

Lock Haven University Master Plan Update
WRT Project # 01764.02
September 25, 2008
By: Woo Kim

Meeting with VP of Finance and Admin 11:00am to 11:45am

Meeting Attendees:

Woo Kim	WRT
Bart Hall	Brailsford & Dunlavey
Nicholas Gabel	Brailsford & Dunlavey
Dr. Dwayne Allison	Dean of Student Affairs
Bill Hanelly	VP of Finance and Admin
Julie Kimball	Director of Financial Reporting

General Discussion

- LHU's relationship with Foundation:
- Foundation is a non-profit entity, a conduit for donations, that recently constructed the Alumni Center and Evergreen Commons; Foundation also gives out scholarships.
- LHU works closely with the Foundation to market Evergreen Commons.
- LHU has a cap of 1,600~ beds to assure the bond holders of Evergreen Commons.
- Foundation is open to taking on additional projects and is willing to help in any way it can.
- Advantage of Foundation taking on projects is (a) bond financing not through State System, and (b) Foundation can expedite process.
- Some examples of projects that the Foundation may take on are: renovation of Russell Hall and expansion of Campus Village.
- BH has no preference whether projects are done through Foundation or through State System; B&D will state in their recommendations either way.
- BH does not think that slum housing at University gateways is an issue.
- B&D thinks that student housing at the Annex site is not a good location because it is isolated; question of whether there will be demand from students.
- B&D explained that LHU does not have a continuum of housing – Campus Village and traditional residence hall, no suite, junior suite, or apartment style housing.
- Trend in comparable universities is 40% traditional, 40% suite, and 20% graduate housing and others.
- Some universities are seeing the social drawbacks of too much suite style housing and are going back to constructing traditional residence halls.
- BH does not see a scenario where mixed-use building would make sense at LHU; Mixed-use examples of housing over parking, housing over commercial over parking, specifically Silk Mill Parking Lot site.
- Mixed-use responds to students complaining that there is nothing to do in Lock Haven.

- Is Lock Haven a campus town? Yes and no – Downtown is set up to market to locals, not college students or visitors.
- New development on the former high school football field – Fairfield Inn and some restaurants – perhaps mixed use development on campus can feed of this momentum.
- Affordability and access is key mission of LHU.
- LHU housing balance sheet is self contained.
- No debt service issue.
- If housing rates were to increase, there are no other major projects to compete for attention.
- BH does not see any opposition to building new housing, and State System is certainly for building new housing.
- BH thinks that B&D's study and LHU master plan's recommendation to construct new housing is a major strategic decision.
- Discussion over high school graduation rates declining across state.
- B&D understand that Evergreen Commons is not part of LHU housing, but will be part of housing study.
- In light of recent economic turmoil, bond insurance is difficult.
- Upon completion of housing market study, LHU is interested in authorizing B&D for optional services of financial modeling.