

STOCKTON CENTER SITE AUTHORITY

Board of Directors

Vice Chair /CSUS President Britt Rios-Ellis
Director/CSU *Interim* EVC/CFO Patrick Lenz
Director/CSU Trustee Jack McGrory
Alternate/CSU Special Consultant Elvyra F. San Juan

Director/Mayor Christina Fugazi
Director/Councilmember Mario Enríquez
Director/Councilmember Michael Blower
Alternate/Councilmember Brando Villapudua

Chair Kathy Hart

DATE/TIME: Friday, May 1, 2026
1:00 PM – 3:00 PM

LOCATION: CALIFORNIA STATE UNIVERSITY (CSU), STANISLAUS
CSU STOCKTON CAMPUS – UNIVERSITY PARK
612 East Magnolia Street, Room 1014
Stockton, CA 95202

Zoom Teleconference Meeting:

<https://calstate.zoom.us/j/83523931199?pwd=IdavZYoEObX40YqFSl3ccfqbhGUO34.1>
Passcode: CSU

Dial-in Information:

+1 669 444 9171
Meeting ID: 835 2393 1199
Passcode: 770174

1. Call to Order/Roll Call
2. Public Comment Period*
3. Introduction of New Board members
4. Approval of Minutes for May 2, 2025 (Attachment A)
5. Election of Officers – ACTION ITEM
6. Meeting Schedule FY 2026/2027 – ACTION ITEM

The next annual meeting is proposed to be held on May 7, 2027 at 1 p.m., at the CSU Stockton Campus - University Park, 612 East Magnolia Street, Room 1014, Stockton, California.

7. Stanislaus State, CSU Stockton Campus – INFORMATION ITEM

President of California State University Stanislaus Britt Rios-Ellis and the Assistant Vice Chancellor/Executive Director Paul Gannoe will discuss current activities and capital development at the CSU Stanislaus Stockton Campus.

8. University Park Development Update – INFORMATION ITEM

Grupe Huber Company Senior Vice President Fritz Huber will provide an update on University Park development (Attachment B).

9. FY 2025/2026 Budget Update and 2026/2027 Budget Proposal – ACTION ITEM

Assistant Vice Chancellor/Executive Director Paul Gannoe will give an overview of the operations budget for the Stockton Center Site Authority for the 2025/2026 fiscal year, including a recap of revenues and expenditures. The Site Authority operations budget for fiscal year 2026/2027 (Attachment C) will also be presented for approval by the board.

10. Member Comments (Open Discussion)

11. Adjournment

*Citizens may comment on any subject within the jurisdiction of the Joint Powers Authority including items on the Agenda. Each speaker is limited to two minutes. Speakers are encouraged to submit a “Request to Speak” email to the Secretary, at this email address City.Clerk@stocktonca.gov or call (209) 937-8459 at least 48 hours before the meeting and be prepared to speak at the meeting when called.

No speaker will be received after the close of the Public Comment portion of the meeting. All proceedings are conducted in English. Interpreters are not furnished and, if one is needed, it shall be the responsibility of the person needing one.

**In compliance with the Americans with Disabilities Act, if you need special assistance to participate in the meetings of the Stockton Center Site Authority located in Stockton, please contact the Office of the City Clerk at (209) 937-8458 at least 48 hours prior to the meeting to enable the City to make reasonable arrangements to ensure accessibility.

**MINUTES
STOCKTON CENTER SITE AUTHORITY
MEETING OF MAY 2, 2025**

Council Chamber - City Hall, 425 N. El Dorado Street, Stockton, California

1. Call to Order/Roll Call - 1:08 PM

Roll Call

Present:

Britt Rios-Ellis
Elvyra F. San Juan
Mario Enriquez
Michael Blower
Kathy Hart

Absent:

Jack McGrory, and Christina Fugazi.

Note: Director McGrory arrived to the Zoom panel at 1:25 PM.

2. Public Comment Period*

None

3. Introduction of New Board members

4. Approval of Minutes for July 19, 2024 (Attachment A)

Attachment A

Approve **Motion 2025-05-02-0401** approving Minutes for July 19, 2024 (Attachment A)

Moved by: Elvyra F. San Juan, seconded by Britt Rios-Ellis.

Vote: Motion carried 5-0

Yes: Britt Rios-Ellis, Elvyra F. San Juan, Mario Enriquez, Michael Blower, and Kathy Hart.

Absent: Jack McGrory, and Christina Fugazi.

5. Election of Officers – ACTION ITEM

Approve **Motion 2025-05-02-0501-01** electing Kathy Hart as Chair

Moved by: Britt Rios-Ellis, seconded by Elvyra F. San Juan.

Vote: Motion carried 5-0

Yes: Britt Rios-Ellis, Elvyra F. San Juan, Mario Enriquez, Michael Blower, and Kathy Hart.

Absent: Jack McGrory, and Christina Fugazi.

Approve **Motion 2025-05-02-0501-02** electing Britt Ellis-Rios as Vice Chair

Moved by: Kathy Hart, seconded by Mario Enriquez.

Vote: Motion carried 5-0

Yes: Britt Rios-Ellis, Elvyra F. San Juan, Mario Enriquez, Michael Blower, and Kathy Hart.

Absent: Jack McGrory, and Christina Fugazi.

6. Meeting Schedule FY 2025/2026 – ACTION ITEM

The next annual meeting is proposed to be held on May 1, 2026 at 1 p.m., at the CSU Stockton Campus - University Park, 612 East Magnolia Street, Room 1014, Stockton, California.

Approve **Motion 2025-05-02-0601** scheduling the next annual meeting to be held on May 1, 2026 at 1 p.m., at the CSU Stockton Campus - University Park, 612 East Magnolia Street, Room 1014, Stockton, California.

Moved by: Michael Blower, seconded by Mario Enriquez.

Vote: Motion carried 5-0

Yes: Britt Rios-Ellis, Elvyra F. San Juan, Mario Enriquez, Michael Blower, and Kathy Hart.

Absent: Jack McGrory, and Christina Fugazi.

7. Stanislaus State, CSU Stockton Campus – INFORMATION ITEM

President of California State University Stanislaus Britt Rios-Ellis and the Assistant Vice Chancellor/Executive Director Paul Gannoe discussed current activities and capital development at the CSU Stanislaus Stockton Campus. Stanislaus State Sr. Director Capital Planning, Kat Marion presented as well.

This item is information only, no action was taken.

8. University Park Development Update – INFORMATION ITEM

Grupe Huber Company Senior Vice President Fritz Huber provided an update on University Park development (Attachment B).

This item is informational only, no action was taken.

Attachment B

9. FY 2024/2025 Budget Update and 2025/2026 Budget Proposal – ACTION ITEM

Assistant Vice Chancellor/Executive Director Paul Gannoe gave an overview of the operations budget for the Stockton Center Site Authority for the 2024/2025 fiscal year, including a recap of revenues and expenditures. The Site Authority operations

budget for fiscal year 2025/2026 (Attachment C) was presented for approval by the board.

Attachment C

Around the Bench Memo

Approve Motion 2025-05-02-0901 approving the operations budget for fiscal year 2025/2026.

Moved by: Jack McGrory, seconded by Mario Enriquez.

Vote: Motion carried 6-0

Yes: Britt Rios-Ellis, Jack McGrory, Elvyra F. San Juan, Mario Enriquez, Michael Blower, and Kathy Hart.

Absent: Christina Fugazi.

10. Member Comments (Open Discussion)

Vice Chair Ellis-Rios - Jose Hernandez RTD bus, honorary doctorate

Chair Hart - new board members; tour of new building

Vice Chair Ellis-Rios - venue, photography at the campus, alternative revenue streams, scholarships

Director Blower - congratulated Chair Hart; tour of the new building, Magnolia Mansion; RTD bus unveiling

Adjournment - 2:17 PM



KATHERINE ROLAND, CMC, GPMC
STOCKTON CITY CLERK

**STOCKTON CENTER SITE AUTHORITY
UNIVERSITY PARK
As of May 2026**

Project Development and Construction Status Update

Presented By

Fritz Huber
Senior Vice President
Grupe Huber Company

Summary

This item presents the status of projects being managed by the Grupe Huber Company (GHC) at University Park (UP):

- To date ten new projects representing over 319,253 square feet of space have been constructed within UP and over 236,950 square feet of existing space within 12 buildings have been remodeled for various tenants.
- UP is currently home to 22 tenants, over 1,000 employees and 3,000 K-16 students.
- GHC has been managing and developing UP since 2002.

New Transactions

- GHC completed a 25-year ground lease with KIPP for a 3ac site. KIPP plans to build a two story 50,000sf building that will house a 500-student high school. Construction is scheduled to commence this summer.
- GHC completed a short-term lease with Common Spirit for an approximate 10ac area which will accommodate 980 parking spaces for their hospital operations while they construct a new parking structure near their existing hospital. Improvements are scheduled to be completed mid-April and use of such shortly thereafter.
- GHC completed a new 5-year lease with CAPK within the Weber building for 8,653sf of space. CAPK will use the space for a head start program, replacing the previous tenant, Creative Childcare.
- GHC completed a new 87-month lease with CVTC within the Weber building for 12,000sf of space. CVTC will use the space for its training and support service programs for individuals that have been provided similar services and support from the previous tenant, Alan Short.
- GHC completed a new 5-year lease with WelbeHealth for 2,268sf of space within the Hanger building. WelbeHealth replaced the previous tenant, Central California Surgery. The remodel has been completed and WelbeHealth will start using their new space in June.
- GHC is currently negotiating a 7-year lease extension with Hanger.

New Facilities/Renovation and Repair of Existing Facilities

- Several projects were completed within the Acacia building for the CSU Stanislaus Stockton Center: cooling tower repairs and IT room T3 HVAC repairs.

- KIPP University Park Elementary/Middle School completed construction of its final phase of improvements, consisting of three new buildings, 16,110sf of space.
- GHC completed the remodel within the Weber Building for the new CVTC tenant.
- GHC completed the remodel within the Hanger Building for the new WelbeHealth operation.
- GHC completed several projects within the Magnolia Center Building: boiler controls upgrades, remodeling one of the public restrooms, replacing carpet within the Dignity BH space.
- GHC completed roof repairs and exterior painting on the Weber Building.
- GHC completed roof repairs and lighting upgrades within the Hanger Building.
- GHC continues to devote annual resources for regularly scheduled site repairs which typically include phasing of street and parking lot repairs/sealing/stripping, ongoing corrections for potential tripping hazards in sidewalks, phasing of sidewalk replacements and tree trimming/replacements, painting of all site lighting/signage/marker poles repairing and replacing underground utility infrastructure. This past year the following items were completed: replacing Acacia Street in time for the Willow Hall ribbon cutting, additional trees were removed and new ones planted, replaced various street signage, continue the phasing of upgrading parking lot lighting to LED, flushed out the main sewer lines serving the project.

Planning Activities Underway

- GHC continues to assist CSUS with its planning and coordination to replace the Acacia Building HVAC system.
- GHC continues to assist KIPP with its planning and approval process for its 500 student High School.
- GHC continues its efforts in marketing the historic Grant House, located across from the new CSUS Willow Hall building, for potential food users such as a coffee/sandwich shop. GHC has engaged an architect to prepare schematic plans so we can then obtain remodel cost estimates.
- GHC has engaged an architect to prepare schematic plans to remodel the historic Evergreen building into approximately 12 residential units, so we can then obtain remodel cost estimates.

Community Relations

- University Park continues to be a venue for numerous community events with its safe, park like setting, amenities such as the world peace rose garden, 1 mile discovery trail and art in public places, ample and free parking and 24/7 on-site security: This year's events included:, Dignity Healths annual Fun Run Walk For Fitness, 9th annual rose pruning demonstration, 10th annual University Park World Peace Rose Garden Inspirational Messages of Peace contest, Inaugural Stockton Rose Garden Tour, CSUS Stockton graduation ceremonies, VMRC Transitional/Disability Resource Fair, VMRC California Memorial Remembrance Day, Annual BBQ/Rib cook off, CSUS Willow Hall Ribbon Cutting and SUSD HCA White Coat ceremony.

**STOCKTON CENTER SITE AUTHORITY
 UNIVERSITY PARK OPERATIONS**

**PROPOSED BUDGET FY 2026/27
 BUDGET UPDATE FY 2025/26**

	Actuals & Projected July 1, 2025 Through June 30, 2026 *	Proposed Budget July 1, 2026 Through June 30, 2027	
REVENUE			
State Permanent Funding	1,700,000	1,700,000	
SUBTOTAL OPERATING REVENUE	1,700,000	1,700,000	
Interest	33,191	35,000	5% increase
DGS Utility Reimbursement-Grupe	253,322 *	266,000	5% increase
SUBTOTAL OTHER REVENUE	286,512	301,000	
TOTAL REVENUE	1,986,512	2,001,000	
EXPENSES			
1 Site Operations Agreement Expense	1,350,000	1,350,000	
SUBTOTAL CONTRACTIAL SERVICES	1,350,000	1,350,000	
EXPENSES			
2 CO Overhead & Audit Overhead	28,100 *	28,100	
Property and Liability Insurance	198,812	219,000	10% increase
3 Professional Services	0	0	
3 DGS Utility Natural Gas	253,322 *	266,000	5% increase
4 Capital projects (improvements & repair)	670,000	670,000	
5 CPDC Management Fee	0	17,000	
SUBTOTAL OTHER EXPENSES	1,150,234	1,200,100	
TOTAL EXPENSES	2,500,234	2,550,100	
SURPLUS (DEFICIT)	(513,721)	(549,100)	
Carryover From Prior Year	(1,481,375) (a)	(1,995,096) (b)	
FUND BALANCE	(1,995,096)	(2,544,196) (c)	

****Please note that actual/projection numbers are based only COCSU 54694 fund, not reflected ST campus ledger.**

Notes:

- 1. Annual site management fee to Grupe Huber (a) FY 2025/26 CO ending fund balance only
- 2. Audit & Management fee from CO plus KPMG Audit Fees (b) Projected balance for FY 2026/27
- 3. Consulting Services (c) 50% of operating expense reserved for Economic Uncertainty
- 3. Offset to DGS Utility Reimbursement from Grupe Huber
- 4. Various SCSA priority capital projects
- 5. CPDC Management Fee

* Actual through March 2026; April 2026 – June 2026 projected