



Regular Meeting Minutes February 5, 2018

The California State University Channel Islands (CSUCI) Site Authority (SA) met on Monday, February 5, 2018 at 11:30 a.m. on the CSUCI campus, J.H. Evans Conference Room, John Spoor Broome Library, One University Drive, Camarillo, CA.

Site Authority Chairperson R.J. Considine called the meeting to order at 11:34 a.m. The secretary called roll and a quorum of members was present.

Members present: Chairperson R.J. Considine; Trustee Silas Abrego; President Erika Beck; Supervisor Kelly Long; Supervisor Linda Parks, and City Councilman Ken Simons.

Alternates present: Vice President Ysabel Trinidad; Assistant Vice Chancellor Robert Eaton.

Others present: University Counsel Marc Mootchnik; Francis Freire, Chancellor's Office; Celina Zacarias, John Gormley, Diane Mandrafina, Stephanie Bracamontes, Deanne Ellison, CSUCI; Jake Friesen and Ben Gordon, Kennedy Wilson; Bill Robe, Chair of the University Glen Community Advisory Group; Mark Hewitt, University Glen Homeowners Advisory Council

Opening Statements

Chairperson Considine called for public comments. There being none, Mr. Considine closed the comment period.

Chairperson Considine called for Board Member comments, but there were none.

Consent Agenda

Chairperson Considine called approval of the consent agenda comprised of the following:

- ACTION: Approval of Minutes of December 4, 2017 Meeting
- ACTION: Approval of December 2017 Preliminary Financial Report
- INFORMATION: Home Sales Report

In response to the call for a motion to approve the consent agenda, City Councilman Ken Simons requested a review of the financial report. Chairperson Considine then called for a motion to approve the remaining consent agenda items, Supervisor Long moved to approve, Mr. Eaton seconded and the motion carried unanimously.

Regarding the financial report, staff responded to a series of questions posed by Mr. Simons concerning non-current assets, capital assets, and net assets for last year. Assistant Vice President and Controller Diane Mandrafina responded net assets were as of December 31, 2017 and the difference in capital assets, previously \$101 million and now \$48 million was a result of journal entries for the sale that occurred last August which was not recorded until later in the fiscal year but would be accurately reflected in the fiscal year end financials.

Mr. Simons asked a series of other questions related to tax collection, accounts receivable differences and the cash equivalent expense due for the sale. Ms. Mandrafina explained the differences were a result of a resolved tax matter with Ventura County which had been reviewed at the prior meeting. CSUCI staff member, Stephanie Bracamontes, clarified that the Site Authority is tax exempt and that property taxes, in particular, were the focus of discussion and explained the difference between special tax and property tax.

Supervisor Linda Parks noted that the CI Power revenue dropped from \$5 million to \$2 million when comparing the 2016/2017 report to 2018 and asked it is was due to the new agreement. Ms. Mandrafina explained it was due to a timing issue, in 2016/2017 this revenue posted earlier in the year but this year it hasn't yet posted and noted it would be shown as an accrual.

Vice President Trinidad added that multiple contracts need to be negotiated. CI Power is currently running and will continue to do so until another agreement is put in place. In response to board member questions, concerning the deal terms and amount of revenue anticipated in terms of percentages, Ms. Trinidad replied that, conceptually, revenue will be \$1.5 million, a significant drop to 25% from last year. The intention is to maximize availability of resources for the amount of run time left on the asset. She added that possibly two years from now the Site Authority might be able to negotiate better terms. Beyond 2020, we'll move away from natural gas into utilizing more biofuels, and quite possibly pursue a project for solar energy.

Chairperson Considine called for a motion to approve the Financial Report as presented. Mr. Simons moved to approve the report, Supervisor Long seconded, and with unanimous approval the motion carried.

Campus Update by President Erika Beck

President Beck commented on the difficulties placed on the campus community at the end of last semester and the beginning of this semester due to the Thomas Fires and subsequent mudslides. Many students, faculty, and staff were impacted. She expressed gratitude for the support the campus community showed during such a difficult time and shared that the Echo Your Heart fund was created to respond to the needs resulting from these natural disasters. Dr. Beck recently met a student who was a recipient of the Echo Your Heart Fund who was extremely appreciative of the support he received.

Dr. Beck also reported on progress made by the Strategic Initiatives Steering Committee, which is now moving the planning and implementation phases. She expects to launch the University's Strategic Initiatives in the fall. She noted that she received a record high number of applications for the coming fall semester which doesn't include the compilation of neighboring community college transfer students. The demand has never been greater, but the Governor's budget has made accommodating this surge of applications more difficult let alone meet the needs for contracts and compensation. President Beck reported eight new faculty members have been hired for next fall semester, and searches are concluding for a number of dean positions, the Vice President of Student Affairs, as well as the Associate Vice Provost.

Supervisor Parks recognized the support the campus is providing to assess damage from the Thomas fires. President Beck replied that Prof. Sean Anderson along with his students are doing extensive work examining effects on wildlife as well as various other environmental impacts resulting from the fires.

Site Authority Operating Report

John Gormley stated that Kennedy Wilson (KW) has opened a new amenities center in University Glen, renovations continue for the Cathedral Cove pool, and KW continues to upgrade existing apartments that they own. Painting of the townhouses continues and is expected to be completed later this spring. We've seen improvement with landscaping issues and with Bill Robe's guidance a small group of residents will be called upon to work with Facilities Services to continue resolving landscaping issues.

President Beck complimented on the quality of the new amenities center from shuffleboards to the new kitchen. Mr. Gormley stated that there has been a significant amount of outreach regarding it opening and that this project was the first initiative completed by KW to support the improvement of the community.

Update Status on 32 Acre Development Project

Mr. Gormley announced that negotiations with KW are being finalized and completion later this spring. KW is in the midst of the environmental permitting process and is starting work on the final building permits. The goal is to begin mobilizing on the site by late summer. The project will take approximately four years to complete. In response to Mr. Simons question concerning the environmental permits, Mr. Gormley explained that they are handled in conjunction with the CEQA process and that the environmental report was approved by the CSU Board of Trustees back in July of 2017.

University Glen Community Advisory Group Update

Mr. Robe began his report by addressing a question related to the painting of detached homes and who takes responsibility. While the ground sublease gives the Site Authority the right to hold homeowners accountable, the Common Area Maintenance (CAM) Manager will recommend the best course of action. Mr. Robe also shared that the presentation made on the CAM Fee Allocations back in January answered some of the homeowners' questions but they would like more information. The first presentation showed how much money was collected and how it was allocated. The next presentation will address CAM expenses.

On another topic, Mr. Robe stated that residents have become concerned that current evacuation plans aren't sufficiently clear, accessible or well communicated. Mr. Gormley acknowledged this concern and felt it was something that the campus also needs to address.

Mr. Robe shared recent frustration from homeowners related to landscape management. CSUCI Facilities Services, in collaboration with KW, are expected to address these concerns as community expectations are clarified. Mr. Robe admitted the community landscape is in need of modernization and that such an effort could improve the overall aesthetics in light of KW's new development.

Adjournment: There being no further business, the regular meeting of the Site Authority Board was adjourned at 12:00 p.m.

APPROVED BY:
California State University Channel Islands Site Authority

Elizabeth Rubalcava

Secretary to the Site Authority

May 7, 2018

Dated: _____