

STOCKTON CENTER SITE AUTHORITY

Board of Directors

Vice Chair Dan Wright
Director Ellen Junn
Director J. Lawrence Norton
Alternate: Richard P. West

Director Michael M. Tubbs
Director Jesús Andrade
Director Steven M. Relyea
Alternate: Susan Lenz

Chair Patrick Johnston

DATE: FRIDAY, May 4, 2018

LOCATION/TIME: CALIFORNIA STATE UNIVERSITY, STANISLAUS
STOCKTON CENTER – UNIVERSITY PARK
Acacia Court, 612 East Magnolia Street, Room 1014, Stockton
@ 1:00 P.M.

1. Call to Order/Roll Call
2. Public Comment Period*
3. Approval of Minutes for June 30, 2017 (Attachment A)
4. Election of Officers – ACTION ITEM
5. Meeting Schedule FY 2018/2019 – ACTION ITEM

The next annual meeting is proposed to be held at May 3, 2019 at 1 p.m., in the Stockton Center – University Park Acacia Court, 612 East Magnolia Street, Stockton, California

6. Project Development Status – INFORMATION ITEM
University Park Development Update (Attachment B)
7. CSU Stanislaus Stockton Center – INFORMATION ITEM

President Junn will discuss the CSU Stanislaus Stockton Center.

8. FY 2017/2018 Budget Update and 2018/2019 Budget Proposal – ACTION ITEM

Site Authority staff will give an overview of the operations budget for the Stockton Center Site for the 2017/2018 fiscal year. A recap of revenues and expenditures is enclosed (Attachment C).

The proposed Site Authority Operations budget for fiscal year 2018/2019 (Attachment C) will also be presented for approval by the board, with discussion of budget recommendations.

9. Member Comments (Open Discussion)

10. 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 five minutes. Speakers must submit "Request to Speak" cards to the Secretary, and be prepared to speak 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.

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 25, 2018, in compliance with the Brown Act.

Bret Hunter, CMC
City Clerk

**MINUTES
STOCKTON CENTER SITE AUTHORITY
MEETING OF JUNE 30, 2017**

California State University, Stanislaus Stockton Center - University Park
Acacia Court, 612 E. Magnolia Street, Room 1014, Stockton CA

1. CALL TO ORDER/ROLL CALL - 1:07 PM

Roll Call

Present:

Patrick Johnston

Steven Relyea

Ellen Junn

Michael Tubbs

Daniel Wright

Richard West

Absent:

J. Lawrence Norton, and Jesús Andrade.

NOTE: Director Andrade arrived to the meeting at 1:22 PM

2. PUBLIC COMMENT PERIOD

None

3. APPROVAL OF MINUTES FOR MAY 6, 2016

Attachment - 2016-05-06 Minutes for Approval

Approve **Motion 2017-06-30-0300** approving the minutes of May 6, 2016.

Moved by: Richard West, seconded by Ellen Junn.

Vote: Motion carried 6-0

Yes: Patrick Johnston, Steven Relyea, Ellen Junn, Michael Tubbs, Daniel Wright, and Richard West.

Absent: J. Lawrence Norton, and Jesús Andrade.

4. ELECTION OF OFFICERS

Approve **Motion 2017-06-30-0400-01** electing Patrick Johnston Chair of the Stockton Center Site Authority Board.

Moved by: Daniel Wright, seconded by Steven Relyea.

Vote: Motion carried 6-0

Yes: Patrick Johnston, Steven Relyea, Ellen Junn, Michael Tubbs, Daniel Wright, and Richard West.

Absent: J. Lawrence Norton, and Jesús Andrade.

Approve **Motion 2017-06-30-0400-02** electing Daniel Wright Vice Chair of the Stockton Center Site Authority Board.

Moved by: Michael Tubbs, seconded by Ellen Junn.

Vote: Motion carried 6-0

Yes: Patrick Johnston, Steven Relyea, Ellen Junn, Michael Tubbs, Daniel Wright, and Richard West.

Absent: J. Lawrence Norton, and Jesús Andrade.

5. MEETING SCHEDULE FY 2017/2018

Approve **Motion 2017-06-30-0500** scheduling the next annual meeting for May 4, 2018 at 1 p.m., in the Stockton Center - University Park Acacia Court, 612 East Magnolia Street, Stockton, California

Moved by: Michael Tubbs, seconded by Steven Relyea.

Vote: Motion carried 6-0

Yes: Patrick Johnston, Steven Relyea, Ellen Junn, Michael Tubbs, Daniel Wright, and Richard West.

Absent: J. Lawrence Norton, and Jesús Andrade.

6. PROJECT DEVELOPMENT STATUS

[Attachment - University Park Development Update](#)

Dan Keyser, Senior Vice President, Grupe Commercial Company - welcomed new Directors from the City of Stockton and Directors who continue to serve; thanked Chair Johnson for serving as Chair; gave a report to the Board with the aid of a PowerPoint presentation and answered questions from Board Members.

Kevin Huber, Chief Executive Officer, Grupe Commercial Company - plans to revive retail and commercial space surrounding University Park prior to the recession; demand does not exist at this time

Information only, no action required.

7. CSU STANISLAUS STOCKTON CENTER

Director Junn, President, Stanislaus State University - gave a report to the Board with the aid of a PowerPoint presentation and answered questions from Board Members.

Kevin Huber, Chief Executive Officer, Grupe Commercial Company - inquired about the ratio of full-time students to part-time students on campus

Information only, no action required.

8. FY 2016/2017 BUDGET UPDATE AND 2017/2018 BUDGET PROPOSAL

Attachment - Proposed University Park Operations Budget FY 2017/18

Steven Lohr, Chief, Land Use Planning and Environmental Review at California State University - gave a budget presentation to the Board and answered questions from Board Members.

Approve **Motion 2017-06-30-0800** approving the FY 2017/2018 Budget Proposal

Moved by: Daniel Wright, seconded by Jesús Andrade.

Vote: Motion carried 7-0

Yes: Patrick Johnston, Steven Relyea, Ellen Junn, Michael Tubbs, Jesús Andrade, Daniel Wright, and Richard West.

Absent: J. Lawrence Norton.

9. MEMBER COMMENTS

Director Andrade - first time at Stockton campus; very encouraging that 78% of students are first from their families to go to college; would like to see strong California State University (CSU) participation in community

Director Wright - pleased that number of full-time students is increasing; offered support as an educator

Director Tubbs - requested staff invite Stockton Unified School District to next year's meeting

Chair Johnston - suggested inviting Delta College to next year's meeting; meeting has been productive and informative; thanked everyone for their participation

10. ADJOURNMENT - 2:12 PM



 BONNIE PAIGE, CMC
 CITY CLERK, CITY OF STOCKTON

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**STOCKTON CENTER SITE AUTHORITY
UNIVERSITY PARK
As of May 2018**

Project Development and Construction Status Update

Presented By

Elvyra F. San Juan
Executive Director
Stockton Center Site Authority

Dan Keyser
Senior Vice President
Grupe Commercial Company

Summary

This item presents the status of projects being managed by Grupe Commercial Company at University Park:

- To date, five buildings representing 142,900 square feet of space have been constructed within University Park and over 156,000 square feet of existing space within nine buildings has been remodeled for various tenants.
- University Park is currently home to 18 tenants.
- Leases have been executed for two additional new buildings: A WelbeHealth and Sutter Health 17,600 square foot building for a Program of All-Inclusive Care for the Elderly (PACE) and the Vibra 60,000 square foot/50 bed acute rehabilitation hospital.

New Facilities and Site Amenities

- Site improvements for the approximate seven-acre area that will accommodate three new buildings will be completed by early summer. Funds from the City of Stockton Strong Neighborhood Initiative Bond (\$3,290,000) are covering approximately 75% of the cost of these improvements.
- Construction on the new PACE medical facility will be completed late May/early June 2018.
- Valley Mountain Regional Center completed the remodel of its lobby area and installation of a new solar covered parking system that covers 116 parking stalls.
- Grupe Commercial has started distributing a quarterly newsletter to the tenants of University Park and numerous community members.

Renovation/Repair of Existing Facilities

- Projects within the Acacia building that were completed for the CSU Stanislaus Stockton Center include: fan room 1 upgrades; continued work on various rooms for the Dignity IT training program (data, power, etc.); replacement of water damaged electric transformers in the basement; replacement of several water drinking fountains; installation of HVAC package units for seven rooms; remodeling of the main lobby and reception area; and remodeling of three rooms for food service.

- The following projects within the Weber Building were completed: water pump replacement; roof repairs; carpet replacement within various rooms for the SUSD HCA High School.
- A new gas meter and repairs to the HVAC system were completed for the Oak Hall building.
- The following improvements were made within the Magnolia Building: power upgrade within the Dignity kitchen; addition of new exterior lighting; replacement of carpet within the Dignity Behavioral Health space; installation of a new ADA ramp and handrails for the entrance leading into the Wellness Works program.
- Progress continues with regularly scheduled site repairs including annual street and parking lot repairs/sealing/stripping, ongoing corrections for potential tripping hazards in sidewalks and tree trimming.
- The roof of Residence 4 was replaced. This building is utilized for the onsite office of the Grupe Commercial Company.

Planning Activities Underway

- CSU Stanislaus and Grupe Commercial continue their efforts to plan for a new modern facility that will better accommodate the Stockton Center's programs and growth potential.
- CSU Stanislaus continues the remodeling of the Acacia main lobby and reception area.
- Plans for the Vibra Rehab Hospital have been submitted to OSHPD; approvals are expected later this year with construction starting shortly thereafter.
- A Letter of Intent with Aspire Schools has been executed for an approximate two-acre ground lease that would accommodate the current K-5 APEX elementary school that is currently located several blocks south of University Park. The proposed school would accommodate up to 430 students.
- Discussions have commenced with Touro University for a potential new medical clinic and limited residential needs.
- Bids have been obtained to upgrade the remaining old 4160 underground electric infrastructure to help avoid potential failure of the electrical system in the future. The current price is \$785,000.
- The following projects are in the planning stages for the Weber building: upgrading the fire alarm system and replacing the roof.
- A new mural will be painted on the back side of the Sequoia building facing the new medical facilities across the lake.
- Additional wayfinding signs and themed banners will be installed as part of the construction of new buildings.

Community Relations

- University Park continues to be a venue for numerous community events with its safe, park like setting, ample and free parking and 24/7 on-site security: A few of these events are: Dignity Fun Run, Annual UP Rose Garden Ceremony, HCA Lemonade Day, CSUS Stockton Graduation Celebration, ASBSN Pinning Celebration, SJ Department of Child Services block party, Family Yoga Day at the Park, International Peace Day celebration, Literacy Day, and VMRC carnival.
- Grupe Commercial is continuing its tenant relations program, which includes holiday cookies, gardening baskets, apple baskets and appreciation luncheons.

STOCKTON CENTER SITE AUTHORITY
UNIVERSITY PARK OPERATIONS

May 4, 2018
Agenda Item 8
Attachment C

PROPOSED BUDGET FY 2018/19
BUDGET UPDATE FY 2017/18

	July 1, 2017 Through June 30, 2018*	Proposed Budget July 1, 2018 Through June 30, 2019
REVENUE-FIXED		
State Permanent Funding	1,700,000	1,683,000
SUBTOTAL FIXED REVENUE	1,700,000	1,683,000
Interest	29,761	30,000
DGS Utility Reimbursement-Grupe	81,284	100,000
SUBTOTAL VARIABLE REVENUE	111,045	130,000
TOTAL REVENUE	1,811,045	1,813,000
EXPENSES-FIXED		
1 Site Operations Agreement Expense	1,350,000	1,350,000
SUBTOTAL FIXED EXPENSES	1,350,000	1,350,000
EXPENSES-VARIABLE		
2 CSU Accounting & Audit Overhead	18,000	25,000
Insurance	65,000	85,000
3 Professional Services	0	100,000
4 DGS Utility Natural Gas	81,284	100,000
SUBTOTAL VARIABLE EXPENSES	164,284	310,000
TOTAL EXPENSES	1,514,284	1,660,000
SURPLUS (DEFICIT)	296,761	153,000
Carryover From Prior Year	2,119,191 (a)	2,415,952 (b)
BALANCE	2,415,952	2,568,952
Capital Reserve (Cumulative)	(800,000)	(900,000) (c)

Notes:

1. Annual site management fee--Grupe Co.
2. Audit & Management fee from CSU CO
3. Building site evaluation
4. Reimbursed from GCC--variable revenue

(a) FY 2016/17

(b) Projected for FY 2017/18

(c) Total capital reserve of \$900,000

* Actual through March 2018; April 2018-- June 2018 projected

**Joint Powers Authority
Stockton Center Site
Authority
2017/18 Governing Board Members**

Patrick Johnston, Chair

CSU

Ellen Junn
President
CSU Stanislaus

Steven M. Relyea
Chief Financial Officer
Executive Vice Chancellor
CSU Office of the Chancellor

J. Lawrence Norton
CSU Board of Trustees Member

Richard P. West (Alternate)

City Council

Michael D. Tubbs
Mayor

Councilmember Dan Wright
Vice Chair, Stockton Center Site Authority
Council District 2

Councilmember Jesús Andrade
Council District 6

Councilmember Susan Lenz (Alternate)
Council District 4

Staff

Elvyra San Juan
Executive Director
Assistant Vice Chancellor
CSU Office of the Chancellor

Thy Monaco
Stockton Center Site Authority Counsel
University Counsel
CSU Office of the Chancellor

Acacia Court at CSU Stockton Center

Just after stop sign,
Acacia Court will be
on the Right

Entrance on
California St and
Magnolia St

Acacia Court

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American St

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