



**Regular Meeting Minutes
Monday, February 28, 2022**

The California State University Channel Islands Site Authority (SA) met on Monday, February 28, 2022, at 11:30 a.m. virtually via teleconference (Zoom webinar).

Site Authority Board Chairperson Linda Parks called the meeting to order at 11:32 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.; Mayor Shawn Mulchay; Supervisor Carmen Ramirez; President Richard Yao

Regrets:

None

Alternates present:

City Councilmember Laura Hernandez; Laurie Nichols, AVP Administrative Services/HRO

Others present: Marc Mootchnik, University Counsel; Stephanie Bracamontes, Controller; Nathan Bowden, Director of Strategic Operations; Thomas Hunt, AVP Facilities Services; John Lazarus, Executive Director of Operations; Barbara Rex, Site Authority Treasurer; Paula Robertson, Interim Site Authority Secretary; Terry Tarr, Associate Architect, Planning, Design & Construction

Guests present:

None

OPENING STATEMENTS

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

Public Comment Period

Sandi Boyd, Chair of the Homeowners Advisory Council, read a letter addressed to the board which was submitted prior to the meeting. The following information was requested:

- A formal legal opinion regarding state, county, CSUCI, and SA jurisdictions regarding University Glen's 272 homeowners and 366 apartment residents located on the East Campus that is shared with the owners.
- Reconciliation and clarification as to why CSUCI Site Authority should not pay the 32-acre portion of the CWD recycled water infrastructure.

Ms. Boyd expressed concern about the amount of Prop 13 tax received by the Site Authority and that those costs have been shifted over time to the UG operating budget. She also stated concern about the tax liability extension to 2037.

Tom Bokhart, a townhome owner in University Glen, read a letter addressed to the board which was submitted prior to the meeting. Two requests were included in the letter.

1. The Site Authority establish a policy to notify affected residents whenever there is a change in their obligation for paying the Special Tax.
2. The Financing Authority has a representative contact Mr. Bokhart to discuss what the process is to file an appeal notice regarding the Special Tax.

Tobey Wheeler, a townhome owner in University Glen, requested a defined list of components that require maintenance and/or upgrades that the townhome owner is responsible for. Mr. Wheeler voiced concern about the amount of reserves set aside considering the increased cost of maintenance and repairs and inflation. Mr. Wheeler stated that the townhome reserves are less than 60% of what is required.

Mr. Wheeler stated that deadlines for the last two years for brush clearance have not been met. He requested that the Site Authority provide guidance to UGCAM to get going on the project. Mr. Wheeler suggested taking action in April which will result in cost savings.

Laurie Nichols acknowledged the three speakers' concerns and stated answers to their concerns will be provided no later than the next board meeting. Regarding the list Mr. Wheeler requests, the items are stated within the ground sublease. A document with greater clarity regarding the list of components that the townhome owners are responsible for will be provided.

Board Member Comment Period

Chair Parks next called for Board comments.

Carmen Ramirez expressed her appreciation of the appointment to the Board. Larry Adamson, on behalf of the Board, congratulated Dr. Yao on his appointment as the new permanent President of CSU Channel Islands.

CONSENT AGENDA

- Approval of Minutes of November 8, 2021 meeting
- CI Power/CAISO Update (Hunt)
- Update on 32-Acre Development Project (Nichols/Bowden)
- Site Authority Operations Report (Nichols)
- Financial Report (Bracamontes)

Approve Consent Agenda

Motion by Robert Eaton to approve the consent agenda. Seconded and carried unanimously by roll-call vote.

INFORMATION AND ACTION ITEMS

INFORMATION: Update on Reserves (Bracamontes)

Stephanie Bracamontes spoke to the brief provided in the board packet. It included a timeline of the steps staff took to move the reserves into the Cal Trust Investment portfolio. Ms. Bracamontes reported that the transfer was completed in December 2021. She further noted that staff are now working on the

calculation of interest that may be due to the homeowners and will know whether there is money due or not by March 2022. Ms. Bracamontes informed the Board that this is the final transaction that is pending resolution, and an ongoing report on the reserves will be included in the financial packet submitted to the board.

Ms. Bracamontes was asked whether the transfer was done at the request of the residents and, if there is interest due, whether it will go into the reserves. Ms. Bracamontes confirmed both items are correct. She further noted she met with the Blackwell advisors to request an ad hoc report for the reserves. The reserves will be earning interest going forward. Ms. Bracamontes acknowledged the contribution of the CO in advising on the policy and parameters of investing the reserves to make sure that all is within compliance.

Motion was made by Chair Parks to accept the update report on reserves. The motion was seconded and carried unanimously by roll-call vote.

INFORMATION: Campus Update (Yao)

President Yao thanked the Site Authority board, the campus community, and the broader community for the support during his year-long interim presidency. He acknowledged the excitement of the upcoming 20th anniversary of the University and also the impact of the recent resignation of the Chancellor.

President Yao reported that the safety procedures and attention to detail on campus have paid off. The projections for COVID infections were spot on. The first week back, 12 cases impacted campus. The week after there were two and only one or two within the last week leading up to the meeting.

The President updated the Board on the following items:

- A research project related to support of students with disabilities being led by the Disability Accommodations and Support Services program.
- A student-organized Bio-Blitz event held on campus that got the campus community involved in photographing and cataloging plants, flowers, insects, fungi, birds, and trees found on campus.
- Updates on the Dolphin Food Pantry and Basic Needs Program
- Financial support the University received from Jeff Green, CEO of The Trade Desk, for new scholarship and peer mentorship programs. The Open CI program, led by Dr. Jacob Jenkins and Dr. Jaime Hannans, which has resulted in \$7 million in savings for students since 2016 as a result of no-cost and low-cost class materials.
- Receipt of a joint grant of \$75,000 from the Educational Credit Management Corporation (ECMC) to help better understand first-year drop-out rates and improve the transfer pathways for community college students.
- The academic planning exercise, *Charting Our Course*, being led by Provost Avila and gauging what needs to be developed or expanded to serve our community.

The following questions were asked of the President by the Board:

- How does a community member contribute to the pantry program?

President Yao referred to the website for the Dolphin Pantry. Laurie Nichols emailed the link to the Board. <https://www.csuci.edu/basicneeds/>

- What is being done to assist students who have insufficient broadband for online studies?

President Yao stated that hotspots are available to students to assist with connectivity, and they should be directed to the Dean of Students for assistance.

- What is the update on applications for the fall?

President Yao responded the campus was up about 15% in applications. First-time full-time applications were up, and transfer applications were down. Community colleges were down about 20%. Admissions are flat. President Yao explained that work is being done to increase the yield by reallocating resources and offering the scholarships previously mentioned. In addition, the MacKenzie Scott funds are available to provide housing support for first-time full-time students. Also, the EOP student bridge program is expanded so students will get 6 GE credits in the summer fully paid for before they set foot on campus, and finally, the peer-to-peer support is in place and has proven to be effective.

- Do you foresee an opportunity to share with fellow CSU presidents the information on the impact of financial aid on academic success?

President Yao stated he will share the information more broadly after updating the findings to include the 2020 and 2021 data. The report data currently includes 2016-2019.

Mr. Adamson noted the challenge of the substantial drop in enrollment in the state's community colleges. There is a strong effort, with trustee recommendations, for campus presidents to work closely with the community colleges.

INFORMATION: University Glen Community Advisory Group Update (Nichols)

Laurie Nichols noted that the Community Advisory Group (CAG) meets monthly. It includes members of the Homeowners Advisory Committee and their chair, Sandi Boyd. There are also representatives of Kennedy Wilson multi-family as well as Kennedy Wilson properties (UGCAM) manager, Jake Friesen, and two community members. The CAG received a request to add a Kennedy Wilson representative for the 32-acres and they hope to have someone in place by the next CAG meeting in March.

At a recent CAG meeting, the campus reported that the pavement between Lewis Road and the bridge on Camarillo Street will be repaved to address the potholes. A question was raised during the CAG meeting about the existing community park and the impact of the 32-acres phase. Ms. Nichols stated that the discussion will continue regarding the further opportunity to develop the park.

ADJOURNMENT

There being no further business, the meeting was adjourned at 12:17 p.m.

APPROVED

California State University Channel Islands Site Authority Board

Paula Robertson
Paula Robertson, Interim Secretary

5/9/2022
Date