



**Board of Trustees Special Meeting  
Real Property Work Session - Meeting Minutes**

**12:00 P.M.**

**CWI Nampa Micron Education Center  
Room 1701 A/B  
5725 E Franklin Rd, Nampa ID 83687**

**October 15, 2019**

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**CALL TO ORDER**

Chair Smyser called the meeting to order at 12:00 p.m.

**ATTENDANCE**

**TRUSTEES:**

Skip Smyser, Chair  
Mark Dunham, Vice Chair  
Mary Niland, Secretary  
Molly Lentz, Trustee  
Annie Hightower, Trustee

**ALSO PRESENT:**

Craig Brown, Executive Vice President, Operations  
Mark Browning, Vice President, College Relations  
Lillian Talley, Vice President, Human Resources  
Ashley Smith, Communications Representative III, Communications & Marketing  
Audrey Eldridge, Director, Communications & Marketing  
Janice McGehee, Executive Assistant to the President  
Morriah Marks, Executive Assistant, College Relations  
Jeff Flynn, Executive Director, Facilities Planning & Management  
Aaron Whitman, Facilities Planning Manager  
Kae Jensen, Dean, Math & Science  
Patrick Tanner, Assistant Vice President, Enrollment & Student Services  
Mitch Minnette, President/CEO Nampa Chamber of Commerce  
Justin Vance, Dean of Arts & Humanities  
Stan Bastian, Former CWI Trustee

**VISITORS:**

Scott McIntosh, Idaho Statesman

**PRESENTING: CRAIG BROWN, EXECUTIVE VICE PRESIDENT, OPERATIONS**

- Meeting is being zoomed and videoed.
  
- Resources used;
  - Book titled, "From Scratch: Inside the Lightning Launch of the College of Western Idaho" by first CWI President, Dennis Griffin.

- Trustee Meeting Minutes
  - VP Brown's files
- This is a historical record of real property, not a total history of the college.

**OBJECTIVES:**

- A. Address questions raised by Trustees in previous review of next steps and direction for capital projects including:**
- a. What has been the history for real property that has lead CWI to its' status?
  - b. With enrollment trends, why does CWI need more space?
  - c. How did CWI determine that a Health Science Building is the college's top priority?
  - d. Is there still the same market demand and skills gap for healthcare and sciences?

**ADDRESSING CWI'S REAL PROPERTY HISTORY - TIMELINE REVIEW:**

- Vice President Brown reviewed the timeline. The interactive timeline was created by CTA Architects, Boise and begins in 1997 through present day.
- Trustee Dunham commented that throughout the campus planning process, the Board and Staff looked at every option. This being a two county plan (Ada and Canyon), CWI had approximately 9,000 students at that time and we wanted to make sure that there were enough locations in Ada County.
- Trustee Niland asked to revisit at this point, when the College actually started. This process was a lot of hard work and had major pit falls. The funding for the Boise Campus came originally from the Legislative work of Senator Atwood Parry and Senator Jerry Thorne who were co-chairs of the JFAC Committee at that time.
- Trustee Dunham clarified that support for a Health Science Building was not rejected because the Permanent Building Fund Advisory Committee did not support the idea. There were other priorities throughout the state as well as the recession happening and the fact that the State did not have the money.
- Former Trustee Stan Bastian added that underlying all of this was a problem that the original tax rate was too low. Approximately \$12 per \$100,000 in property value. If we compare CWI to North Idaho College and other Community Colleges, it is a very low rate. As the property values go up, the tax rate goes down and this is a big problem that continues to this day.
- Trustee Niland mentioned the first Moore Survey related to the Yes campaign to start the college and was initiated by the Albertsons (please verify) Foundation. This provided the basis for knowing how much money we needed to start the Community

College, and at what rate we could ask for and still get the support of the majority of the community.

- Trustee Dunham clarified that when Aspen Creek was purchased, it offset the current lease payments. We did away with leases and owned buildings.
- Trustee Dunham reminded the group that throughout CWI history, the board has maintained that we will have two main campus' which are in Canyon and Ada County.

#### **ADDRESSING SPACE NEEDS: SPACE ANALYSIS UPDATE – REVIEWED**

- EVP Brown reviewed an update to CWI's facilities space analysis model which reflects continued space shortages based upon fall FY19 enrollments and increasing gaps forecasted in FY25 and FY30.

#### **ADDRESSING HEALTH SCIENCES BUILDING PRIORITY**

- EVP Brown reviewed the following:
  - FOCUS ON HEALTHCARE CAMPUS IN MERIDIAN – MIG DEVELOPMENT CONCEPT PLAN
  - CWI COMPREHENSIVE STRATEGIC PLAN
  
  - PLANT FACILITIES LEVY – COMMUNITY ED CAMPAIGN
  
  - NURSING SHORTAGE FACT SHEET

#### **ADDRESSING CURRENT MARKET DEMAND - LABOR NEEDS ANALYSIS**

- EVP Brown reviewed current "Snapshot" of Idaho and Regional Department of Labor information which reflects continued high demand for Healthcare and STEM jobs

#### **NEXT STEPS FOR INPUT – TRUSTEE DISCUSSION**

- Trustee Hightower would like more input on how the Health Sciences building became the focus from the three Trustees that were here during this time.
  - Trustee Dunham stated that it was not because a survey reported it. There were many discussions with Hospitals, Health Care Providers, Department of Labor, and many studies were done.
  - Trustee Niland said there was data that came in from the Department of Labor that had to do with the demographics of the area, the aging population and increase in the need.
  - Trustee Hightower asked if at that time, was there ever any commitment from the Hospitals to support any of these measures? Trustee Niland said to the best of her knowledge there was never any financial commitment.

- Trustee Dunham stated that when the listening sessions were held, the public kept saying that if you want a Health Science building, the hospitals should pay for it. There were meetings held with the major hospitals and CEOs to discuss financial commitments. When the levy failed, it was no longer pursued.
  - EVP Brown added that the Snapshot is still consistent with what the job market is within the Treasure Valley. Is this still the College's highest priority? There is a need for additional input and how do you want to see that done?
  - Trustee Bastian read statistics on current local nursing shortages.
  - Chair Smyser stated that additional information is needed. This will be an action item for a future meeting.
  - Trustee Lenty said there is a lot of historical information as well as fresh information from the Dept. of Labor here. What does this mean for current and future trends that are changing? Where is that hot point in the current industry work force? Whether that is reaching out with a formal survey or an informal round table or engaging with the Department of Labor and being able to do a deeper dive to better understand what the current needs are. Understanding what the current appetite is, not just in healthcare but in other industries as well.
- Community Outreach
    - Trustee Niland believes that we need more outreach in the community. Not just talking to businesses, not just talking to CWI people, but also talking to the voters. Going to where the voters are and interacting with them. Not just inviting them to a listening session but going to the voters, listening, and educating them. We need to analyze our engagement process of lack of engagement with the community.
- Utilization of Space
    - Chair Smyser wants to know what the utilization of the current space is to confirm that we are optimizing our use of space. What is the consequence of not getting additional space? Chair Smyser feels that without adequate space, we are limiting enrollment by not having courses available for those who wish to take them.
    - Chair Smyser noted the need to determine what kind of information, including data we need to identify CWI's priority programs and then how we can/ should address those priorities.
- Surveys, Town Hall,

- Trustee Hightower thanked VP Brown for asking for input from stakeholders. Over the course of several meetings, you had identified some potential plans with three options. If we are still in consideration of those plans, I personally am uncomfortable with making decisions without seeing how each of those plans would be supported by the CWI community members. Particularly when one of those options involves an increase in student fees. The methodology that you are asking for, realizing that it is hard to get students as well as faculty to show up at Town Hall settings. Maybe an on-line survey, realizing that we will have a low return rate on that, but would be better than a Town Hall to identify support for those plans
- Trustee Hightower commented on the Health Care Priority. There was a lot of information stating that there is need and our community supports it, yet the levy and bond failed. Have we done any post vote analysis on what happened with those? Are there lessons that we can take away and learn from if we decide to move forward?
- Trusty Lenty stated that we need to re-engage business, community and industry partners.
- Trustee Niland added that everywhere she goes she asks about CWI. She has never heard a negative response regarding their educational experience. We are a good institution and we are producing a good quality product.
- Trustee Dunham asked if there was a survey to the Faculty done recently with questions directed around EVP Brown's three options idea? EVP Brown said that the survey was a very broad and open-ended survey and was not directed at the three scenarios laid out earlier.
- Trustee Dunham stated that he has been fully committed to having a two-campus concept. I know that there has been different discussions about consolidation. If we are going to talk about different possibilities, we should talk about all possibilities.
- Trustee Lenty stated that the three scenarios EVP Brown offered were to get us started in the process. I would be hesitant to vote on any scenario without knowing what the Faculty, Staff and Students would prioritize. This is more about what our internal constituents value the most and overlaying that with the external data and knowing what the community and industry needs are.
- Chair Smyser said that the high priority areas are STEM education, Health Education and Cybersecurity. What do we need to take care of those priority areas? How many laboratories would you need if you had a 5% growth rate in those areas? Anything that would tie into these high priority areas would be helpful.

- Kae Jensen, Dean, Math & Science stated that Dean Steely is the PI of the Perkins 5 Grant and one of the major components of that Grant is a Local Needs Assessment. That could provide some insight into the questions you are asking, and will be an avenue in which we will survey our local community at all levels. This survey is very specific to our CTE programs, but those are some of the areas where that specialized classroom space is needed. We are working on our schedules, trying to maximize our efficiency on what we currently do have and being able to provide that strong data on what is missing and where are we limiting our enrollment. Chair Smyser asked what the timeline is on that? Kae stated that outcomes of the Comprehensive Needs Assessment will be available early spring 2020. The annual schedule for next year is being built right now for Math and Science and early November is the deadline for that.
- Stan Bastian said it is one thing to know what students, the community and industry need, but it is another thing to know what the public is going to approve. One of the problems that we have is, we can identify what the needs are, but will the public approve the particular project that we propose to them. I think that is really an important issue. How do you get the public on board with something that is highly needed?
- Chair Smyser opened the discussion up to anyone in the room for comment.
- Mitch Minnette President/CEO Nampa Chamber of Commerce thanked EVP Brown for his work and the Board for their service. Mr. Minnette stated that Health Care appears to be the Top Priority. The issue lies with getting 7 out of 10 people to agree on anything. A 66-2/3 majority is unrealistic. Mr. Minnette pledged his support personally as well as support from the Nampa Chamber of Commerce. When do we transition from listening and studies to action?
- Stan Bastian said that we are talking about a vote. And, that vote is difficult. Particularly in Canyon County, the voters are concerned about increasing taxes. What we could do if we had the money is a lease purchase. A lease purchase would be to contract with a company to build a building, have a lease on it, and use some of the money in reserve to go toward the purchase portion. This can be done without having the voters vote.
- Trustee Niland stated that we should not take off the table, the option of working with the Legislature to reduce the super majority threshold.
- Chair Smyser reminded the group that if you look at the Health Science buildings at North Idaho College and College of Southern Idaho, the taxpayers of Ada and Canyon County helped pay for those because the State appropriated the funds for the entire building. I do not understand any reluctance to go to the Legislature and ask them to fund the entire project. This is certainly something that should not be taken off the table.

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- Trustee Hightower asked to respond to the question of, when is it time to act. Our priorities are not necessarily, as the voting has shown what the public will accept. If you think it is worthwhile to do more research, figure out what is acceptable to the public, what serves the public and what will be supported.
- Trustee Dunham commented that during the last Legislative session, \$10 million was earmarked for a Health Sciences building. They did try to help, but it certainly was not enough for the entire building.
- Trustee Dunham also commended EVP Brown for all of the work that he has done. With 34,000 students and only 3 new modular buildings, there will come a breaking point and something will need to be done.
- Chair Smyser asked that the Timeline that has been created by EVP Brown and CTA Architects should become a part of the on-boarding process for new Trustees going forward.
- Chair Smyser thanked EVP Brown and all of those who had a part in creating the timeline and today's presentation.

Trustee Smyser adjourned the meeting at 2:09 p.m.



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Mary Niland, Secretary/Treasurer

11/19/2019

Date Signed