

Minutes  
RCCA Board meeting  
January 23, 2014

Board members are all present except for Bill Hartwig and Maria Zdybel Chisolm.

Special MSU guests are Vennie Gore, MSU VP for Auxiliary Enterprises, and Ginny Haas, Office of the VP for Governmental Affairs. Auxiliary Enterprises covers residence halls, food service, Kellogg, the golf facility, Breslin, tennis, and catering. When they requested an opportunity to meet with our board, they sent the following background information:

"MSU is in the beginning stages of a strategic plan for the closing of the Spartan Village Apartments and the development of student family housing. In October 2013, the Board of Trustees granted Residential and Hospitality Services the authorization to plan for this development, and community consultation and input is an essential part of this process."

Our guests share that since 2008, MSU has undertaken a strategic planning process which includes discussion of the future of Spartan Village housing. Spartan Village was built in 1957 and occupied in 1958 for the first time. Built initially for the large number of military veterans and their families, its initial life expectancy is over. Fewer MSU student families are coming to MSU somewhat due to recent visa restrictions for families. ("Family" has a broad definition.) An "authorization to plan" has been granted at this point. MSU has a special commitment to international grad. students and their families. Most get a teaching assistantship that has a lower pay scale - and current visa restrictions for spouses oftentimes prevents their employment. They like the sense of security in Spartan Village. There are 1,182 units in Spartan Village, 60% of which are currently occupied. MSU is looking for below market rate housing for their student families. The current rate for one bedroom in Spartan Village is \$716 and two bedroom is \$776.

This is a study year for future facilities. New housing has to be self-supporting financially. They plan to soon issue an RFP for architect/engineering work and expect to hire a group by March 1. This spring there will be a public process on campus to gather input. They will post the dates/locations on the city website. They will be meeting with City Council in about three weeks to start the process. There are three sites on campus designated as mixed-use: Spartan Village, Cherry Lane and the old state police post. MSU DOES want to build someplace on campus since international students often cannot pay market value off campus. They expect to need under 200 units for grad. and undergrad. student families, 1 and 2 bedroom apartments.

They are also looking at the need for housing for visiting scholars (faculty/FRIB/cyclotron/etc). They think they need another 100 to 125 units for this latter group, most of whom do not bring families or cars; it could be an off-campus site for this housing. MSU could lease private space in an off-campus

site for this group since they cannot all sign 12 month leases. That way MSU could sign the leases for a certain number of apartments and the visitors could obtain that housing from MSU for whatever their period of stay is.

Our guests note that currently there are 70 kids in Spartan Village ages newborn through 18 years old.

This summer MSU will determine which of the three proposed sites will be developed with replacement housing for the current Spartan Village apartments. By December, they expect to obtain authorization to proceed. Then there will be a two year construction period before the new housing is occupied.

Soon MSU will begin to consolidate/shut down some of Spartan Village. Units there currently cost \$600 per unit monthly and include utilities and internet.

There is still lots of environmental cleanup to be done on the old state police site.

MSU also needs new science buildings. There is also a plan to close the old Bessey ramp and possibly move parkers to the old police post site eventually.

(This has been part of the MSU 2020 Master Plan.) Vennie suggest we continue to check on updates at: [www.liveon.msu.edu/svredevelopment](http://www.liveon.msu.edu/svredevelopment)

Update on Trowbridge redevelopment proposal - Liz shares the exchanges at recent meetings related to the Trowbridge proposal. Someone from another neighborhood group has suggested the possibility of a mediation with the developer - not binding. There is some discomfort with the suggestion but we agree to list our issues with the current proposed development. Jim will do an initial draft.

Board members state again their desire for commercial/retail on Trowbridge.

Next RCCA board meeting - Monday, February 10th at 7:00 p.m. at Arbor Forest Clubhouse.