Attendees: Mary Hayakawa, Emily Galindo, Kellie Sims Butler, Mike Sheehan, Clayton Halliday, Mark Rutheiser, Christine McUmber, Adela De La Torre, Bob Segar, Bonnie Cairns, Lorin Fremgen, Jamiella Brooks, Corey Coates, Karlton Larson, Arik Davidyan, Brittany Derieg

Invited, but not attending: Prasant Mohapatra, Leslie Carbahal, Erica Vonasek-Eco, Sara Petrosillo

Goals: The agenda for this meeting is attached. The primary goals for this meeting were to discuss the following: PAC Member Committee Recommendations from the Orchard Park Redevelopment Status Report, PAC Member Roles and Responsibilities, the Project Schedule and the Process for moving forward. Each member of the Committee introduced themselves and the department they represented. Mary Hayakawa is the Executive Director for Real Estate Services and will serve as the PAC Committee Director.

Orchard Park PAC Member Roles and Responsibilities:
- Graduate Studies - Kellie Sims Butler – Will provide links to the Student Family Housing Redevelopment website and keep the site updated. She will provide information regarding subsidized housing and the Orchard Park demolition process.
- Student Affairs and Student Housing - Adela De La Torre, Mike Sheehan, Emily Galindo and Brittany Derieg will provide student input to the developer. Adela will provide updates to Ralph Hexter.
- Real Estate Services - Mary Hayakawa, Mark Rutheiser, will work with outside architects, construction and development. Bonnie Cairns will take minutes and assist Mark and Mary.
- Capital and Space Planning – Led by Christine McUmber, Lorin Fremgen and Leslie Carbahal
- Campus Planning - Bob Segar – will provide input into the site planning and design of the project
- Design and Construction Management – Led by Clayton Halliday
- Graduate Student Representatives - Jamiella Brooks, Corey Coates, Karlton Larson, Arik Davidyan, and Erica Vonasek-Eco will represent graduate student families. They are asked to add a forum box to the student family housing redevelopment web page. The student representatives will also be responsible for identifying the needs of undergraduate family students.
- Allen Meacham from the Office of the President will be involved with the ground lease if the campus selects the P3 approach for project delivery.

Committee Roles and Recommendations: The March 2, 2016 Orchard Park Redevelopment Status Report (https://gradstudies.ucdavis.edu/current-students/student-family-housing-redevelopment) is attached with a current plan that includes the following:
1. The University commits to redeveloping Orchard Park in a manner that provides the greatest level of affordability possible, with the goal of limiting future rent increases above the current level to the rate of increase of TA and GSR salaries.
2. Recognizing the enormous capital needs of the campus for classrooms, laboratories, student housing and support buildings, coupled with the limited debt-carrying capacity, a public-private partnership is the best model for Orchard Park redevelopment. This partnership will strive to create the maximum number of new family housing units consistent with other objectives (e.g. maintaining an environment that creates community and provides open space). In addition to family housing, at-market housing will be developed on the periphery of the property in order to support affordability. The agreement with the private partner will include rent increase limits with additional controls to avoid maximum increases when not warranted.

3. Responding to student concerns about a private developer, Student Housing will be assigned the responsibility to serve as the liaison between student lease holders and the property owner. Student Housing will work to maintain certain key features of the Parks that are essential to ensuring that residents feel that they are part of the University, in particular providing regular programming for the community and campus internet connections.

4. The Vice Provost-Graduate Education and Dean – Graduate Studies and the Vice Chancellor of Student Affairs will appoint a Solano Park Community Advisory Board to operations and needs of residents as well as to develop a model for the future Orchard Park Community Advisory Board. In connection with this effort, non-student partners of student lease holders will be provided the opportunity to sign up to receive electronic communications from Solano Park management.

5. The University commits to maintaining Solano Park in good operating order until the new Orchard Park is available. However, major system replacement (e.g. re-roofing) will not be undertaken in anticipation of the end of the useful life of Solano Park. Rents will increase only at a rate equivalent to the annual increase in TA and GSR salaries, whichever is lower.

6. An architect will be hired to develop the conceptual design and Project Planning Guide for Orchard Park Redevelopment. This architect will work with the community in multiple interactive sessions as the design develops.

7. The University will use existing housing reserves for the demolition of the current Orchard Park in order to keep project costs down and the project on schedule.

8. A Project Advisory Committee (PAC) with significant student representation will be appointed to work with the architect and Design and Construction Management. The PAC will be separate from the Solano Park Community Advisory Board.

9. The University will create and implement a Parks Alumni Fundraising Campaign and has developed a proposal for a Big Idea under the upcoming comprehensive campaign. Funds raised will be used to maintain affordability and provide community amenities identified by the future Orchard Park Community Advisory Board.

10. A concrete timeline for the entire Orchard Park redevelopment process will be created by April 15, 2016.

**Review Project Schedule:** Student representatives stated that they were available over the summer after final exams were completed; therefore, a June Walk Through and Meeting with Mithun will be scheduled for late June with a follow up meeting approximately 3 weeks later. The exact dates are TBD.

Orchard Park Demolition will begin in September and will take approximately six months to complete. Mark Rutheiser said there is no question that Orchard Park is at the point of demolition because the buildings themselves have become a liability. Student representatives agreed with the demolition of Orchard Park. Clayton’s office will oversee the demolition.

The Orchard Park Delivery Timeline was distributed and is attached to the minutes. Occupancy is expected to occur in the fall of 2020.
Discuss Process: Monthly PAC Meetings will be scheduled to occur mid-day in the Student Housing Room. The exact dates are TBD.

Kellie will continue with website updates and documenting key milestones throughout the process.

Next Steps:
- Set a date for the June Walk Through and Meeting with Mithun at Orchard Park and continuing to Solano Park.
- Begin demolition on Orchard Park in the Fall
- Review today’s Meeting Minutes, then post them to the Student Family Housing Redevelopment website
- Gap Analysis to be completed to keep rent at a given level

The meeting was adjourned at 3:00 p.m.