



OFFICE OF THE BOARD OF TRUSTEES

Public Meeting Notice

March 30, 2022

TO: Board of Trustees of Southern Oregon University
FROM: Sabrina Prud'homme, University Board Secretary
RE: Notice of Special Meeting of the Board of Trustees

The Board of Trustees of Southern Oregon University will hold a special meeting on the date and at the online location set forth below.

Action items on the agenda include SOU property acquisitions; an SOU capital project expenditure authorization; and the prioritization of SOU capital projects for the 2023-24 biennium.

The special meeting will occur as follows:

Friday, April 1, 2022

5:00 p.m. to 6:00 p.m. (or until business concludes)

To view the proceedings at the time of the meeting, visit: <https://sou.zoom.us/j/81161075977>

Visit governance.sou.edu for meeting materials.

Public Comment

Members of the public who wish to provide public comment are invited to submit their comments in writing or sign up at trustees@sou.edu at least 24 hours in advance to provide verbal comments. Public comments also may be sent to the board via postal mail addressed to SOU Board of Trustees, 1250 Siskiyou Boulevard, Ashland, OR 97520.

If special accommodations are required, please call (541) 552-6060 or email trustees@sou.edu at least 24 hours in advance.



Board of Trustees Meeting
April 1, 2022



SOU Land Acknowledgement

Call to Order / Roll / Declaration of a Quorum



Board of Trustees

Friday, April 1, 2022

5:00 p.m. – 6:00 p.m. (or until business concludes)

<https://sou.zoom.us/j/81161075977>

AGENDA

Persons wishing to participate during the public comment period shall do so in writing or sign up in advance at trustees@sou.edu.

Please note: timing is approximate and items may be taken out of order

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|----------|--|--|
| 1 | Call to Order/Roll/Declaration of a Quorum | Vice Chair, Dr. Jonathon Bullock |
| 1.1 | Welcome and Opening Remarks | |
| 1.2 | Southern Oregon University Land Acknowledgement | Greg Perkinson, SOU, Vice President for Finance and Administration |
| 1.2 | Roll and Declaration of a Quorum | Sabrina Prud'homme, SOU, Board Secretary |
| 1.3 | Agenda Review | Vice Chair Bullock |
| 2 | Public Comment | |
| 3 | Action, Information and Discussion Items | |
| 10 min. | 3.1 Southern Oregon University Property Acquisition (Action) | Greg Perkinson |
| 10 min. | 3.2 Southern Oregon University Capital Project Expenditure Authorization (Action) | Greg Perkinson |
| 10 min. | 3.3 Southern Oregon University Capital Projects Prioritization for the 2023-24 Biennium (Action) | Greg Perkinson |
| | Adjournment | Vice Chair Bullock |

Public Comment

SOU Property Acquisition (Action)

Excess Properties Status Update

(for information only)

Address	Sales Price	Net Revenue	Remarks or Help Needed
668 Roca St	\$300k	\$283.4k	Purchased for \$13k
381 Mountain St	\$340k		In Escrow
391 Mountain St	\$375k		In Escrow
Henry St. (multiple)	TBD		Working with Jackson County to purchase 'slivers' of land they own
Indiana St	TBD		Cash only, as is...
Oregon St	TBD		Repairing water damage

Excess Properties Recommendation

- Issue: Henry St properties have ‘slivers’ of land owned by Jackson County (JC)
 - POC is Theresa Spradling at JC. She said: “... basically I just need a request to purchase the properties. Once payment is made, in this case \$500, I will prepare a deed. Deed first goes to survey for legal description verification. Then to Counsel, next Administration for signing, final step is back to me for recording.”
- Recommendation: board approve the acquisition of land/parcels to be sold with Henry Street properties. Final cost: TBD (initial est. \$500)

SOU Capital Project Expenditure Authorization (Action)

Britt Hall Project Construction Authorization (for decision)

- Britt Hall (Phase 1) is substantially complete (about \$8M)
- Scope of work to support Central Hall program relocation:
 - Permanently move Business from Central Hall to Britt
 - Create swing space for Foreign Languages, English
- Proposals received; total cost estimate is \$1.9M
 - Hard costs (Mechanical and Fit out)
 - Soft costs (A-E, permits, etc.)
- Recommendation: board approve \$1.9M capital costs for Britt Hall (to be paid from capital improvement and renewal bonds from last biennium)

SOU Capital Projects Prioritization for the 2023-24 Biennium (Action)

Capital Projects Recommendation

(updated slides from March F&A Committee)

- Three categories were developed to help sort / analyze projects
- Overall, 12 projects were identified
- Four Proponents presented projects:
 - Oregon Center for the Arts / Digital Media Center (DMC);
 - Renovations to The Farm at SOU;
 - Native American cultural center - proponent said “too soon;”
 - Wrestling facility (conversion of DMC)
- Facility Planning and Utilization Committee (FPUC) recommendation:
approve priority list; submit first two priority projects to HECC (see next slide)

Recommended Capital Project Priorities (as of 3/29/22)



Priority	Project	Estimated Cost	Funding	Remarks
1	Creative Industries / Student Success and Leadership Center (CI / SSLC)	\$43M	\$40.8M – XI-Q \$2.2M – SOU matching funds	OCA and DMC synergy... Great recruiting! ROTC + wrestling (corrects title IX)
2	Central Hall Ph 2	\$14.85M	\$14.1M – XI-Q \$.75M – SOU	Submit to HECC (for Q-bond funding)
3	Stevenson Union Mechanical repairs	\$10M	\$5M – XI-G \$5M – XI-F	Degraded HVAC + Submit in 2025
4	Affordable Housing (Replace Greensprings)	\$20M	\$20M – XI – F or P3	P3 opportunity (admin, lodging, conference pgms)
5	Business Sustainability Center at the Farm (the old farm house)	\$2M	\$2M – XI-Q \$.1M - Gifts	BCE, STEM and Sustainability programs?

Six-Year Capital Project Plan (as of 3/29/22)



Year	Project	Estimated Start	Estimated Finish	Remarks
2024	Creative Industries/SSCL	Q1 - 2024	Q4 - 2025	\$43M
2025	Central Hall Ph 2	Q2 - 2025	Q3 - 2026	\$14.85M
2026	Stevenson Union Mechanical repairs	Q3 - 2026	Q1 - 2028	\$10M
2026	Affordable Housing (Replace Greensprings)	Q1 - 2026	Q4 - 2027	\$20M
2027	Renovate or Replace Farm house	Q1 - 2027	Q1 - 2028	\$2M
2027	P3 – Solar system	Q1 - 2027	Q1 - 2028	TBD
2027	NAS Cultural Center	Q3 – 2027	Q1 - 2029	Location TBD
2030	P3 – Retirement	Q1 - 2030	Q1 - 2032	Cascades
2030	P3 – Retail / Affordable Housing	Q3 – 2030	Q3 – 2032	Ashland and Walker St

Questions? / Comments

Adjournment