

**Portland Community College
Cascade Campus
Bond Advisory Committee**

**Next Meeting:
Thursday, January 20, 2011
6:00 – 8:00 pm
Dinner served 5:45 pm
Humboldt Gardens
5033 N. Vancouver
Portland, Oregon**

BAC Meeting Notes: Meeting 2

Meeting Date: December 9, 2010, 6:00 – 8:00 pm

Meeting Location: Humboldt Gardens, 5033 N. Vancouver, Portland, Oregon

Attending:

BAC Members: Kerri Melda, Ben Torres, Sarah Crisp, Isa Dean, Joe McFerrin, Wesley Nelson, Royce Mason, Mark Tellis, Jason Lim, Paula Barreto, Justin Elardo, Troy Jesse, Gauri Rajbaidya, Sonja Grove, Derrick Foxworth and Algie Gatewood

PCC Staff: Rebecca Ocken, Gina Whitehill-Baziuk, Linda Degman, Randy McEwen, Wing-Kit Chung, Kristin Watkins, Grant Bennett, Christine Egan and Abe Proctor

Facilitators: Sharif Abdullah and Sandy Boardman, Innovative Growth Solutions

Welcome:

The meeting was called to order at 6:15 pm. Dr. Algie Gatewood, President of Cascade Campus, welcomed the Bond Advisory Committee (BAC) members and PCC staff. He asked Sharif Abdullah to begin the meeting by reviewing the agenda. Sharif explained that Sandy Boardman would be filling in for Jeanne Nyquist as the recorder for this meeting and that photographs would be taken for archive purposes.

Public Comment: Sharif opened the meeting for public comment. There were no public comments.

Team Building/Connecting Exercise:

The BAC members participated in an exercise to better understand their Invisible/Explicit/Assumed Cultures. BAC members discussed their particular community affiliations and connections and de-briefed responses. This exercise was expanded and concluded later in the meeting.

Lay of the Campus:

Sharif explained that PCC staff would be presenting information regarding Cascade Campus.

Campus History/Layout:

Abe Proctor, Campus Community Relations Officer, presented information on campus history and layout. PCC purchased two acres in the late 1960s, and the new Cascade Campus opened in the fall of 1971. The campus footprint changed in early 2000 when a previous bond measure supported improvements that created today's campus. Abe referred the BAC to a brochure depicting the campus profile and discussed each of the building facilities.

BAC members posed the following questions:

- What is missing at the Cascade Campus?
Response: Abe explained that lack of parking is a major issue, as well as the need for more classrooms, and lab and office space.
- Does more land need to be acquired to meet these needs?
Response: Possibly.
- Why are the maps skewed to the west, but the line to the east appears very definite?
Response: Sharif directed the BAC's attention to maps in the information binder showing all PCC properties in the vicinity. Rebecca Ocken, Campus Project Manager, stated that the borders were established by the Impact Mitigation Plan (IMP). She also explained that BAC members will get an opportunity to explore this subject more in January.

Bond History/Background:

Randy McEwen, PCC District Vice President, presented background information on the bond. He noted that the conversation for a bond measure began in 2005 when PCC realized that student enrollment was exceeding facility capacity. In late 2007, a base concept was solidified. After over 80 community meetings that sought input on a potential bond program, the PCC Board passed a resolution to bring a \$374 million bond measure before the voters in 2008. Investments of between \$40 and \$60 million will be made at each campus, in addition to a variety of district program investments at each campus.

BAC members posed the following questions:

- Were any significant lessons learned from that process?
Response: Randy explained that the process highlighted the importance of planning. As a result, the BAC was formed to ensure community involvement and a Bond Program Team was established to oversee implementation.
- Where does the bond money come from (i.e. who pays)?
Response: Randy explained that the bond measure established a tax levy in the five districts that PCC serves. He further explained that community colleges are different from cities and counties in that for community colleges, tax levies must be approved by voters to provide funding for capital improvements and new construction. PCC issues bonds and tax revenue pays for the money borrowed under the bond.

Cascade Campus Community Vision:

Dr. Algie Gatewood presented the PCC Vision. He stated that the Cascade Campus needed to go a step beyond PCC's vision because Cascade is a diverse campus with significant history and a rich culture that needs to be honored. Algie emphasized that he wants to improve the community through this process, specifically in the area of sustainability, by reducing the campus' carbon footprint.

Several BAC members voiced support of the vision, indicating that it reflects the cultural richness of the neighborhood.

Linda Degman, PCC Bond Associate Director, provided an overview of the LEED ([Leadership in Energy and Environmental Design](#)) certification process. Linda explained that the process will help PCC save in the long-term through energy efficiency, and the certification will help PCC reach its sustainability goals.

BAC members posed the following question:

- Will the cost of LEED certification result in a reduction in student facilities (~~i.e.~~ number of classrooms)?

Response: Linda explained that the budget would be developed to support both classroom needs *and* LEED certification.

Campus Planning:

Rebecca Ocken, Cascade Project Manager, provided a brief overview of the master planning process, highlighting how BAC members can help meet the campus' planning goals. She explained that for the planning process, PCC reviewed 25 Cascade Campus service areas, providing information on space and adjacency needs. The BAC will review this information and provide advice on space needs, building locations, parking, etc. She explained that we are in the early planning stage, and the architect will provide more information to the BAC in January.

A BAC member posed the following question:

- Can PCC meet all of its needs and objectives within its existing footprint? Does it have to expand beyond its current borders?

Response: BAC members will be considering alternatives in the near future. There will be more discussion regarding the Impact Mitigation Plan (IMP) in February. The IMP establishes fixed boundaries through city zoning. More information on the IMP is provided in BAC binders.

Bond Objectives v. 1.6:

Randy McEwen discussed the significant increase in student enrollment, emphasizing that PCC is 'playing catch-up' with all of its facilities. Specifically the objectives of the bond are to:

- Build more general purpose classrooms (75 total, across the district), and
- Improve PCC's ability to serve students (advising, counseling, financial aid, etc.).

Cascade Campus improvements will include:

1. Student Services Building: The building needs to be improved to serve more people (students and public).
2. Education Building: There is a need and an opportunity to provide additional programs to train educators. State funding may also be available for this improvement.

3. EMS/EMT Technology: Facilities are needed to provide first responders for fire fighting and emergency services with more simulator-based training.
4. Combined Library and Student Center: Current Student Center facilities are not adequate to provide food services and capacity for students and public space. The library will be renovated.
5. Parking: Parking is inadequate. The challenge is to determine opportunities for reducing parking demand through Transportation Demand Management (TDM). A parking structure may need to be considered as an option.

Randy reported that PCC needs to accomplish certain objectives across all campuses, in line with the Ballot Title (which is a potential subject for the next BAC meeting). He explained that state funding of \$8 million may be available as partial funding for the Education Building (as noted in #2 above). Randy further explained that PCC will need to provide the major share of the funding. The building will need to be completed by 2014 if state support is provided as planned.

Committee Charter:

Sharif asked if there were any thoughts, comments or proposed edits to the Committee Charter that was introduced at the last BAC meeting. Three issues emerged:

- 1) Voting. There isare one or more people on the BAC representing a single committee position - same interest, business or organization (i.e. McMenamín's). Each committee position will have only one vote on each action item.
- 2) Decision-making process. As the BAC is acting in an advisory capacity to the Campus Bond Executive Committee, can the BAC be assured that their recommendations will be put into action? Dr. Gatewood explained that the BAC is an advisory body, and their recommendations will be brought to the Executive Committee. He explained further that the BAC is an important committee, and their recommendations will be weighed carefully and taken into full advisement. He emphasized that all involved will need to trust the process and move forward in good faith.
- 3) Make-up of BAC. A committee member thought it appeared that community representatives were outnumbered by the number of PCC interests. Gina Whitehill-Baziuk, PCC Public Involvement Manager, explained that there are five PCC positions on the 20 member committee: 1 full-time PCC faculty, 1 part-time PCC faculty, 1 PCC Public Safety representative, 1 PCC student leader and the committee chair. Currently, the full-time faculty position is represented by two PCC instructors (Troy Jesse and Justin Elardo). Together they have one vote on the committee. Other PCC staff members at the meetings are serving as an informational resources to the committee, not as voting members.

Sharif called for a vote on the Committee Charter. The BAC voted unanimously to adopt the Ground Rules and Committee Charter.

Meeting Schedule:

The BAC members scheduled their next two meetings in January: Thursday, January 20, 2011, and Thursday, January 27, 2011, from 5:45 pm – 8 pm at Humboldt Gardens, 5033 N. Vancouver, Portland, Oregon. The BAC members agreed to gather and eat dinner at 5:45 p.m., and to begin the meetings promptly at 6:00 p.m.

The BAC members also agreed to a Campus Tour of the Impact Mitigation Plan Area on Saturday, **January 8, 2011**, with a tentative time of **2:00-4:00 p.m.** They agreed to a backup date of January 15, 2011 (in case of snow or other event). It is important that the tour take place during daylight hours. The BAC members will receive further details as the date gets closer.

Subsequent meetings will be held twice monthly. The preferred meeting schedule for most BAC members is:

- 3rd Thursday of the month
- 4th Thursday of the month

Team Building/Connecting Exercise (Part Two):

Sharif continued a team building exercise with the BAC members. He asked a number of questions allowing members to join a “community” and identify “who is the Other”. He de-briefed the exercise by stating that at some point in time you are either in a majority or in a minority, and if you look for similarities, you will eventually find them.

Dr. Gatewood thanked the group and wished everyone a happy holiday season.

The meeting adjourned at 8:05 p.m.

Dinner and free child care will be provided to BAC members for all meetings. **Members are reminded to notify Christine Egan (christine.egan15@pcc.edu) of dietary restrictions or food allergies, and RSVP for childcare needs.**

Recorder: Sandy Boardman, IGS