



**MINUTES OF THE STUDY SESSION OF THE BOARD OF TRUSTEES**

**October 23, 2012**



**CALL TO ORDER / OPEN SESSION**

President McKean called the study session of the Board of Trustees to order at 1:06 pm and led the Board members and audience in the flag salute.

Board members present:

Mark McKean, President  
Bill Henry, Vice President  
Nina Oxborrow, Clerk  
Edna Ivans  
Jack Minnite  
Steve Cantu

Board members absent:

Jeff Levinson  
Brittany Burkhart, Student Trustee

Administrators present:

Frank Gornick, Chancellor  
Ken Stoppenbrink, Vice Chancellor of Business Services  
Carole Goldsmith, Vice Chancellor of Educational Services and Workforce Development  
Don Warkentin, President, West Hills College Lemoore  
Dave Bolt, Vice President of Educational Services, West Hills College Lemoore  
Stephanie Droker, Vice President of Educational Services, West Hills College Coalinga  
Pedro Avila, Vice President of Student Services, West Hills College Coalinga  
Sylvia Dorsey-Robinson, Vice President of Student Services, West Hills College Lemoore  
Frances Squire, Executive Director of West Hills Community College Foundation  
Richard Larson, Director of Farm of the Future, West Hills College Coalinga  
Tom Wixon, Director of Marketing/Public Information Officer

**Introduction of Guests**

There were no guests introduced at this time.

**Public Comments**

There were no public comments made at this time.

**STUDY SESSION**

NMTC (New Markets Tax Credit) Update – Dr. Frank Gornick introduced Mr. Mark Levinson of Greenberg Traurig. Mr. Levinson provided an overview of the tax credit

purchase. The total timeline for the transaction is seven years. Brief discussion took place regarding the timing of the project. Board members asked various questions regarding dollar amounts and dates. Dr. Gornick explained that the documents accompanying the resolution may change slightly as the project is finalized; however, the Board's approval of the resolution will authorize moving forward with the NMTC project and allow Dr. Gornick to sign any related documents.

Pharris/US Navy Land Transaction Update – Dr. Gornick introduced Ms. Jennifer Berry, legal counsel for the District, and Ms. Alexandra Elias, legal counsel for the US Navy. Ms. Elias provided a summary of the agreement between the United States of America and the West Hills Community college District with regard to the land transaction and discussion took place for purposes of clarification. Ms. Berry provided a summary of the Board resolution and the agreement for transfer of real property and additional discussion took place for purposes of clarification. Board members discussed the upkeep of the wetlands and bird attracting uses. Mr. Chris Addington, District Architect, explained that it is a retention basis and should not be referred to as a wetlands.

Facilities Update – Mr. Chris Addington, District Architect, provided a presentation on the District's master plan, photovoltaic projects, and District maintenance plan. He showed a master plan map of West Hills College Lemoore and a list of the proposed photovoltaic projects. Information was provided on energy projections through the year 2032, along with a payback schedule. With regard to the District maintenance plan, Mr. Addington has been directed by the District to develop a plan to achieve a self-sustaining program for implementation by District maintenance and operations department at each college delivery site, with oversight by AP Architects. The plan will include maintenance and operations departments and facility condition review, maintenance plan development, and maintenance plan implementation

### **ADJOURNMENT**

There being no further business before the Board of Trustees, the study session was adjourned at 2:58 pm.

---

Nina Oxborrow  
Clerk of the Board of Trustees

/di