

**BOARD OF TRUSTEES
EASTERN IOWA COMMUNITY COLLEGE DISTRICT
January 28, 2008**

COMMITTEE OF THE WHOLE MEETING

The Board of Trustees of the Eastern Iowa Community College District (Merged Area IX) met as a Committee of the Whole on January 28, 2008, in Room 210 at 306 West River Drive, Davenport, Iowa. President Robert Gallagher called the meeting to order at 6:00 p.m. with the following directors present: Kendra Beck, Dr. Joseph D'Souza, Mary Lou Engler, John Frampton, Bill Phelan*, Milton Shaw, Shirley Stewart. Absent: Bill Vetter.

Chancellor Pat Keir reviewed the process to-date related to the Capitol Theatre management. She asked Rich Horst, EICCD director of development, to review the proposed lease of the theatre to NVents. Mr. Horst reviewed the terms of the lease in detail. President Gallagher expressed concern about the dram shop language and asked if the clause related to the prorated share of utilities allowed for an increase in energy costs. Mr. Horst replied that the intent is for the lessee to eventually have its own utilities.

Chancellor Keir asked Mark Kapfer, executive director for economic development, to review the potential student housing project. Mr. Kapfer explained what actions have been taken to-date and shared results of the study completed recently by Russell Construction. The study showed a demand for student housing at all three EICCD colleges, but the proposed monthly rent was deemed "aggressive." Mr. Kapfer said the next steps will be to survey potential markets and determine how to make the project work financially.

*Director Phelan arrived at 6:15 p.m.

Chancellor Keir reminded the Board that on February 1, 2007, the EICCD Foundation acquired the former Wacky Waters property on I-80 on behalf of the District. The intent has always been to transfer ownership of that property to the District, and the time has come to start that process. Mr. Horst explained that the Foundation has had the opportunity to conduct due diligence on the property, that surplus equipment has been sold and environmental concerns remediated. The Foundation is now offering the property to the District at its accumulated costs of approximately \$1,344,000. Lana Dettbarn, executive director for administrative services, explained that the District would assume the debt on the property, including the purchase contract of \$1,080,000 at 6% interest and a cash amount of approximately \$266,000. The Board will be asked to approve this transaction following a public hearing in February 2008.

Dr. Tom Coley, president of Scott Community College, gave the Board a brief update on the SCC road project, noting that negotiations are underway with Alcoa for reciprocal easements.

Chancellor Keir asked Dr. Coley to update the Board on the potential lease at One Putnam Center in downtown Davenport for the culinary arts and hospitality program. Dr. Coley reported that renovation costs have increased as the project has developed and that costs are anticipated to increase even more after renovation starts. For that reason, he is recommending that the District not proceed with the arrangement. Board members asked what other alternatives exist for the culinary arts space, and Dr. Coley indicated that the program could become part of the west Davenport campus when it is developed or could be incorporated into the Belmont campus.

The Committee of the Whole adjourned at 7 p.m. to move into the Regular Board meeting.

Honey H. Bedell, Board Secretary

Approved:

Board President