

# STOCKTON CENTER SITE AUTHORITY

## Board of Directors

Vice Chair /CSUS President Britt Rios-Ellis

Director/CSU EVC/CFO Steven Relyea

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 2, 2025  
1:00 PM – 3:00 PM

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

### **Zoom Teleconference Meeting:**

<https://calstate.zoom.us/j/83523931199?pwd=ldavZYoEObX40YqFSl3ccfqbhGUO34.1>

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 July 19, 2024 (Attachment A)
5. Election of Officers – ACTION ITEM
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.

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. Stanislaus State Sr. Director Capital Planning, Kat Marion will present as well.

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 2024/2025 Budget Update and 2025/2026 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 2024/2025 fiscal year, including a recap of revenues and expenditures. The Site Authority operations budget for fiscal year 2025/2026 (Attachment C) will also be presented for approval by the board.

10. Member Comments (Open Discussion)

11. Adjournment

CERTIFICATE OF POSTING

I declare, under penalty of perjury, that I am employed by the City of Stockton and that I caused this agenda to be posted in the City Hall notice case on April 28, 2025 in compliance with the Brown Act.

Katherine Roland, CMC, CMPC  
Stockton City Clerk

By: \_\_\_\_\_  
Deputy

\*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](mailto: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 JULY 19, 2024**

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California State University, Stanislaus CSU Stockton Campus - University Park

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**1. Call to Order/Roll Call - 1:04 PM**

Roll Call

Present:

Director Britt Rios-Ellis

Director Susan Lenz

Director Elvyra San Juan

Vice Chair Lincoln

Chair Hart

Absent:

Director Jack McGrory, and Director Dan Wright.

NOTE: Director Wright arrived to the meeting at 1:07 PM

**2. Public Comment Period\***

None

**3. Approval of Minutes for April 21, 2023 (Attachment A) and July 26, 2023 (Attachment B)**

Approve **Motion 2024-07-19-0301** approving the Minutes for April 21, 2023 (Attachment A) and July 26, 2023 (Attachment B)

**Moved by:** Vice Chair Lincoln, seconded by Director Susan Lenz.

**Vote:** Motion carried 6-0

**Yes:** Director Britt Rios-Ellis, Director Susan Lenz, Director Dan Wright, Director Elvyra San Juan, Vice Chair Lincoln, and Chair Hart.

**Absent:** Director Jack McGrory.

**4. Election of Officers – ACTION ITEM**

Director Ellis nominated Dr. Cathy Hart to be Chair.

Approve **Motion 2024-07-19-0401-01** selecting Dr. Kathy Hart as chairperson for the next 12 months

**Moved by:** Director Britt Rios-Ellis, seconded by Director Susan Lenz.

**Vote:** Motion carried 6-0

**Yes:** Director Britt Rios-Ellis, Director Susan Lenz, Director Dan Wright, Director Elvyra

San Juan, Vice Chair Lincoln, and Chair Hart.

**Absent:** Director Jack McGrory.

Vice Chair Lincoln nominated President Britt Rios-Ellis to be Vice Chair

Approve **Motion 2024-07-19-0401-01** selecting President Britt Rios-Ellis to be Vice Chair for the next 12 months

**Moved by:** Vice Chair Lincoln, seconded by Director Susan Lenz.

**Vote:** Motion carried 6-0

**Yes:** Director Britt Rios-Ellis, Director Susan Lenz, Director Dan Wright, Director Elvyra San Juan, Vice Chair Lincoln, and Chair Hart.

**Absent:** Director Jack McGrory.

5. **Meeting Schedule FY 2024/2025 – ACTION ITEM** The next annual meeting is proposed to be held on May 2, 2025 at 1 p.m., at the CSU Stockton Campus - University Park, 612 East Magnolia Street, Room 1014, Stockton, California.

Approve **Motion 2024-07-19-0501** approving the FY 2024/2025 Meeting Schedule. The next annual meeting is to be held on May 2, 2025 at 1 p.m., at the CSU Stockton Campus - University Park, 612 East Magnolia Street, Room 1014, Stockton, California.

**Moved by:** Vice Chair Lincoln, seconded by Director Dan Wright.

**Vote:** Motion carried 6-0

**Yes:** Director Britt Rios-Ellis, Director Susan Lenz, Director Dan Wright, Director Elvyra San Juan, Vice Chair Lincoln, and Chair Hart.

**Absent:** Director Jack McGrory.

6. **Stanislaus State Presidential Appointment – INFORMATION ITEM**

This item is informational only. No action was taken.

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.

July 19, 2024

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This item was information only. No action was taken.

8. **University Park Development Update – INFORMATION ITEM** Senior Vice President of Grupe Huber Company Dan Keyser will provide an update on University Park development (Attachment C).

This item was informational only. No action was taken.

9. **FY 2023/2024 Budget Update and 2024/2025 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 2023/2024 fiscal year, including a recap of revenues and expenditures. The Site Authority operations budget for fiscal year 2024/2025 (Attachment D) will also be presented for approval by the board.

Approve **Motion 2024-07-19-0901** accepting and approving the Site Authority operations budget for fiscal year 2024/2025.

**Moved by:** Vice Chair Lincoln, seconded by Director Susan Lenz.

**Vote:** Motion carried 6-0

**Yes:** Director Britt Rios-Ellis, Director Susan Lenz, Director Dan Wright, Director Elvyra San Juan, Vice Chair Lincoln, and Chair Hart.

**Absent:** Director Jack McGrory.

10. **Member Comments (Open Discussion)**

Director Lenz - thanked everyone, excited; welcomed President Rios-Ellis


Director Lincoln - campus, partnership; community work, collaboration; welcomed Dr. Britt Rios-Ellis

Director Wright - welcomed Dr. Britt Rios-Ellis; thanked everyone

Vice Chair Rios-Ellis - thanked everyone

Chair Hart - excited, thanked everyone; student event

11. **Adjournment - 2:04 PM**



KATHERINE ROLAND, CMC, CPMC  
INTERIM CITY CLERK

**STOCKTON CENTER SITE AUTHORITY  
UNIVERSITY PARK  
As of May 2025**

**Project Development and Construction Status Update**

**Presented By**

Paul Gannoe  
Executive Director  
Stockton Center Site Authority

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, eight new projects representing over 262,000 square feet of space have been constructed within UP and over 232,000 square feet of existing space within 12 buildings have been remodeled for various tenants.
- UP is currently home to 23 tenants, with over 1,000 employees and 2,900 K-16 students.
- GHC has been managing and developing UP since 2002.

**New Transactions/Facilities/Site Amenities**

- GHC completed a 5-year lease extension with Common Spirit/Dignity Behavioral Health.
- GHC completed a short-term lease amendment with DDSO/Alan Short to assist them with some operating difficulties they have been experiencing.
- GHC completed an LOI for a short-term parking arrangement with Common Spirit to accommodate approximately 1,300 parking spaces for their hospital operations while they construct a new parking structure, which is scheduled to be completed by the end of 2026.
- GHC assisted CSUS and KIPP with the short-term agreement to use a portion of space within the Acacia Building so KIPP can start their High School programs while they secure a permanent location.

**Renovation/Repair of Existing Facilities**

- Numerous projects were completed within the Acacia building for the CSU Stanislaus Stockton Center: Upper roofing replacement; Digital signage for WCCC Alcove and Rooms 1060, 1063, 1065; Fan Room #2 motor starter replacement; Window tinting; Fan room motor bearing replacements; Miscellaneous fire system repairs; Water circulation system repairs; Installation of a wall in between Rooms 1004 and 1005 (total amounts invested over \$671,766.51.)
- Repaired a section of the Weber roof where a tree fell on to it during a heavy rain/windstorm.
- KIPP University Park Elementary/Middle School commenced construction of its final phase of improvements, consisting of three new buildings, 16,110sf of space.
- GHC completed the installation of storm drainage, redirecting a gas line and an irrigation backflow device as part of the new CSUS 55,000sf building.

- GHC completed the following projects within the Weber Building: led lighting upgrade; replaced a hot water heater; installed new bathroom partitions; installed new lab sinks.
- 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 new sidewalks were installed along the north side of the Auditorium; additional trees were removed and new ones planted, additional parking lot lights were upgraded to led lights, the lake fountain lights were upgrade to led; various paved areas of the site were repaired and re-striped; replaced existing street signage; corrected a failed section of the old 4160 electric system serving the south/east area of the project; updated landscaping around the rehab hospital.

### **Planning Activities Underway**

- GHC continues to assist CSUS with the construction administration of its new 55,000sf building, planning for the remodeling of the Mansion and updating of the Acacia HVAC system.
- Negotiations continue with Common Spirit on the lease agreement for the short-term parking arrangement.
- GHC continues its efforts to secure a trade school for either the Central Kitchen or Oak Hall buildings.
- GHC is negotiating an LOI with KIPP for a potential 3-4ac site, 49,280sf two story building, 30 classrooms, to accommodate up to 500 High School students.
- GHC is marketing the historic Grant House, located across from the new 55,000sf CSUS building, to potential food users such as a coffee/sandwich shop.
- GHC is negotiating an LOI with a Head Start program for space within the Weber Square building.

### **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 Health's annual Fun Run Walk For Fitness, 8<sup>th</sup> annual rose pruning demonstration, 9<sup>th</sup> annual University Park World Peace Rose Garden Inspirational Messages of Peace contest, CSUS Stockton graduation ceremonies, VMRC Transitional/Disability Resource Fair, VMRC California Memorial Remembrance Day, WelbeHealth 5 year anniversary celebration, WelbeHealth Trunk or Treat, and SUSD HCA White Coat ceremony.

**STOCKTON CENTER SITE AUTHORITY  
UNIVERSITY PARK OPERATIONS**

**PROPOSED BUDGET FY 2025/26  
BUDGET UPDATE FY 2024/25**

May 2, 2025  
Agenda Item 9  
Attachment C  
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	Actuals & Projected July 1, 2024 Through June 30, 2025 *	Proposed Budget July 1, 2025 Through June 30, 2026	
<b>REVENUE-FIXED</b>			
State Permanent Funding	1,700,000	1,700,000	
<b>SUBTOTAL FIXED REVENUE</b>	<b>1,700,000</b>	<b>1,700,000</b>	
Interest	61,077	64,000	5% increase
DGS Utility Reimbursement-Grupe	287,298 *	302,000	5% increase
<b>SUBTOTAL FIXED EXPENSES</b>	<b>348,375</b>	<b>366,000</b>	
<b>TOTAL REVENUE</b>	<b>2,048,375</b>	<b>2,066,000</b>	
<b>EXPENSES-FIXED</b>			
1 Site Operations Agreement Expense	1,350,000	1,350,000	
<b>SUBTOTAL FIXED EXPENSES</b>	<b>1,350,000</b>	<b>1,350,000</b>	
<b>EXPENSES-VARIABLE</b>			
2 CO Overhead & Audit Overhead	29,000 *	28,100	
Property and Liability Insurance	214,435	236,000	10% increase
3 DGS Utility Natural Gas	287,298 *	302,000	5% increase
4 Capital projects (improvements & repair)	0	670,000	
<b>SUBTOTAL VARIABLE EXPENSES</b>	<b>530,733</b>	<b>1,236,100</b>	
<b>TOTAL EXPENSES</b>	<b>1,880,733</b>	<b>2,586,100</b>	
<b>SURPLUS (DEFICIT)</b>	<b>167,643</b>	<b>(520,100)</b>	
Carryover From Prior Year	1,313,732 (a)	1,481,375 (b)	
<b>FUND BALANCE</b>	<b>1,481,375</b>	<b>961,275 (c)</b>	

**\*\*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 2024/25 CO ending fund balance only                     |
| 2. Audit & Management fee from CO plus KPMG Audit Fees  | (b) Projected balance for FY 2025/26                           |
| 3. Offset to DGS Utility Reimbursement from Grupe Huber | (c) 50% of operating expense reserved for Economic Uncertainty |
| 4. Various SCSA priority capital projects               |  |

\* Actual through March 2025; April 2025 — June 2025 projected