



**Regular Meeting Minutes
Monday, June 22, 2026**

The California State University Channel Islands Site Authority (SA) met on Monday, June 22, 2026, at 11:30 a.m. In the John Spoor Broome Library, Handel Evans Conference Room, Camarillo St. Camarillo, CA.

Site Authority Board Vice Chairperson called the meeting to order at 11:40 a.m. A quorum was established.

Members present:

Vianey Lopez, Vice Chair; Trustee Larry Adamson; Interim President Sue Andrzejewski; Assistant Vice Chancellor Paul Gannoe; Supervisor Jeff Gorell

Regrets:

Laura Hernandez, Chair; Assistant Vice Chancellor Robert Eaton; Supervisor Kelly Long; City Vice Mayor Martita Martinez-Bravo

Alternates present:

None

Others present: Michelle Hasendonckx, Executive-in-Charge; Catherine Barrad, University Counsel; Stephanie Bracamontes, Controller; Troy Brown, Site Authority General Manager; Christina Sotelo, Secretary

OPENING STATEMENTS

Site Authority Board Vice Chairperson Vianey Lopez opened the Site Authority meeting.

The statement outlining the purpose of the Site Authority was read aloud to the Board.

The Site Authority's objective is to foster the redevelopment of the site in a way that financially supports the continued growth of the campus. This includes promoting development through tax incentives while preserving the site's character and pursuing revenue-generating activities to advance the educational mission and beneficial use of the campus and its environs. This includes the support of educational and campus-related initiatives. The Site Authority also aims to deliver economic, cultural, and social benefits to the surrounding region.

Vice Chairperson Lopez called for public comment (pursuant to Government Code Section 11125.7).

Public Comment Period

Mary Kennedy, Chair of the Homeowners Advisory Council, commented on the proposed funding for the Parking Boss parking management system included in the budget. She stated that while funding had been identified, the community had not reached consensus on implementing the system in University Glen and requested that additional discussion occur through the Community Advisory Group before moving forward. Ms. Kennedy also encouraged the Board to consider making the campus electric vehicle charging stations available for public use.

Vice Chairperson Lopez acknowledged the public comment.

Board Member Comment Period

Vice Chairperson Lopez asked if there were any comments.

No comments were made.

CONSENT AGENDA

- ACTION: Approval of Site Authority Board Minutes of March 23, 2026 (Sotelo)
- INFORMATION: CI Power/DWR Update (Brown)
- INFORMATION: Financial Report (Bracamontes)
- INFORMATION: Quarterly Investment Report (Bracamontes)
-

Approve Consent Agenda

Motion was made by Jeff Gorell to approve the Consent Agenda. The motion was seconded by Larry Adamson and carried unanimously by roll-call vote.

INFORMATION AND ACTION ITEMS

ACTION ITEM: Adopt Resolution Restating Amendments to the Faculty & Staff Discount Program for Mission Hills Rentals (Brown)

Troy Brown, Site Authority General Manager, presented a resolution restating amendments to the Faculty & Staff Discount Program for Mission Hills Rentals. Mr. Brown explained that the Board approved amendments to the program in September 2025 to increase the standard rental discount from 5% to 15% for eligible faculty and staff. He stated that the previously adopted resolution did not clearly address implementation for tenants receiving discounts below or above 15%. The proposed resolution clarifies the Board's original intent, establishes implementation procedures for the revised discount structure, and provides retroactive credits to eligible tenants for the delayed implementation of the program.

Motion was made by Larry Adamson to approve the Adoption of the Resolution Restating Amendments to the Faculty & Staff Discount Program for Mission Hills Rentals. The motion was seconded by Jeff Gorell and carried unanimously by roll-call vote.

ACTION: Approval of 2026-27 Site Authority Operating Budget, Capital/Reserves Budget (Brown)

Troy Brown presented the proposed Fiscal Year 2026-27 Site Authority Operating Budget and Capital/Reserves Budget. Mr. Brown reported that the proposed budget supports the continued operation of the Site Authority, including infrastructure maintenance, utility operations, community management, debt service obligations, and the Faculty & Staff Discount Program. He stated that the Site Authority remains in a strong financial position and highlighted that, for the first time in several years, the affordable housing property tax allocation is projected to fully support both its share of debt service and the Faculty & Staff Discount Program. Mr. Brown noted that staff will continue to monitor economic conditions, utility costs, investment performance, public safety needs, and future capital infrastructure requirements to maintain the Authority's long-term financial stability.

Clarification was requested regarding the CI Power revenue categories. Staff explained that the revenues include power plant revenues, capacity-related revenues, and reimbursable revenues received under the operating contract, with corresponding expenses offsetting portions of those revenues.

A Board member asked for confirmation that the proposed budget had been discussed with the resident advisory groups and that they had been given an opportunity to provide input. Mr. Brown stated that staff had been working with the community on the Common Area Maintenance budgets and would also present the adopted Site Authority budget to the advisory groups.

A Board member requested that staff return with a future agenda item to discuss the long-term strategy for the Site Authority's energy operations, including the existing operating contract and potential future alternatives before the contract expires. Staff confirmed that the item would be brought back to the Board for future discussion.

Motion was made by Larry Adamson to approve the 2026-27 Site Authority Operating Budget and Capital/Reserves Budget. The motion was seconded by Paul Gannoe and carried unanimously by roll-call vote.

ACTION: Approval of 2026-27 UGCAM Budget (Brown)

Troy Brown presented the proposed Fiscal Year 2026-27 University Glen Common Area Maintenance (UGCAM) Budget. Mr. Brown reported that the proposed budget was developed by the property manager and reviewed with the Budget Advisory Group throughout the budget process, with additional opportunities for community input. He stated that the budget includes funding for ongoing community operations, reserve-funded projects, and capital improvements. Mr. Brown noted that the common area and single-family home reserves remain well funded, while the townhome reserves continue to be underfunded and include a modest increase to the reserve assessment to support long-term funding needs. He also highlighted planned capital improvements throughout the community, including repainting, infrastructure maintenance, and continuation of the townhome repiping program.

A Board member asked whether the proposed insurance budget adequately accounted for anticipated increases in property insurance costs. Staff responded that the budget includes a 3% increase for insurance premiums, which is expected to meet projected costs, while acknowledging that changes in the insurance market will continue to be monitored.

Motion was made by Paul Gannoe to approve the 2026-27 University Glen Common Area Maintenance (UGCAM) Budget. The motion was seconded by Larry Adamson and carried unanimously by roll-call vote.

INFORMATION: Campus Update (Andrzejewski)

The Interim President updated the Board on the following items:

- CSU Channel Islands reported that Fall 2026 enrollment projections indicate increases in first-time freshmen, graduate students, and continuing students, while transfer student enrollment is expected to strengthen later in the summer based on historical enrollment patterns.
- The University completed a campus-wide budget development process for Fiscal Year 2026-2027, including campus and divisional budget forums. It was reported that the ongoing organizational realignment is expected to eliminate the projected operating deficit and strengthen long-term financial sustainability.
- The University announced that an Interim Vice President for Business and Financial Affairs and Chief Financial Officer is expected to begin July 1, 2026.
- CSU Channel Islands hosted an event for community partners and legislators to strengthen awareness of the University's role and contributions throughout Ventura County and the Central Coast.
- Interim Community Engagement Lead Dr. Jennifer Raymond received the inaugural Trustee Wenda Fong and Mr. Daniel Fetterly Staff Award from the CSU Board of Trustees for her contributions to community engagement and student success.
- The Oxnard City Council recognized the CSU Channel Islands Asian American Pacific Islander Association Affinity Group for their contributions to the community.
- CSU Channel Islands Student Entrepreneurs who launched BiomeScope earned second place in the Health & Wellness Track at the 2026 Sunstone Entrepreneurship Competition.
- Commencement ceremonies celebrated the graduation of 1,580 students across two ceremonies, representing approximately 76% of the graduating class.
- The University hosted several community engagement events during the spring semester, including the STEAM Carnival, the Echo/Pulse Dance Concert, Celebration of Service, ¡AY CHIHUAHUA! A Mariachi Musical, and affinity celebrations recognizing graduating students.

ADJOURNMENT

There being no further business, the meeting was adjourned at 12:10 p.m.

APPROVED

California State University Channel Islands Site Authority Board

<i>Christina Sotelo</i>	09/15/2026
<u>Christina Sotelo (Sep 15, 2026 10:47:36 PDT)</u>	
Christina Sotelo, Secretary	Date