

**THE RICHARD STOCKTON COLLEGE
OF NEW JERSEY
SPECIAL AD-HOC MEETING OF THE BOARD OF TRUSTEES
MINUTES**

MARCH 16, 2005

Trustees Present:

Hon. Gerald Weinstein, Vice
Dr. Clarence C. Hoover, III, Vice Chair
Mr. Curtis J. Bashaw
Ms. Celeste Carpiano
Michael Jacobson, Esq.
Carmen R. Matos, Esq.
Mr. Jonathon Furtado, Student Trustee Alternate
President J. Saatkamp, President, Ex Officio

**Call to Order and Roll
Call:**

The meeting was called to order at 1:00 p.m. in the Ann B. Townsend Residential Life Center. On March 4, 2005, notice of this meeting as required by the Open Public Meetings Act was (a) posted in the Business Services Office of the College, (b) sent to the editors of *The Press* and the *Vineland Times Journal*, and (c) filed with the Secretary of State, (d) Galloway Township Clerk's Office and (e) Atlantic County Clerk's Office.

**Lease of Property – 300
Shore Road, City of
Linwood Resolution:**

Chairman Weinstein reported Gilda's Club was the successful bidder for the leasing of the 300 Shore Road property for \$2,100 a month beginning March 15, 2005. The City of Linwood granted a temporary use variance so that the property could be used for other than residential purposes. The lease is for a period of twelve months, unless the State of New Jersey or the College (with permission of the State) seeks to terminate the lease earlier. Upon a motion made by Trustee Matos and seconded by Trustee Hoover, the Board voted to adopt the resolution. Trustee Jacobson recused himself from the discussion and vote because his firm represents Gilda's Club. Trustee Bashaw also recused himself from the discussion and vote because his office currently is the landlord for Gilda's Club at their Atlantic City property.

**Contract for
Comprehensive
Investment Services
Resolution:**

Mr. Richard Hale, Vice President of Administration, Finance & Institutional Advancement, reported the Investment Committee established a process for awarding Stockton's investment services. The process called for the issuance of an external RFP to obtain professional investment services for Stockton for a period of three years. Out of 10 responses, the Investment Committee selected Commerce Wealth Advisors as its investment management firm, commencing on or about March 16, 2005 through March 16, 2008. Upon a motion made by Trustee Jacobson and seconded by Trustee Matos, the Board voted to adopt the resolution, with abstention votes from Chairman Weinstein and Trustee Jacobson, due to their firms' representation of Commerce Bank.

**Special Presentation:
Facilities Master Plan –
Opening remarks from
Chairman Weinstein:**

Chairman Weinstein reported the College had conducted an RFP process to receive bids for consultants to assist in the development of a College Master Plan, for which Hillier Architecture's bid had been accepted. Dr. Saatkamp has created a special committee to deal with the new planning process.

President Saatkamp remarked the College has, over the last eighteen months, addressed several principal issues: student capacity and growth rates and issues related to facilities. Dr. Saatkamp noted the new Facilities Master Plan allows the College to look at its developable property as well as identify shortages in academic space, laboratories, offices, support staff, faculty, etc. The real issue, Dr. Saatkamp stated, was how the College can realistically, responsibly and intelligently, plan for additional needs. In addition, it was important the College build in an intelligent and responsible way over the several decades. He also commended the Committee, which includes trustees, faculty, staff, and a member of the Pinelands Commission, Galloway Township, Stockton College Foundation Board, and other constituents. The Co-Chairs are Dr. Rogers Barlatt, Professor of Chemistry and Mr. James Kennedy, Executive Director of Stockton College Foundation.

**Facilities Master Plan
Committee Co-Chairs:
Dr. Rogers Barlatt and
Mr. James Kennedy:**

Dr. Barlatt called the Board's attention to the proposed Master Plan, noting how the plan would build on Stockton tradition. He said the Committee enjoyed input and support from everyone involved in the process and he thanked the members of the Committee for their commitment and involvement.

Chairman Weinstein reminded the public that when the *Vision 2010* was undertaken there was a special committee on Capacity and Facilities. Dr. Barlatt and Vice President Hale served as Co-Chairs. On behalf of the Board, Chairman Weinstein thanked everyone for the outstanding work.

**Presentation by Hillier
Architecture:**

Mr. Steve McDaniel of Hillier Architecture came forward to make a presentation on the Master Plan. Mr. McDaniel acknowledged the Committee members and Ms. Joanna Strass, Project Manager from his firm. He reported that in order for the College to reach its baseline population of 6,200 FTE over the next three years, an additional 326,000 square feet of new space is required (after adding 29,000 square feet to F-Wing). To reach 7,500 FTE, an additional 232,000 square feet in academic, support and student service categories would be needed. In addition, to offer housing to at least 50% of the student FTE would require construction of at least 1,060 housing units over the next couple of years. Mr. McDaniel identified nine concerns and requirements: more students, more space, and better faculty/student ratio. He noted a lack of a welcoming entrance to the campus, obstructed views of the lake, which cause a "disconnect" throughout the campus, and insufficient parking. Also noted were some important preferences: the desire to

connect to the college's beautiful surroundings, using warmer building materials than used in existing facilities, and providing clear patterns so that pedestrian traffic is separated from vehicular traffic.

Stockton's shortfall of space compromises the College's ability to fulfill its academic and programmatic needs. Mr. McDaniel remarked there were about twenty different designs prepared. The preferred design connected the buildings together to create a relationship between them and encouraged a community of interaction, learning and teaching. Mr. Mc Daniel stated President Saatkamp reinforced the idea of Stockton being designed to look more like a traditional campus, including a new entrance, campus center, science building, other academic and support facilities. He concluded his presentation by noting the parking issue could be resolved by building new parking garages and improving spacing between existing buildings.

**Facilitation of Comments
from the Public:**

Chairman Weinstein invited comments from the public regarding the Facilities Master Plan.

Provost Carr thanked the Hillier group for its work and he emphasized the importance of moving forward with the Science building as a critical piece for the future of the College.

Trustee Jacobson said the design presented appeared to be the best option to address the parking issue.

In response to Chairman Weinstein's question regarding FTE levels, Mr. McDaniel indicated the Master Plan was designed specifically for incremental building to allow the College to invest its funds in whatever increments it choose.

When asked about by Chairman Weinstein about location changes for the proposed Science building and its effect on the "quad" design, Mr. McDaniel responded the College could place a science building into one of the current parking lots without distributing the existing tree lines.

Trustee Jacobson and Chairman Weinstein concurred that decisions about parking garages would be made prior to constructing the science building. President Saatkamp remarked there were two options for garages; by the PAC and near parking lot 1 in the wooded area next to Farris Drive. Each would serve a different purpose. Chairman Weinstein recommended the Committee consider the issues raised and make recommendations to the administration and the Board.

Trustee Carpiano inquired about additional student housing. Mr. McDaniel stated housing would likely be done in connection with developer's off-campus. Chairman Weinstein explained there were two major projects in the development stage for between 500-750

off-campus housing units. This joint venture would be with private developers who will build the housing to accommodate students within established price guidelines set by the College. A proposal will soon be submitted to the Finance Committee for review.

Trustee Bashaw commended the plan and noted the way in which Hillier Architects adopted the environment and existing conditions in the plan.

Chairman Weinstein asked if a shuttle system for parking will be implemented once construction begins. Mr. Kennedy responded the Committee will offer recommendations to the Board.

Dr. Joseph Marchetti stated off-campus housing needs must be addressed as the facilities are designed. Factors to consider are athletic fields, Free To Be day care; tennis courts, etc.

Chairman Weinstein inquired about available space in existing buildings once the student center is built. President Saatkamp remarked space will become available for additional academic space and other considerations. Mr. Kennedy noted the Updated Facilities Master Plan will address many issues discussed today.

**Adoption of the Updated
Facilities Master Plan
Resolution:**

Chairman Weinstein requested a motion to adopt the Updated Facilities Master Plan Resolution. Chairman Weinstein noted that in the implementation of this plan, there is existing Board policy relevant to capital construction which indicates that everything must come before the Facilities Master Plan Committee and also the Board for approval. Upon a motion made by Trustee Jacobson and seconded by Trustee Carpiano, the Board voted to adopt the resolution.

**Amendment and
Extension of Contact
With Hillier Architecture
for Professional Services
in Connection with
Facilities Master Plan
Resolution:**

Chairman Weinstein requested a motion for approval of an amended contract with Hillier Architecture for Professional Services which allows the College to amend and extend the contract with Hillier Architecture to provide professional services to the College in connection with the approved updated Facilities Master Plan, including conducting a market study, program verification, preliminary concept designs, and cost estimates for the Center. The contract extension is not to exceed \$100,000. Upon a motion made by Trustee Jacobson and seconded by Trustee Matos, the Board voted to adopt the resolution. Chairman Weinstein reported the Facilities Committee was authorized to move forward with the approved plan. He and President Saatkamp will implement the creation of a Subcommittee of the Facilities Planning Committee to expedite the design process.

**Presentation of Master
Plan Priorities –
President Saatkamp:**

President Saatkamp reported the Facilities Planning Committee will address issues related to the Pineland Commission's approval for road improvements to simplify travel on campus as well as a resolution involving the initial design plans for the science building.

Dr. Saatkamp stated this would give a clearer picture of what the building will look like, the building costs, and also financing arrangements. He also noted the three priorities of this initiative: college center, science building and parking garage.

Ms. Jaeckel reported the College had closed a deal on its variable rate last week (1.6%; 7-day rate) and concluded by swapping out half of the \$31 million for a 3.71% fixed rate. Chairman Weinstein thanked Ms. Jaeckel and the Finance staff for its work on the bond.

Comments from the Public:

Chairman Weinstein invited comments from the public.

Dr. William Cromartie, Associate Professor of Environmental Studies commented he was pleased to see the development of a master plan however, he asked that the College be mindful of storm water issues. Chairman Weinstein noted his comments and encouraged to continue to work with the administration on these environmental issues.

President Saatkamp remarked the campus plan was designed to look like a national park, keeping in mind a more natural and environmental setting. The Facilities Committee is also working on a plan with Conectiv to establish natural fields where transmission lines have been built.

Chairman Weinstein introduced Ms. Mary Ann Trail and congratulated her as the newly elected President of the Faculty Assembly. Ms. Trail commented she looked forward to her new role and working with the College Administration.

Dr. Michael Frank, President of the SFT Union, expressed his concerns regarding the potential congestion of parking garages.

Chairman Weinstein announced the Spring Benefit on Saturday, April 9, 2005 and encouraged everyone to attend the event.

President Saatkamp commended Hillier, the Facilities Master Plan Committee and others for the support and assistance. Chairman Weinstein requested the Master Plan be made available campus-wide.

Next Meeting:

Chairman Weinstein announced the next regular meeting of the Board of Trustees will take place on April 13, 2005 at the Townsend Residential Life Center.

Adjournment:

Upon a motion made by Trustee Jacobson and seconded by Trustee Carpiano, the Board voted to adjourn the meeting at 2:30 p.m.

For the College,
Brian K. Jackson, Assistant Secretary