



**Regular Meeting Minutes  
Monday, May 9, 2022**

The California State University Channel Islands Site Authority (SA) met on Monday, May 9, 2022, at 11:30 a.m. in person and virtually via teleconference (Zoom webinar).

Site Authority Board Chairperson Linda Parks called the meeting to order at 11:31 a.m. A quorum was established.

Members present:

Supervisor Linda Parks, Chair; Assistant Vice Chancellor Robert Eaton, Vice Chair; Trustee Larry Adamson; Supervisor Carmen Ramirez (arrived 11:40); President Richard Yao

Regrets:

John Broome, Jr.; Shawn Mulchay

Alternates present:

City Councilmember Laura Hernandez (arrived 11:33); 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, SA Treasurer; Paula Robertson, Interim SA Secretary; Christina Sotelo, SA Resource Specialist

Guests present:

None

**OPENING STATEMENTS**

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

Public Comment Period

Tobey Wheeler, a townhome owner in University Glen, expressed his appreciation to the board for the additional support of Mr. Lazarus. He also thanked Chair Parks for her support. Mr. Wheeler asked for clarification about the ground sublease regarding the maintenance fees saying they should not be used for the community garden and small events such as providing Halloween candy. The community garden initially paid its own way and then asked for \$5,000, then \$8,500 and most recently has requested \$11,500. The informal social club was funded by the participants and is now asking for funding. He does not believe residents should be obligated to pay for these programs particularly when the HAC does not have sufficient funds to rebuild the tot lot to what was imagined, and the pool and spa are closed for 3 months due to budgetary concerns. He would like this issue to be directed to someone who can give a valid lawful interpretation of how maintenance funds should be spent.

Chair Parks acknowledged Mr. Wheeler's concerns. The issues will be investigated.

## Board Member Comment Period

Chair Parks called for Board comments.

No comments were made.

## **CONSENT AGENDA**

- ACTION: Approval of Minutes of February 28, 2022 Meeting
- INFORMATION: CI Power/CAISO Update (Hunt)
- INFORMATION: Update on 32-Acre Development Project (Nichols/Bowden)
- INFORMATION: Site Authority Operations Report (Nichols)
- INFORMATION: Financial Report (Bracamontes)

## Approve Consent Agenda

Motion was made by Larry Adamson to approve the consent agenda. The motion was seconded and carried unanimously by roll-call vote.

## **INFORMATION AND ACTION ITEMS**

ACTION: Approval of 2022-23 Operating Budget, CAM Budget, and Capital and Reserves Budget (Lazarus/Bracamontes)

Barbara Rex informed the board the projected revenue for the Site Authority is \$14 million and expenditures are \$13 million. Net revenue is just over \$1million. We will receive a \$1.125 million payment once the market rate apartments begin vertical construction in the Fall. The \$1.125 million payment for the age restricted apartments is expected to be received in June so it is not included in the 2022-23 budget. It is assumed that CAISO will extend the RMR through December 2023 in September.

The focus continues on the reserves for University Glen which are too low, especially for the townhouses. Inflationary costs are a notable issue. The residents are concerned about the low reserves however want to hold the payment below \$400. The CAM fees will be a top priority going forward.

Ms. Rex was asked how much of the monthly fee is funding CAM expense and how much goes to reserves. There is concern about this year being the largest single year increase in CAM costs (15/16%). Ms. Rex confirmed for the single-family homes, \$11.58/month is going into the reserves and for the townhomes, \$72.06/month is going into the reserves. Relative to last year, the single-family homes reserve contribution shows no change and in the townhomes, it is a reduction. This reflects the community's psychological barrier of not exceeding \$400/month. The inflationary assumption is 8-9%, but is not reflected in the townhomes. Mr. Lazarus stated the Budget Advisory Group has agreed to the increase. Overall, operations are using up a larger portion of the fee. Contracts are increasing for next year.

Motion was made by Larry Adamson to approve the 2022-23 Operating Budget, CAM Budget, and Capital and Reserves Budget. The motion was seconded and carried unanimously by roll-call vote.

#### INFORMATION: CSUCI Early Childhood Care & Education Center (Nichols)

Laurie Nichols shared the name change to Early Childhood Care & Education Center is a result of the focus on care of the local children as well as education for the students on campus. California will be increasing elementary education to include early education.

President Yao stated there has been an update on the feasibility study with added details on the programs and education component. Governor Newsom's T-kindergarten proposal adds two new grades into the educational system for 3- and 4-year-olds. This changes the credential requirements, and the curriculum is being adapted now. The focus going forward would be to serve as a pipeline for early childhood education teachers. President Yao mentioned there is significant support both philanthropic and community.

Laurie stated the locations under consideration are the Big Rock Park or the existing site of the Carden School. Big Rock Park has been signed off by the Army Corp of Engineers to release the land however the land is leased to the Site Authority. The two spots will be reviewed and studied further. If the Big Rock Park is chosen, the decision will be brought to the Board for review.

#### INFORMATION: Campus Update (Yao)

The President updated the Board on the following items:

- Commencement takes place in 2 weeks with 4 ceremonies.
- Recent campus events: Admitted Dolphin Day for newly admitted students and their families. Celebration of Service for all students engaged in service and research. Dolphinpalooza to gather students together on campus. Making College Happen event brought Oxnard Union high school district students on campus and included a collaboration with Ventura and Oxnard Community Colleges. Arts Under the Stars included students and community members.
- CIMAS project helps first year students who are struggling build community. Includes a trip to Santa Rosa Island and hiking Satwiwa.
- Undergraduate Research Conference for interdisciplinary students to present their research.
- Immersive one month-long field study program on Santa Rosa Island to be held in the summer.
- Cameron Bartosiewicz, a student, founded the national Youth Pride Association (YPA) and was named a 2022-2023 Campus Compact Newman Civic Fellow. The YPA has launched in 40 states.
- Congresswoman Julia Brownley presented \$250,000 for a Native American and Indigenous Studies Program.
- Data for post-graduation outcomes reveals 71% of graduates continue to reside in the local region.
- Channel Islands was named a top-producing institution for Fulbright Scholars. Among 11 total masters-granting higher education institutions across the nation that had two Fulbright Scholars from the 2021-2022 academic year.
- Two honorary doctorates to be awarded at commencement to the Educational Credit Management Corporation Foundation President Peter Taylor and Jeff Green, the Trade Desk Chief Executive Officer.
- Save the date for the Investiture in the fall.

INFORMATION: University Glen Advisory Group Update (Nichols)

Laurie Nichols stated the Advisory Group continues to meet monthly with representations from SA, UGlen management, Kennedy Wilson partners, E&S Ring and the community.

- The community is requesting a right-hand turn lane at the end of Camarillo Street onto Lewis Road.
- They are asking for a Kennedy Wilson representative to be present at the CAG meeting for the 32-Acre project.
- Community has concerns about fire evacuation. There are detailed plans that have been vetted through the police department and a third party. Chief of Police is asked to speak at the HAC meeting and address the evacuation plan.
- HAC elections are next month. Local community will vote to be members of the homeowners' advisory committee.
- The CAG is aware of the water restrictions, there isn't a solution yet, but all are aware of the need to address it. The UGCAM manager has been working on drought tolerant planting for the last 3 years and minimize the dependence on water.

Discussion was held regarding current water restrictions and the amount of turf used in landscaping. Ms. Nichols confirmed that UGlen is using Camrosa recycled water for landscaping and will continue to revisit and update landscaping to be less dependent on water. There is not a specific plan to remove turf at this time however work continues on the plan. Mr. Lazarus noted that the Camrosa Water District has not imposed once per week restrictions however the goal of reducing water consumption is taken into consideration. A turf replacement program is not available.

Ms. Nichols stated due diligence needs to take place regarding the public comments noted today.

CI Power Update Report Query: Larry Adamson voiced concern about the CI power update report and the statement that 'we are working to see if CAISO will cover the costs'. Tom Hunt responded that if CAISO does not cover the cost, the SA will need to consider options including a repayment term and how long the plant may continue to operate. The options would be brought to the board for a decision. Chair Parks brought up the potential for the renovation of the plant for biofuel is also being considered.

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 12:22 p.m.

**APPROVED**

California State University Channel Islands Site Authority Board

<u>Paula Robertson</u>	<u>8/8/2022</u>
Paula Robertson, Interim Secretary	Date