 75% coverage in terms of the residents, given the fact that not everybody is going to have a car and not everybody is always going to be there.

Senator Kalter: My second question had to do with the bed loss issue. It sounds from the graduate student count, I think you said five...

Vice President Adams: That does not count Cardinal Court or Shelbourne. They are out of the mix and in our residence halls around the campus is where those five live.

Senator Kalter: Is there a specific point person in Housing that helps incoming students and particularly international students to find off-campus housing if they cannot find beds on campus?

Vice President Adams: Yes, there is and they have worked very hard with International Studies for the spring semester because Cardinal Court will go offline December 15. We have worked very hard between Housing and International Studies to coordinate so that some students could move into the residence halls and others could move off-campus or to Shelbourne.

Maureen Blair, Director of University Housing Services: We have a Dean of Students Office that coordinates off-campus housing for students. We work with Michael Zajak, who coordinates that service for students.

Senator Cox: My question deals with the anticipated surplus rent monies that we expect to turn over to the university after paying the debt service for the year. Do we anticipate those to be a significant amount of monies and if so, have we tagged them for other expenditures already?

Vice President Layzell: They will go to build back up housing reserves to cover the cost of ongoing maintenance for the housing stock that we have. While we are anticipating that there will be some net revenue to the university, we are not anticipating that it will be a significant amount.

Senator Van der Laan: Could you help me understand a little better about where the money comes from and where it goes? It looked to me like money comes from bonds and rents and goes to Collegiate Housing and Collegiate Housing is employing American Campus Communities at some point and paying them.

Vice President Layzell: The Collegiate Housing Foundation, the LLC that they have established, will work with the Illinois Finance Authority to issue bonds in the amount of about \$60 million. Those revenues will come back to the LLC. The monies will be paid to the American Campus Communities, as the primary developer, for developing the facility and there will also be some revenues, under the bond covenant, out of the issuance proceeds that will be required to be put in reserves, both in terms of capitalized interest going forward for the next few years, interest payments on the bonds, as well as for debt service reserve requirements.

Senator Van der Laan: But the monies that the students pay each semester will be paid to Collegiate Housing?

Vice President Layzell: The money will be paid through the Collegiate Housing Foundation to the bond holders, who have purchased the bonds to provide the revenues. They sell the bonds to the bond holders and then going forward, the bond holders receive debt service payments in the form of rental revenues.

Senator Fazel: One follow-up question about the consumption of alcohol. From a graduate student's perspective, right now they cannot have alcohol in Shelbourne or Cardinal Court?

Vice President Adams: Shelbourne and Cardinal Court are two separate pieces of our housing puzzle and only the residence halls that are a part of our campus are the ones that we are talking about. That's where the non-alcohol policy exists.

Senator Fazel: For this facility replacing Cardinal Court, we are not considering it as a replacement that would also attract graduate students?

Vice President Adams: That would be purely speculative at this point of what the situation will be in two years. Who knows how many graduate students will live there and what the policy is going to be for the campus; we don't know that either.

Senator Fazel: Are we going to have efficiencies and one-bedroom apartments in the facility?

Vice President Adams: No.

Senator Fazel: Is there any reason why not? I think that most graduate students are looking for one-bedrooms or efficiencies.

Vice President Adams: This is primarily an undergraduate housing development. We do not anticipate that the graduate students will look upon this any differently than they do our regular residence halls.

Senator Dawson: Concerning the community environment, we currently have community or neighborhood environments in each of our residence halls. A question regarding ADA accessibility. How many units were planned for that?

Vice President Layzell: I can't give you specific numbers, but I do know that the developers have been working with the local agencies and the individuals on campus responsible for that to make sure that we have the appropriate number.

Senator Dawson: Another question. Washer and dryer or laundry facilities? Will they be per apartment or centralized?

Maureen Blair, Director of University Housing Services: The washer and dryer depend on the building. The buildings that have more shared units will have a laundry room. The buildings that have more private units will have individual washers and dryers.

Senator Dawson: How many juniors and seniors are currently being turned away from campus housing or is that an issue?

Vice President Adams: I really don't know the answer to that. With the attractiveness of this complex, that's

something that we will have to study as well. We will need to get a market study going, get some on-campus surveys going. There are a lot of questions that still need to be asked and answers provided for.

Senator Rubashkin: How long will the bond issue be?

Vice President Adams: The maturity period, currently we are anticipating 34 to 36 years, but we intend to pay them off sooner than that so that the lease can be concluded.

Senator Reifschneider: Does the Town of Normal plan to put a stop light at Adelaide and Gregory if this project goes through?

Vice President Layzell: We are in conversation with the Town of Normal in terms of what is the traffic flow. What it's going to mean for Gregory. What it's going to mean for people entering and exiting the complex. What it's going to mean for pedestrians. We view this as a solution we need to come up with together, so I can't tell you specifically where there are might be additional lights, but there is careful thought being given to all of the transportation and pedestrian issues.

Senator Ellerton: Given the large numbers of graduate students and international students, including families who were inhabitants of Cardinal Court, in terms of forward planning, the answer accommodates current people who might be displaced. But for future planning, has any consideration been given to that graduate community and international community that was very strong at Cardinal Court?

Vice President Adams: The international students who have lived in Cardinal Court have all been accommodated for the second semester either at Shelbourne or in one of our existing residence halls. As far as looking down the road, my personal view is that the university does not have an obligation to house married couples. At the same time, there are a lot of options for graduate students. Many options not only in the community in Normal, but also in Bloomington. The Town of Normal is providing options with many of the complexes that they are having private developers take on. I just see many, many options that students would have.

Senator Clayton: When I was a freshman, there was a two-year living requirement for dorms. Is there still going to be a two-year living requirement for on-campus facilities?

Vice President Adams: You might want to ask the President.

President Bowman: As long as I am president.

Senator Clayton: Is this going to be leased like an apartment or is it going to be pick your dorms online on I-Campus?

Vice President Adams: That's one of those questions that still needs a lot of discussion.

Senator Clayton: If it is leased like an apartment company, since it is such a nice property, a lot of the juniors and seniors who wouldn't want to live in the dorms might flock there. That's kind of leaving out the sophomores. Is there a way that sophomores can get first choice?

Vice President Adams: Those are just some of the questions we need to answer.

Senator Knobloch: Would it also be run with residence assistants?

Vice President Adams: We want to be sure that we study the issues thoroughly before we make final decisions. In this particular case, what we can say is professional and paraprofessional staff members will be a part of the management of this property.

Senator Knobloch: Would the meal plan change?

Vice President Adams: Campus Dining is very closely involved. It will run the dining facility. They are looking at a lot of different possibilities.

Senator Knobloch: You said something about other residence halls being demolished.

Vice President Adams: Atkin-Colby and Hamilton-Whitten will be demolished.

Senator Knobloch: Aside from them?

Vice President Adams: There are no plans to demolish anything further.

Senator Farrell: Will this area become part of the Association of Residence Halls?

Vice President Adams: It could change, but if it is run by the university, the Association of Residence Halls would have some role in it.

Senator Diaz: With the demolition of south campus, what will become of that space?

Vice Layzell: That is part of the current master planning process. One possibility is that there might be a building for the Mennonite College of Nursing there.

Chairperson's Remarks

Senator Holland: We have a major election coming up. I don't care who you are supporting, I just want people to be out supporting someone. Yesterday, I was at the Alcohol Awareness Taskforce meeting and it has come to my attention that we are not doing as well this year as last year. There is a spike upward in what I think are the two most serious things: police reports and admissions to the emergency room from alcohol-related incidents. So coming up this month is the Breaking the Seal program, which talks a lot about alcohol issues to students. If people would publicize that, I would greatly appreciate it. It will be held October 28 at 7:00 p.m.

Student Body President's Remarks

Senator Marquis: My Chief of Staff, who manages my cabinet and is our financial officer for the SGA, has resigned. We have now replaced that individual with a former senator from this year, Lauren Martin. She has already taken on that role and is doing a terrific job. Since she was a senator in this room, we are looking, yet again, for off-campus senators. We have three vacancies. We are also continuing our voter registration drive. We are going to register voters until October 5. The election is on November 2, but the early voting begins here in the Bone Student Center the 12th through the 27th. For all voters in McLean County, this would be the early voter station for everyone, as well as the County Clerk's Office and late registration for you.

SGA is focusing very heavily on off-campus housing. Every year students face a considerable amount of pressure to find a new lease or resign the lease. Today was the off-campus housing fair, but we will continue to push the concept to students that open leasing doesn't mean you need to sign right away. The leasing process is open, but they need to read their leases. The students' attorney here, which is out of the Dean of Students Office, is a free service for students to actually allow them to bring in their lease and the students' attorney will go through the lease with them for free.

There is a considerable concern from students about campus safety. SGA is going to have a renewed sense of safety here on campus. There are several student senators who are taking this on as a personal initiative and we will see lots of things happening in the next couple of weeks. We are working with the Division of Student Affairs as well as the University Police Department and the Students on Patrol program to make students have a safe way to get home and a safe college experience. We are putting this in the forefront as our campus is experiencing some campus safety elements.

Senator Crowley: Have you done an analysis of the reports that came out? It looks like really bad things happen during certain hours. How can we tell our students that they need not to be walking under the bridge at 2:00 a.m.? Is that part of the strategy?

Senator Marquis: A lot of this is common sense, but for a lot of students, it's not common. It is something that we are trying to instill. Our action plan is to get students to understand that there is a certain amount of personal responsibility that goes into that.

Senator Olendzki: You mentioned the STOP program. Most students are not aware of it. I had an idea that might increase awareness. I was wondering if you and President Bowman would be interested in coming out on a STOP patrol with us.

President Bowman: I would be happy to accompany you on one of those. Let's work it out.

Senator Tomlin: One idea I had was drawing up a campus lighting map so that students could plan out their route if they are going home that late.

Senator Knobloch: I am one of the many senators working on this initiative and we plan on working closely with the ISUPD and the recreation center to work on prevention tips, seminars and self-defense classes. Senator Tomlin, perhaps you can come on board with us.

Senator Tomlin: Sure.

Administrators' Remarks

· President Al Bowman

President Bowman: The state released a \$4.1 million payment to us a week ago. With that payment, we are now owed \$300,000 on our FY10 appropriation. No FY11 payments yet, although that was not expected at this point. IBHE is beginning its preliminary work on the FY12 budget. There are a number of universities around the state who have seen enrollment decline. We are not one of them. We have been working on increasing our minority enrollment and our total Hispanic enrollment is up 13% from a year ago and African American enrollment increased 3%.

There will be Senate hearings in Washington tomorrow to examine some of the for-profit institutions'

practices. The administration was ready to enact a gainful employment rule that would begin in 2011. They have put the brakes on the rule. They are under a lot of pressure from the for-profit sector. I am not happy to see Secretary Duncan back pedal on this issue. My guess is that after the November election, we will see some movement forward there.

Some of the tax credits that many of our students' families have enjoyed as part of the stimulus package will expire at the end of this calendar year. There is some debate in Washington about extending those benefits. Many of students take advantage of the American Opportunity Credit, a \$2,500 credit that goes to households with incomes up to \$160,000. The thinking is that will likely be extended into next year, but there are a number of tax related issues that will affect students that are working their way through congress right now.

Senator Farrell: In regard to enrollment, with the overcrowding in the dorms this year, are there plans to reduce the number accepted next year?

President Bowman: There are 6,200 beds this year. Our plan for the institution is to maintain flat enrollment somewhere between 20,000 and 21,000. Freshman enrollment this year was slightly higher than it was a year ago and there may be some fluctuation. Our plan is to keep it flat and provide enough housing for the freshmen that have to live in the residence halls and provide as many exemptions as we need to provide for the remaining students.

- *Provost Sheri Everts – No report*
- *Vice President of Student Affairs Steve Adams – No report*
- *Vice President of Finance and Planning Dan Layzell – No report*

Senator Holland: What's happening with the columns at Hovey Hall?

Vice President Layzell: This will be a project coming forward to the Board of Trustees at their October meeting to deal with a number of renovations at Hovey Hall, one of which is the columns, taking down the concrete cladding that's on there and putting on a more modern and long-lasting material. After the accident last year, we had engineers come in and had brackets put on, which we have been told will protect the columns from further damage. The project that we are looking at is next summer to take care of the columns.

Committee Reports:

Academic Affairs Committee:

Senator Stewart: The UCC report on revisions to policies, procedures and guidelines was handed to us. This is more of a pro forma issue. They report to us annually about what is going on and we just look it over so that the Senate is informed. The major change is the use of online curriculum proposals and an electronic approval process for course proposals. It's made to streamline the process and to find out what the most current change is in those proposals. There was nothing really controversial about this. It is not only to go green, but to streamline the process.

There was a request made for us to reopen the Equitable Treatment of Students Policy. The request was made to set a limit on the number of classes that can be missed by a student and the committee believes that the policy is written with enough clarity that there are chances for appeals and that any attempt to put limitations on the number of classes missed would be arbitrary at best. It is best to leave that policy as is and the

committee tabled that proposal. There is a pass-fail policy that needs to be written to reflect the catalog. That will be coming to us shortly. The fourth thing was textbook costs. There was Dick Durbin's admonition that we should do something to try to hold down the cost of textbooks and a committee is being formed I think through Milner and we are going to send two people to that committee as soon as meetings are scheduled.

Administrative Affairs and Budget Committee:

Senator Kalter: We had our second annual joint meeting with the Planning and Finance Committee to go over the operating budget and imminent request to the Board of Trustees. You will be seeing a presentation in two weeks from Barbara Blake. I want to prepare you for what she is going to say. There is no end in sight for tuition increases.

Faculty Affairs Committee:

Senator Wedwick: The committee spent the hour completing the revisions to the Ombudsperson Standards of Practice document that the Executive Committee requested of them. We are sending that document on to legal counsel and, from there, back to the Executive Committee.

Planning and Finance Committee:

Senator Van der Laan: Our committee met with Administrative Affairs and Budget and our report is the same as Senator Kalter's.

Rules Committee:

Senator Bailey: Chairperson Holland met with us to discuss the Vice Presidential Commentary Surveys and the process associated with that. That discussion is occurring. We also discussed the Academic Freedom Ethics and Grievance Committee Policy, a question of NTT representation, and that discussion is ongoing.

Communications

Senator Stewart: This is the 40th anniversary of the School of Art and there is an ongoing symposium on creativity starting last night and going through tomorrow.

Senator Cedeño: September/October is Latino Heritage Month. There is a calendar of events at latinostudies.illinoisstate.edu.

Adjournment

Motion XXXXII-14: By Senator Hoelscher, seconded by Senator Knobloch, to adjourn. The motion was unanimously approved.