

**BOARD OF TRUSTEES SPECIAL MEETING**  
**ICC Administration Building**  
**January 20, 2014 - 6:30 p.m.**

**MINUTES**

**Members Present**

Norman Chambers  
Phillip Fienen  
Hoite Caston  
David Wallis

**Others Present**

Daniel Barwick, President  
Sara Harris, Vice-President for Academic Affairs  
Greg Eytcheson, Vice-President for Information and Operations  
Tammie Geldenhuys, Vice-President for Student Affairs and Athletics  
John Eubanks, Professor of Business/Accounting  
Ben Seel, Professor of Political Science  
Mary Bailey, Student Life Coordinator

**Guests**

Greg Lower, Reporter  
Jeff Chubb, College Legal Counsel  
Kelly Young, Bluffstone, LLC Representative

**I. ROUTINE**

- A. Call to Order – Norman Chambers called the special meeting to order at 6:30 p.m.
- B. Pledge of Allegiance – Hoite Caston led the group in recitation of the Pledge of Allegiance.

**II. INSTITUTIONAL OPERATIONS**

- A. Development Contract with Bluffstone, LLC – Norman Chambers turned the meeting over to Dr. Barwick, who welcomed the guests and stated that this was the first opportunity to directly negotiate the development agreement for the proposed dorm. Dr. Barwick further stated that the purpose of the meeting was to determine areas of agreement, identify items still to be negotiated, and to determine what information the Trustees need to make an informed decision.

Norman Chambers invited Kelly Young to make introductory remarks. Ms. Young stated that she felt very enthusiastic about the project and looked forward to discussing specific items with the Board, and invited their comments.

A discussion ensued regarding a number of aspects of the proposed agreement. Trustee Caston requested Bluffstone provide a copy of its feasibility study, and Kelly Young agreed. After a substantial discussion regarding whether occupancy in the new dorm would be guaranteed by the College, Trustee Fienen asked Ms. Young to find out the lowest occupancy rate the bank wanted guaranteed, and Ms. Young agreed. Dr. Barwick asked for a sample management agreement, since the development agreement refers to a management agreement, and Kelly Young agreed. Norman Chambers asked whether the College administration could create some financial scenarios based on the figures in the management agreement sample, and Dan Barwick agreed.

**III. EXECUTIVE SESSION – No Executive Session was required.**

**IV. ADJOURN – David Wallis moved to adjourn. The motion was seconded by Hoite Caston and the motion carried 4-0. The meeting adjourned at 8:00 p.m.**

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Dan Barwick  
On Behalf of Beverly Harris, Board Clerk

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