



Regular Meeting Minutes Monday, August 9, 2021

The California State University Channel Islands (CSUCI) Site Authority (SA) met on Monday, August 9, 2021 at 11:30 a.m. virtually via teleconference (Zoom webinar).

Site Authority Board Chairperson Linda Parks called the meeting to order at 11:30 a.m. A quorum was established.

Members present:

Supervisor Linda Parks, Chair; Assistant Vice Chancellor Robert Eaton, Vice Chair; Trustee Larry Adamson; John Broome, Jr.; Supervisor Bob Huber; City Councilmember Shawn Mulchay; Interim President Richard Yao

Alternates present:

Laurie Nichols, AVP Administrative Services

Others present: University Counsel Marc Mootchnik; Stephanie Bracamontes, Controller; Nathan Bowden, Director of Strategic Operations; Bill Robe, Chair of the University Glen Community Advisory Group; Rosa Bravo, Site Authority Secretary; Thomas Hunt, AVP Facilities Services.

OPENING STATEMENTS

Chair Linda Parks called for public comment (pursuant to Government Code Section 11125.7).

Public Comment Period

Tobey Wheeler submitted a letter dated August 6, 2021 regarding fire safety brush clearance. He requests someone visit the community to see the disparity between the properties. He suggests a survey of the homeowners takes place. Mr. Wheeler stated the HAC election had over 100 community members votes. Many thanks to Rosa Bravo for her terrific work with the Site Authority and University Glen.

Sandi Boyd, newly elected Chair of the HAC, requests the following:

1. Information requested by Chris Williamson, past HAC Chair, at 11/2/2020 and 2/22/21 Site Authority Meetings be provided
 - a. Prepare a formal legal opinion regarding state, county, CSUCI, and Site Authority jurisdictions regarding University Glen's homeowners and apartment residences located in east campus
 - b. Reconciliation of full cost of Camrosa Water district infrastructure and clarification of why CSU should not pay the 32-acre portion rather than the University Glen owners
 - c. UGlen property owners pay 20% of their 1% property tax to the Site Authority instead of to the county general fund. There is concern of double billing between that and the HOA dues.

Board Member Comment Period

No comments.

CONSENT AGENDA

- Approval of Minutes of May 17, 2021 meeting
- CI Power/CAISO Update (Hunt)
- Site Authority Operations Update (Nichols)
- Financial Report (Bracamontes)

Approve Consent Agenda

Moved to approve the consent agenda: R. Eaton

Seconded: B. Huber

CARRIED

INFORMATION AND ACTION ITEMS

ACTION ITEM: Delegations of Authority to Execute Agreements for 32-Acre Development (Nichols/Bowden)

Nathan Bowden stated that contract negotiations were renewed with Kennedy Wilson for the long-term ground lease of the 32-acre for the development of close to 600 new residential units which contain a mixture of for-sale and for-rent properties. This will bring in initially over \$6.5 million in funding to both the Site Authority and CSUCI combined and an ongoing 7% of the effective gross income of for-rent units. Agreements are anticipated to be finalized by the end of this month.

The following resolution was presented for approval:

WHEREAS, the Site Authority Board previously approved the development of the 32-acre parcel of land adjacent to the existing University Glen development based on the selected proposal submitted by Kennedy Wilson;

WHEREAS, agreements for the development of the 32-acre parcel are substantially negotiated;

WHEREAS, the proposed sublease and development of the 32-acre parcel will help reduce debt and improve the financial flexibility of the Site Authority, allowing it to meet the primary purpose for which it was created, which is to help finance and support the development of the CSUCI campus.

RESOLVED, based on the negotiations between the California State University Channel Islands Site Authority and Kennedy Wilson Multifamily and upon finalization thereof, the CSU Channel Islands Site Authority Board authorizes the Chairperson to execute any and all necessary agreements related to the development of the 32-acres.

Moved: L. Adamson

Seconded: R. Eaton

CARRIED

ACTION ITEM: Appointment of Treasurer (Parks)

The position of the Site Authority Board Treasurer has been filled on an interim basis by Barbara Rex, Assistant Vice President for Budget and Planning/Interim CFO at CSU Channel Islands.

The following resolution is presented for approval:

WHEREAS, the Site Authority Board has need for a permanent Treasurer to fulfill duties including, but not limited to, receiving and depositing funds, transferring funds to appropriate investment accounts, expending funds, and other activities as delegated by the CSUCI President and Site Authority Board;

RESOLVED, by the Site Authority Board of Directors, that Barbara Rex is appointed to serve as Treasurer of the Site Authority, effective immediately.

Moved: L. Parks

Seconded: B. Huber

CARRIED

INFORMATION ITEM: Campus Update (Yao)

Interim President Richard Yao stated that 60% of classes offered are in-person compared to 72% of classes pre-COVID. The campus continues to follow the Ventura County Public Health guidelines that recommend mask wearing and vaccinations for best practices for protection with the following actions:

- Testing of unvaccinated individuals is moving forward
- Have aggressive vaccination campaign – as of the date of the meeting, the University had received 40% of student certifications. Of those students who provided certifications, 96.8% of them requiring vaccinations are vaccinated.
- Chancellor Castro stated we are moving forward with mandatory vaccinations with religious and medical exemptions allowed.
- The University is in the process of a meet and confer with labor unions regarding requiring proof of vaccination.
- Masks are required indoors unless vaccinated person is in workspace alone.
- Recognize all involved especially Environmental Health & Safety. The University conducted 250 workspace assessments, upgraded HVAC filtration, and updated cleaning and disinfection processes.
- Four town halls were held last week to build trust and improve lines of communications with campus community, and they were well attended.
- Vaccination clinics were scheduled on-campus in August and September as well as testing clinics for those who have vaccination exemptions.
- Mackenzie Scott and Dan Jewett donated \$15 million to Channel Islands in recognition of the school's commitment to equity and inclusion and social mobility of its students. The University is finalizing plans on how to best utilize this gift. Three areas of focus:
 - GI 2025 – Student Success
 - Academic Planning and Programming
 - Capital Needs
- Basic Needs Program – Received over \$127,000 grant and funds from the Chancellor's Office. This program operates the food pantry, emergency housing, and emergency grant programs. There has been an increase in need, in particular emergency housing. Initial data suggests students who access this program stay enrolled.
- Faculty highlights – Geoff Dougherty, Professor of Applied Physics, received a Fulbright Senior Scholarship to teach at two universities in Indonesia. Dr. Kiki Patsch and Dr. Dan Reineman, from the

Environmental Resource Management department, received a \$400,000 grant to study beach access inequity in the local area. Dr. Robin Mitchell, Associate Professor of History, is going to Harvard University on a Radcliffe Fellowship and is working on book research.

INFORMATION ITEM: University Glen Advisory Group Update (Robe)

- Sandi Boyd is the new chair of Homeowners Advisory Council (HAC). Carolyn Philips is a new elected member and the HAC representative to the CAG is Melia King who replaces Tom Bokhart.
- HAC undertook a broad review and expansion of rules and regulations. Still to be presented to SA board but will happen in a few quarters and will be scaled back in scope.
- Open items clarified – parks and athletic field are open to the public.
- CAG in process of being reorganized. Final draft has been submitted to the HAC for their comments.
- Question of interest credited to the reserve funds – Budget Advisory Group is looking into it.
- Tot lot renovation is underway with Kennedy Wilson with a target of end of year completion.
- Question of adding streetlights – SCE needs to be involved. It may be time to bring them in now that the 32-acre project is moving forward.
- Solar policy for the attached homes was included in the Consent Agenda material. It is for compliance with the Solar Rights Act.
- Many thanks to Rosa.

ADJOURNMENT

There being no further business, the meeting was adjourned at 12:20 pm.

APPROVED:

California State University Channel Islands Site Authority Board

Paula Robertson
Paula Robertson, Interim Secretary

11/8/2021
Date