

**MINUTES OF THE WORKSHOP  
OF THE BOARD OF REGENTS OF THE DEL MAR COLLEGE DISTRICT**

November 10, 2020

The Workshop Meeting of the Board of Regents of the Del Mar College District convened at the Isensee Board Room, Del Mar College, Corpus Christi, Texas at 9:00 a.m. on Monday, November 10, 2020, by video and/or teleconference, with the following present:

Due to health and safety concerns related to the Coronavirus Pandemic Crisis, this meeting was conducted by video and/or teleconference in accordance with guidance from the Texas Governor's Office and the Texas Attorney General's Office. Provisions were made for the public to participate in this meeting with public comments via livestream and/or telephonically.

**From the Board:**

Ms. Carol Scott, Ms. Libby Averyt, Mr. Ed Bennett, Mr. Hector Salinas, and Dr. Mary Sherwood.

Mr. Rudy Garza and Ms. Susan Hutchinson joined the meeting in progress.

**From the College:**

Dr. Mark Escamilla, President and CEO; Mr. Raul Garcia, Vice President and CFO; Ms. Lenora Keas, Executive Vice President and COO; Ms. Tammy McDonald, Vice President of Administration and Human Resources; Mr. August Alfonso, Vice President and Chief Information Officer; Dr. Rito Silva, Vice President of Student Affairs; Mr. Augustin Rivera, Jr., General Counsel; Mr. John Strybos, Vice President and Chief Physical Facilities Officer; Ms. Lorette Williams, Executive Director of Strategic Communication and Government Relations; Dr. Natalie Villarreal, Director of Government & Board Relations; Ms. Mary McQueen, Executive Director, Development; Ms. Delia Perez, Executive Administrative Assistant to the President & Board Liaison, and other staff and faculty.

**CALL TO ORDER QUORUM CALL/MOMENT OF SILENCE/PLEDGE OF ALLEGIANCE/VISION STATEMENT**

Ms. Scott called the meeting to order with a quorum present. She requested a moment of silence followed by the Pledge of Allegiance and Del Mar College Vision Statement.

**GENERAL PUBLIC COMMENTS** – The public was given the opportunity to provide public comments (both general and specific to any agenda item) by calling a toll-free phone line prior to the Board meeting and registering with their name and subject of public comment.

There were no public comments made for this meeting.

## ITEMS FOR DISCUSSION AND POSSIBLE ACTION:

1. Discussion related to Residential/Campus Housing.....Mr. John Strybos and Dr. Rito Silva  
(*Goal 4: Learning Environments*)

Dr. Escamilla provided opening remarks and introduced the topic of community college housing and the issue of our students' wellbeing and options for safe, new, affordable housing. Student's situations vary and today is just a leaping off point for the discussion of student housing. This presentation includes how the College moves ahead with experience, expertise and data.

Dr. Silva began his presentation and provided information regarding the history of campus housing at Del Mar College which included cost of housing at Texas Community Colleges, and a student survey as well as the following:

- First dormitory in 1950: Converted private home, five music students, all female.
- 1952: 50 students in men's and women's dorms, also converted houses.
- Music/Athletic scholarships and out-of-town students.
- 1958: College owned 13 residential homes converted to student housing.
- 1963: Men's and women's dormitory buildings housed students.
- Spring 1972: Dormitory buildings converted to classroom space.

Dr. Silva discussed the following benefits of student housing:

- Recruitment outside of our service area
- Reduce the Time to Completion and Graduation Rates
- Enhance Collegiate Experience
- Address our student's housing insecurities
- Common asked question at New Student Orientation
- 29 out of 50 Texas Community Colleges offer housing
- 4 State Technical Colleges offer housing
- Linked to our proposed Strategic Plans –  
Goal 4: Learning Environments. Provide engaging, effective and student-ready environments  
Objective 4: Develop new and renovated facilities to meet the needs of 21st century students.

Dr. Silva provided cost information of housing at other Texas Community Colleges including average cost of room per student per academic year, average cost for dining plan per student per academic year, and average cost for room per student per each Summer Session.

Dr. Silva reviewed the Student Survey that was conducted between October 1 - 23, 2020. The survey was conducted online and 538 responses that were received. Dr. Silva provided the parameters of the survey such as college classification, marital status, 4-year transfer possibility, and current living status. Out of the students that completed the housing survey, 79% would like

the College to provide on-campus student housing in the future. Dr. Silva detailed the on-campus housing that would most benefit the students most including the preferred amenities. Dr. Silva gave data regarding the cost for on-campus housing, student annual income, and payment amounts for on-campus housing.

Over 450 comments were made by students when asked about how housing would impact their College experience. Remarks made by students:

**Pros**

- Student stated they could take more hours
- Save money on travel.
- Increase engagement in school

**Cons**

- Students who were non-traditional with children and already had a home.
- Students were concerned their tuition would increase and services would decrease.

Mr. Strybos began his presentation and provided information regarding Del Mar College student housing market analysis, examples of Public Private Partnership Project; and the Public Private Partnership Process.

Mr. Strybos reviewed estimates of total multi-family rental units and in 2018, approximately 16,700 (16,641) multi-family rental properties, providing 3 or more individual units, were located within the DMC Service Area. Of these, on average, approximately 6.9% (1,149 individual units) were determined vacant.

Mr. Strybos provided information regarding apartment locations and price in the Del Mar College East Campus area. In 2019 there were approximately 250 apartment complexes/multi-unit property rentals located in the East Campus area.

- Average Price (One-Bedroom) \$807/month
- Average Size (One-Bedroom) 637 square feet

Within the study area, one-bedroom apartments range in price from \$312/month to \$1,241/month. Square footage ranges from 250 square feet to 1,075 square feet. Mr. Strybos also discussed walking times to the East Campus from neighboring apartment locations.

Mr. Strybos provided information regarding dormitories at Texas Community Colleges that offer residence hall/dormitory housing as of September 2020. Of the community colleges observed and diagrammed in the adjacent map, institutions, on average, provide 350 beds. Utilizing Fall 2019 enrollment data for these institutions, total beds provided are approximately 10.6% of the total student population.

Across the observed institutions, the average price per semester is \$2,400.

- Projected East Campus Enrollment (2022)  
5,395 students
- Potential Beds (Benchmarked Peers) 571 beds

If Del Mar College chooses to provide dormitories at a similar percent as the benchmarked peer institutions, this would total approximately 571 beds at the East Campus in the Fall of 2022. In the Fall of 2019, approximately 11.4% of the students enrolled at the East Campus resided in an apartment. Of these, 653 students were enrolled in either physical, on-campus courses or hybrid classes. At 74.3%, the dominant learning mode of observed apartment-dwellers was on-campus. The dominant degree programs of the study population are listed below. These mirror the overall East Campus population composition.

- Liberal Arts
- Business Administration
- Biology

Mr. Strybos provided housing options information including traditional residence halls (dormitories), apartments, and multi-family apartments and also provided examples from other Texas Community Colleges.

Mr. Strybos discussed the advantages of a public private partnership and discussed the San Antonio College Tobin Lofts as an example that included a community overview, the area progress and development, and also provided information regarding the organizational structure. Information was provided regarding Tobin Lofts' occupancy trends, leasing costs and activities, and target market. Mr. Strybos proceeded with example projects of converting the Venters Business Building into 1, 2 and 3 bed dorms along with discussion of a preliminary budget and funding opportunities. The Public Private Partnership governing laws were provided as well as the next steps in the possible project implementation.

Dr. Silva, Mr. Strybos, and Dr. Escamilla responded to questions from the Board of Regents.

2. Discussion related to Distance Learning.....Mr. Cody Gregg  
(Goal 3: Academic Preparedness and Student Learning)

Dr. Escamilla stated that distance education over the past several decades has evolved and it certainly has been the case here at Del Mar College and what they are about to see in data and information provided by Dean Cody Gregg is very interesting and distance education is and will continue to be a permanent part of the College's curriculum in terms of facilitating instruction. He stated that the human factor will never be replaced and is evident in the face-to-face environment and most enhanced through distance education of delivery.

The Board recessed at 10:34 a.m.

The Board reconvened at 10:41 a.m.

Dean Gregg began his presentation and provided distance education history information. Distance Education began at the College in 1984 which used VHS tapes. There are 393 faculty members teaching Distance Education in the Fall 2020. The first online class was in 1998 and there are 9 programs offering awards, degrees and certificates online. There are 4 full-time staff

in the Office of eLearning and additional assistance is provided by the IT Department. Mr. Gregg explained the different distance education modalities of online courses, hybrid courses and HyFlex courses.

Dean Gregg provided information regarding Distance Education enrollment and contact hours. The unduplicated headcount enrolled in credit courses there is a total of 12,008 students. For the Fall 2019 Face-to-Face and Distance Education headcount, 57% were face-to-face classes, 25% were Face-to-Face and Distance Education class, and 18% were Distance Education only classes.

For the Fall 2019 Face-to-Face and Distance Education headcount, there were 9,858 non-dual credit students and 2,150 dual credit students.

Dean Gregg provided information regarding unduplicated (headcount) and duplicated enrollments for the 2019-2020 year. The annual unduplicated headcount was 15,734 students. These students counted for 73,745 duplicated enrollments. Distance education duplicated enrollment has increased from 19% of totals in 2015-16 to 30% of totals in 2019-20. The College generated over \$4.8 million contact hours in 2019-2020 and \$1.4 million contact hours were generated by distance education. Thirty percent (30%) of distance education classes include both online and hybrid courses. Online course percentage withdrawals from Spring 2015 - 2019 are 11% for Face-to-Face classes and are also 11% for Distance Education courses.

Distance Education persistence percentages of non-Dual Credit students enrolled in each category in Fall 2019 who enrolled for courses of any type in Spring 2020 were 72% for Distance Education and Face-to-Face classes, 71% Face-to-Face classes, and 58% Distance Education only classes. This was the first time that this data has been collected for Distance Education this way, but it will continue to be monitored to see how to assist students.

A hybrid course is a class that is taught when 50% to 85% of instruction occurs online with the remaining portion taking place on campus. Growth in hybrid duplicated enrollment grew to 39% of enrollment in Distance Education from 2016-2017 to 2018-2019. Process Technology alone accounted for 59% of hybrid courses in 2018-2019 and Nurse Education accounted for an additional 9% of hybrid courses.

Fully online programs available for Associate of Arts are Business Administration, Criminal Justice, English with Emphasis in Literature, Grades 8-12; EC-12 English, Associates of Arts in Teaching (AAT), and Liberal Arts (Multidisciplinary Studies). Fully online Certificate of Achievement courses available online are Accounting Specialist, Management Development: Human Resources, and Criminal Justice, Field of Study Certificate. A Skills Award course, Geographic Information Systems is also fully available online.

Dean Gregg stated that the Del Mar College Distance Education Program complies with the mandates of a number of entities including SACSCOC, Texas Administrative Code and THECB, Federal Regulations and Del Mar College Policy B7.33. The Texas Administrative Code relevant is Title 19, Pt 1, Chapter 4, Subchapter P Rule §4.263 Standards and Criteria required for Distance Education Faculty.

Dean Gregg and Dr. Halcomb provided further details relating to:

- After COVID-19 Rapid Response Training;
- COVID-19 Response Spring 2020: Move to Remote Emergency Online Instruction; Online Student and Academic Support Services;
- Increase of Office e-Learning Support, March – August 2020;
- Information Technology Support of Distance Education;
- Summer 2020 Summery;
- Success and Persistence Comparison: Spring 2015-2019 vs. Summer 2020;
- Fall 2020 Snapshot;
- CARES Act; and
- Current Endeavors

Dr. Halcomb thanked the IT staff and leadership for their support with Distance Education which was critical to the College's success.

Dean Gregg and Dr. Escamilla responded to questions from the Board of Regents.

ADJOURNMENT: The meeting was adjourned at 11:30 a.m.

MINUTES REVIEWED BY GC: /s/ARjr