The Board Workshop commenced at 8:32 a.m.

The following Trustees were in attendance:

   Mr. Andrew Pittman
   Mr. Jim Burt
   Ms. MarDee Buchman
   Mr. Randall Reid

Dr. Atwater advised that the purpose of the workshop was for the Board to discuss potential development opportunities for the Dale Mabry Campus front yard parcel.

Dr. Robert Chunn, Dale Mabry Campus President, shared a brief PowerPoint presentation with aerials of the campus, followed by Dr. Barbara Larson, VP for Business Administration/CFO, who summarized the valuation, opinion on ground rent and best utilization for the front yard from two appraisals completed in early 2013.

Mr. Burt discussed his interest in ensuring that future use of the front yard should be complementary to the College with suggestions such as a medical facility, hospitality or an amateur sports facility. The Board discussed possible impact on lease payments from rates in appraisals. Mr. Burt mentioned meeting with Bob Gries concerning his vision for an amateur sports complex and shared that he had expressed interest in exploring the HCC tennis complex site. The Board agreed that a new Invitation to Negotiate (ITN) would need to be issued for the tennis court complex site to allow developers interested in building an amateur sports facility at this location to respond; however, no action will be taken by the Board at this time.

The Board discussed options for the development of both the front yard and tennis complex parcels. The Board suggested a straight lease arrangement with uses that complement the college. There was discussion about use of a real estate broker to assist with identifying development concepts for the Dale Mabry campus front yard. Mr. Pittman suggested the ITN allow for developers to respond to all or a portion of the available land. Further, he recommended the inclusion of the vacant land immediately adjacent and east of the Student Services Building as an additional option for developers. The Board also agreed to include the Student Services parking lot as an option to square off the west site of the front yard parcel. The Board asked about height restrictions and staff advised that no facility could be higher than the Technology Building.
Dr. Atwater summarized direction provided by the Board:

- Staff will prepare an October Board item for the Board to authorize issuance of an RFP to select a real estate broker to investigate concepts for the development of the front yard parcel; and to prepare and market with HCC, an ITN for interested developers.

- Staff will prepare an October Board item for the Board to authorize issuance of an ITN for an amateur sports facility on the HCC tennis complex parcel which will include the requirement for the developer to relocate the tennis complex to the W.T. Edwards site.

The meeting adjourned at 9:25 AM.