



**Regular Meeting Minutes  
Monday, August 14, 2023**

The California State University Channel Islands Site Authority (SA) met on Monday, August 14, 2023, at 11:30 a.m. on the CSUCI campus in the Handel Evans Conference Room in the John Spoor Broome Library, Camarillo St. Camarillo, CA.

Site Authority Board Chairperson John Broome, Jr. called the meeting to order at 11:30 a.m. A quorum was established.

Members present:

John Broome, Jr., Chair; Councilmember Laura Hernandez, Vice Chair; President Richard Yao

Regrets:

Assistant Vice Chancellor Robert Eaton; Trustee Larry Adamson; Supervisor Jeff Gorell; Supervisor Vianey Lopez; Supervisor Kelly Long

Alternates present:

Councilmember Martita Martinez-Bravo; Laurie Nichols, AVP Administrative Services/HRO

Others present: Marc Mootchnik, University Counsel; Stephanie Bracamontes, Controller; Thomas Hunt, AVP Facilities Services; John Lazarus, Executive Director of Operations; Terry Tarr, Associate Architect; Celina Zacarias, Executive Director of Community & Government Relations; Christina Sotelo, Secretary

**OPENING STATEMENTS**

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

Public Comment Period

Mary Kennedy a townhome owner expressed her concerns with the current funding structure. She proposed ways to mitigate the funding structure. Ms. Kennedy referred to the reserve study, and the expenditure for \$1.8 million for townhome furnace replacements. The Inflation Reduction Act offered homeowners' funds for replacement of gas furnaces. She recommends applying for the state's implementation programs. Ms. Kennedy expressed her concerns with missed revenue from the Town Center sales taxes. The concerns are elaborated in the submitted public comment document.

Tom Bokhart a University Glen resident requested information on property taxes and an explanation on the Special Tax. Mr. Bokhart expressed his concerns on paying property taxes to Ventura County, paying for policing services and paying for the water infrastructure costs. He

recommended a forum to educate University Glen residents. Mr. Bokhart expressed his concerns with the Special Tax assessed to University Glen residents. He requested an adequate explanation on the mechanics behind the bond that was used to fund the original 2001 buildout in the community. He requested a forum to explain the mechanics of the Special Tax. His detailed concerns are fully elaborated in his public comment document.

Sandi Boyd a University Glen homeowner expressed her concerns about the investment policy. She stated that the current investments in CalTrust placed the principal of the reserves at risk. She stated that the last summary report in Spring indicated that in all three reserve funds there was \$170,000 of unrealized losses. She proposed to adopt a policy which would provide CSU funding in the event of investment losses. Ms. Boyd provided her detailed concerns in a public comment document.

### Board Member Comment Period

Chair Broome asked if there were any comments.

No further comments were made.

### **CONSENT AGENDA**

- ACTION: Approval of Site Authority Board Minutes of May 15, 2023 (Sotelo)
- INFORMATION: Anacapa Canyon Project Update (Lazarus)
- INFORMATION: Site Authority Operations Report (Lazarus)
- INFORMATION: CI Power/CAISO Update (Hunt)
- INFORMATION: Financial Report (Bracamontes)

### Approve Consent Agenda

Motion was made by Laura Hernandez to approve the consent agenda. The motion was seconded by Laurie Nichols and carried unanimously by roll-call vote.

Chair Broome notified the board that Laurie Nichols would be a voting member in replacement for board member Trustee Larry Adamson.

### **INFORMATION AND ACTION ITEMS**

INFORMATION: University Glen Community Advisory Group Update (Lazarus)

John Lazarus notified the board of two new Homeowners Advisory Council (HAC) members. They are Drew Morris and Sasha Strunk. Sandi Bolger joined and then stepped down. The Ground Sublease stipulates that the remaining HAC members must appoint a new person. The HAC members will also appoint two representatives to the Budget Advisory Group.

INFORMATION: Early Childhood Care & Education Center Update (Yao)

President Yao announced that CSUCI is continuing to make progress on the capital campaign for the Early Childhood Care & Education Center. CSUCI has documented \$23 million towards the

\$46 million total needed for the project. President Yao announced another donation of \$13.8 million will go towards the completion of the Early Childhood Care & Education Center.

#### INFORMATION: Campus Update (Yao)

The President updated the Board on the following items:

- Preparing for the 2023-2024 academic school year to begin. Orientation is being held all week for first year students. Convocation for faculty and staff is being held on Thursday August 17<sup>th</sup>.
- The new CSU Chancellor, Dr. Mildred García, is officially starting on October 1, 2023. The CSU system will include seven new presidents starting this 2023-2024 academic year. The CSU Board of Trustees and Chancellor's office have been working on labor relations, bargaining with the unions, creating a sustainable funding model, and creating a new tuition policy and financial aid policy.
- CSUCI is navigating enrollment challenges, being one of the seven institutions that has been significantly affected. As a result, there will be a 5% decrease in state appropriations, beginning in 2024-2025 and through 2026-2027. The 5-year projection model indicates a stabilization in enrollment for the 2024-2025 academic year.
- CSUCI will hit their budgeted target on enrollment for first year students and surpass targeted numbers with transfer students.
- The Summer Success Academy (SSA) hosted 70 plus first-year students. The program provided foundational college courses, peer advising, academic advising, and social support.
- Hosted the cohort where students come on campus for a 6-week residential bridge. The students received six course credits, programming, and peer to peer academic support.
- Using philanthropic support, CSUCI is expanding the learning communities. They can offer peer to peer academic support in almost all sections of first year Math and English courses. Targeting 70% of incoming first year students.
- The Trade Desk has committed \$5 million to CSUCI for recurring renewable scholarships.
- Engaged in brand foundation research over the last two years and now finalizing. Moving forward with the academic master plan, identifying new academic programs that align with workforce needs.
- Gateway Hall is under demolition and will be ready by Fall 2025. It will have the welcome center for the campus community, enrollment management, classroom space, advising and math and mechatronics labs.
- CSUCI signed a partnership with the Santa Barbara Zoo to open a conservation center on campus. The conservation center will be owned and managed by the Santa Barbara Zoo. The conservation center will be the first zoo owned facility on a university campus, to protect and reestablish threatened species and develop skills and conversation, education and management.
- With the support from the Smith Foundation, Manzanita Hall has been refurbished to become the Martin V. Smith School of Business and Economics.
- Opening in October are two new student affinity centers. A Black Cultural Center, and a Latinx Cultural Center. These will provide resources, services, and education to support the cultivation of an inclusive campus community.

- CSUCI was one of eight universities in the country to be awarded a NASA grant of \$80,000. The grant money was from the 2023 national competition, called the University Student Research Challenge (USRC). Dr. Cynthia Flores led the research project with ten students from CSUCI's Mathematics, Physics, Computer Science and Chemistry/Biochemistry programs.
- Broome Library hosted a Stem Cell Research Colloquium. Nitika Parmar Ph.D. received a grant from the California Institute for Regenerative Medicine (CIRM) for more than \$3.6 million over five years. Which will allow CSUCI to offer one-year paid internships and scholarships to graduate students in the Master of Science Biotechnology degree program whose study emphasis is in stem cell technology and lab management.

Councilmember Martita Martinez-Bravo requested more information about the student outreach programs. She would like to see students as early as middle school attend these programs. President Yao stated that there is no coordinated outreach effort to the middle schools, but it is part of the plan moving forward with admissions work.

Councilmember Martita Martinez-Bravo asked if the Educational Opportunity Program was targeting high school students. President Yao confirmed the Educational Opportunity Program is to support incoming students.

Councilmember Martita Martinez-Bravo asked about more information regarding the Black Cultural Center and Latinx Cultural Center. President Yao stated that the centers will be dedicated space for those students and will collaborate with ethnic studies faculty to help inform of programs.

Councilmember Laura Hernandez asked about the public comments, and asked how they will be handled. Laurie Nichols stated that the comments will be reviewed, and the Site Authority will establish a response and action plan.

## **ADJOURNMENT**

There being no further business, the meeting was adjourned at 12:14 p.m.

## **APPROVED**

California State University Channel Islands Site Authority Board

*Christina Sotelo*  
Christina Sotelo (Nov 15, 2023 09:09 PST)

Christina Sotelo, Secretary

11/15/2023

Date