

# **STOCKTON CENTER SITE AUTHORITY**

## **Board of Directors**

Vice Chair Steven M. Relyea  
Director Ellen Junn  
Director J. Lawrence Norton  
Alternate: Richard P. West

Director Michael M. Tubbs  
Director Daniel Wright  
Director Jesús Andrade  
Alternate: Susan Lenz

Chair Patrick Johnston

**DATE: FRIDAY, June 30, 2017**

**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 May 6, 2016 (Attachment A)
4. Election of Officers – ACTION ITEM
5. Meeting Schedule FY 2017/2018 – ACTION ITEM

The next annual meeting is proposed to be held at May 4, 2018 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 current activities at the CSU Stanislaus Stockton Center.

8. FY 2016/2017 Budget Update and 2017/2018 Budget Proposal – ACTION ITEM

Site Authority staff will give an overview of the operations budget for the Stockton Center Site for the 2016/2017 fiscal year. A recap of revenues and expenditures, as compared to original budget projections, is enclosed (Attachment C).

The proposed Site Authority Operations budget for fiscal year 2016/2017 (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

Suggested Action: 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 June 16, 2017, in compliance with the Brown Act.

Bonnie Paige, CMC

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

**MINUTES  
STOCKTON CENTER SITE AUTHORITY  
MEETING OF MAY 6, 2016**

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

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**1. Call to Order/Roll Call - 1:03 PM**

Roll Call

Present:

Director Relyea

Director Sheley

Director Silva

Director West (Alternate)

Director Wright

Chair Patrick Johnston

Absent:

Vice Chair Fugazi.

**2. Public Comment Period**

None

**3. Approval of Minutes for May 8, 2015**

Attachment A - Minutes for Approval

Approve **MOTION 2016-05-06-0301** approving the minutes from the May 8, 2015 meeting

**Moved by:** Director Sheley, seconded by Director Wright.

**Vote:** Motion carried 6-0

**Yes:** Director Relyea, Director Sheley, Director Silva, Director West (Alternate), Director Wright, and Chair Patrick Johnston.

**Absent:** Vice Chair Fugazi.

**4. Election of Officers**

Approve **MOTION 2016-05-06-0401** re-electing Chair Johnston as Chair of the Stockton Center Site Authority

**Moved by:** Director Silva, seconded by Director Sheley.

**Vote:** Motion carried 6-0

**Yes:** Director Relyea, Director Sheley, Director Silva, Director West (Alternate), Director Wright, and Chair Patrick Johnston.

**Absent:** Vice Chair Fugazi.

Approve **MOTION 2016-05-06-0402** electing Director Relyea Vice Chair of the Stockton Center Site Authority

**Moved by:** Director Sheley, seconded by Director Silva.

**Vote:** Motion carried 6-0

**Yes:** Director Relyea, Director Sheley, Director Silva, Director West (Alternate), Director Wright, and Chair Patrick Johnston.

**Absent:** Vice Chair Fugazi.

## **5. Meeting Schedule FY 2016/2017**

Approve **MOTION 2016-05-06-0501** setting the annual meeting to be held May 5, 2017 at the hour of 1 PM for fiscal year 2016/2017, in the Stockton Center - University Park Acacia Court, 612 E. Magnolia Street, Stockton, California.

**Moved by:** Director Wright, seconded by Director Silva.

**Vote:** Motion carried 6-0

**Yes:** Director Relyea, Director Sheley, Director Silva, Director West (Alternate), Director Wright, and Chair Patrick Johnston.

**Absent:** Vice Chair Fugazi.

## **6. Project Development Status**

### Attachment B

Dan Keyser, Senior Vice President, Grupe Commercial Company - gave the report with the aid of a PowerPoint presentation (filed)

### PowerPoint Presentation - University Park Progress

Dan Keyser, Senior Vice President, Grupe Commercial Company - thanked Director Sheley for his leadership

Sandy Huber, Grupe Commercial - thanked Stockton Center Site Authority for their dedication to the project; presented roses from the University Park Rose Garden; spoke to involvement with schools

Kevin Huber, Chief Executive Officer, Grupe Commercial Company - thanked Sandy for her work with the Rose Garden; spoke to activity at University Park;

on behalf of University Park he thanked the Stockton Center Site Authority

Information item only. No action required.

## 7. CSU Stanislaus Stockton Center

President Sheley - discussed the current activities at the CSU Stanislaus Stockton Center; noted sense of optimism and partnership. Spoke to working with Grupe Commercial; thanked Sandy Huber for her involvement with the Rose Garden. Addressed business plan that committed Stanislaus State to University Park; passion and commitment of people involved.

Informational item only. No action required.

## 8. FY 2015/2016 Budget Update and 2016/2017 Budget Proposal

### Attachment C

Steven Lohr, Ed.D. California State University - gave an overview of the operations budget for the Stockton Center Site for the 2015/2016 fiscal year, as well as a recap of revenues and expenditures as compared to original budget projections. Also presented the proposed Stockton Center Site Authority Budget for the 2016/2017 fiscal year for approval (Attachment C).

Approve **MOTION 2016-05-06-0801** approving the proposed Stockton Center Site Authority Operations budget for fiscal year 2016/2017.

**Moved by:** Director Sheley, seconded by Director Silva.

**Vote:** Motion carried 6-0

**Yes:** Director Relyea, Director Sheley, Director Silva, Director West (Alternate), Director Wright, and Chair Patrick Johnston.

**Absent:** Vice Chair Fugazi.

## 9. Member Comments

Director Relyea - thanked President Sheley for his leadership over last four years

Director Wright - spoke to seeing campus grow over the years; credit to Grupe Company for being proactive

### Public Comments

Sandy Huber, Grupe Commercial Property - University Park Rose Garden Dedication will be May 26, 2016 at 12:30 PM

Traci Miller, Principal, Health Careers Academy High School - Second class will be graduating May 31, 2016

Faimous Harrison, Dean, CSU Stanislaus Stockton Center - looking forward to working with everyone

**10. Adjournment - 1:47 PM**

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BONNIE PAIGE, CMC  
CITY CLERK, CITY OF STOCKTON

**STOCKTON CENTER SITE AUTHORITY  
UNIVERSITY PARK  
As of June 2017**

**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 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.

**New Facilities and Site Amenities**

- Tenant improvements on the remaining 2,268 square feet within the 5,355 square foot building have been completed for Central California Surgery, who occupied the space in April.
- The University Park International World Peace Rose Garden was completed and opened for use in May of 2016 offering a beautiful, safe and peaceful area to relax, take a break and hold events. The Stockton Police Department, with assistance from Grupe Commercial Company, has completed a small rose garden at their downtown headquarters and participates with the University Park Peace Day celebration each year.

**Renovation/Repair of Existing Facilities**

- Projects within the Acacia building that were completed for CSU Stanislaus Stockton Center include: installation of whiteboard paint in Room 1102, installation of power to room 1058, repair of filter racks in fan rooms, cleaning of duct work and replacement of insulation for HVAC system, and the replacement of the steam valve and addition of a condensate receiver in fan room #1 to assist with temperature control. Rooms 1102, 1103 and 1104 within Acacia were remodeled to accommodate the growth of the Accelerated Second Bachelor of Science Nursing program. Projects also provided infrastructure for an additional 20 wireless locations, provided data pulls to facilitate Dignity Health's use of 4,713 sf of Acacia for training rooms, and replaced several transformers in the basement.
- Progress continues with regularly scheduled site repairs which include annual street and parking lot repairs/sealing/stripping, ongoing corrections for potential tripping hazards in sidewalks and outside areas, and trimming of trees.

### **Planning Activities Underway**

- Grupe Commercial continues working with Valley Mountain Regional Center on a potential solar covered parking project which will be installed within its parking lot area, and a proposed remodel to their lobby area.
- Grupe Commercial is currently bidding the final phase to upgrade the remaining old 4160 underground electric infrastructures to help avoid potential failure of the electrical system in the future.
- CSU Stanislaus continues its planning for upgrading the HVAC system within the Acacia building.
- A new month to month lease was signed with Bread of Life for approximately 10,000 sf within the Central Kitchen building.
- Plans are complete for an approximate seven-acre site which will accommodate three new buildings near the lake. Funds from the City of Stockton, \$3,290,000 of bond proceeds from the Strong Neighborhood Initiative Bond, will be used towards these site improvements. Construction is scheduled to start sometime in July.
- A 20-year lease agreement has been fully executed for an approximate 60,000 square foot, two story, 50 bed rehab hospital. Plans have commenced and OSHPD approvals are expected middle of 2018 with construction starting once approvals have been received.
- A new 10-year lease agreement has been executed for a 17,600 square foot single story medical facility which will be used for an adult day care program operated by WelbeHealth in partnership with Sutter Health. Shell building plans are complete and construction is scheduled to commence sometime in July.
- Projects within the Acacia building that are in progress for CSU Stanislaus Stockton Center include: adding air conditioning to rooms 1002 and 1062, and AC repair to room 1070.

### **Community Events**

- 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.

**STOCKTON CENTER SITE AUTHORITY  
UNIVERSITY PARK OPERATIONS**

**PROPOSED BUDGET FY 2017/18  
BUDGET UPDATE FY 2016/17**

	Budget July 1, 2016 Through June 30, 2017	Actual July 1, 2016 Through June 30, 2017 *	Actual as % of Budget	Proposed Budget July 1, 2017 Through June 30, 2018
<b>REVENUE-FIXED</b>				
CSU Funding	1,700,000	1,700,000	100%	1,700,000
<b>SUBTOTAL FIXED REVENUE</b>	<b>1,700,000</b>	<b>1,700,000</b>	<b>100%</b>	<b>1,700,000</b>
Interest	10,000	14,000	140%	10,000
DGS Utility Reimbursement-Grupe	100,000	98,997	99%	100,000
<b>SUBTOTAL VARIABLE REVENUE</b>	<b>110,000</b>	<b>112,997</b>	<b>103%</b>	<b>110,000</b>
<b>TOTAL REVENUE</b>	<b>1,810,000</b>	<b>1,812,997</b>	<b>100%</b>	<b>1,810,000</b>
<b>EXPENSES-FIXED</b>				
1 Site Operations Agreement Expense	1,350,000	1,350,000	100%	1,350,000
<b>SUBTOTAL FIXED EXPENSES</b>	<b>1,350,000</b>	<b>1,350,000</b>	<b>100%</b>	<b>1,350,000</b>
<b>EXPENSES-VARIABLE</b>				
2 CSU Accounting & Audit Overhead	25,000	18,000	72%	25,000
Insurance	85,000	64,344	76%	85,000
3 Other Expenses	25,000	0	0%	25,000
4 DGS Utility Natural Gas	100,000	98,997	99%	100,000
<b>SUBTOTAL VARIABLE EXPENSES</b>	<b>235,000</b>	<b>181,341</b>	<b>77%</b>	<b>235,000</b>
<b>TOTAL EXPENSES</b>	<b>1,585,000</b>	<b>1,531,341</b>	<b>97%</b>	<b>1,585,000</b>
<b>SURPLUS (DEFICIT)</b>	<b>225,000</b>	<b>281,656</b>		<b>225,000</b>
Carryover Prior Year	1,830,423 (a)	1,836,554 (b)		1,518,210 (c)
Capital Reserve	(600,000)	(600,000)		(200,000) (d)
<b>ENDING BALANCE</b>	<b>1,455,423</b>	<b>1,518,210</b>		<b>1,543,210</b>

Notes:

1. Annual site management fee—Grupe Co.
  2. Audit & Management fee from CSU CO
  3. HazMat monitoring/reporting and related services
  4. Reimbursed from GCC—variable revenue
- \* Actual through May '17 – June '17 projected

- (a) Projected for 15/16 budget
- (b) Actual from 15/16
- (c) Projected for 16/17 budget
- (d) Total capital reserve of \$800,000  
(\$600,000 prior years + \$200,000 for 17/18)

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

**Patrick Johnston, Chair**

**CSU**

**Ellen Junn**  
President  
California State University Stanislaus

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

**J. Lawrence Norton**  
CSU Board of Trustees Member  
CSU Office of the Chancellor

**Richard P. West (Alternate)**

**City Council**

**Michael D. Tubbs**  
Mayor

**Councilmember Dan Wright**  
Council District 2

**Councilmember Jesús Andrade**  
Council District 6

**Alternate Councilmember Susan Lenz**  
City Councilmember

**CSU**

**Darrell Haydon**  
Interim Vice President for Business and Finance  
California State University Stanislaus

**Elvyra F. San Juan**  
Assistant Vice Chancellor/Executive Director  
CSU Office of the Chancellor

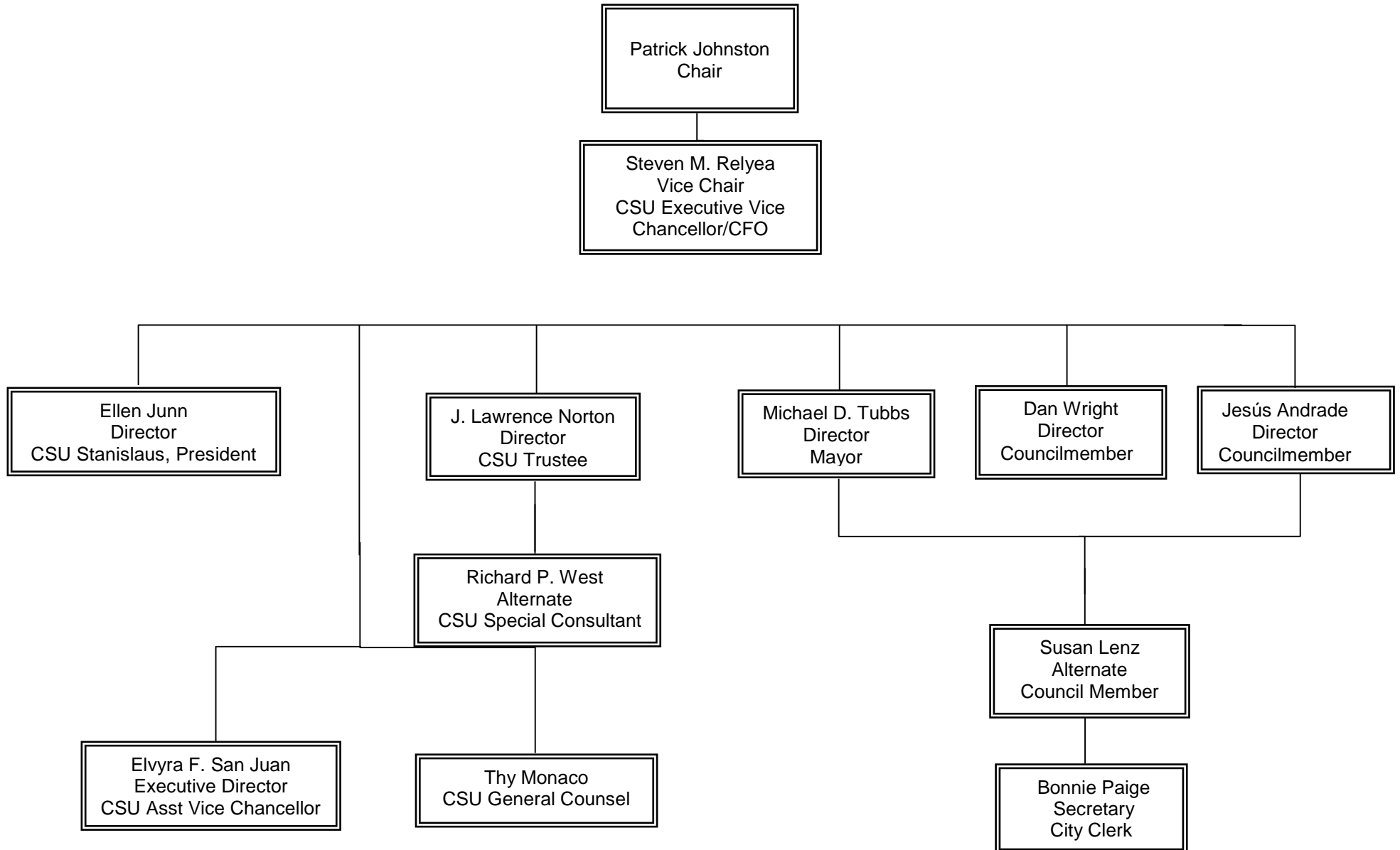
**Thy Monaco**  
University Counsel  
CSU Office of the Chancellor

**Melody Maffei**  
Associate Vice President, Capital Planning  
California State University Stanislaus

**Steven Lohr**  
Chief, Land Use Planning & Environmental Review  
CSU Office of the Chancellor

**Francis X. Freire**  
Director of Real Estate Development  
CSU Office of the Chancellor

**Stockton Center Site Authority  
Organization Chart  
2017/2018**





# UNIVERSITY PARK

EDUCATION - COMMERCIAL - MEDICAL - RESIDENTIAL

## PROGRESS

### APPROVED VISION

- Mixed Use Community
- A Catalyst for Revitalization of Midtown  
Stockton - A Model for Statewide Redevelopment
- Project Design Parameters / Safe Pedestrian Village



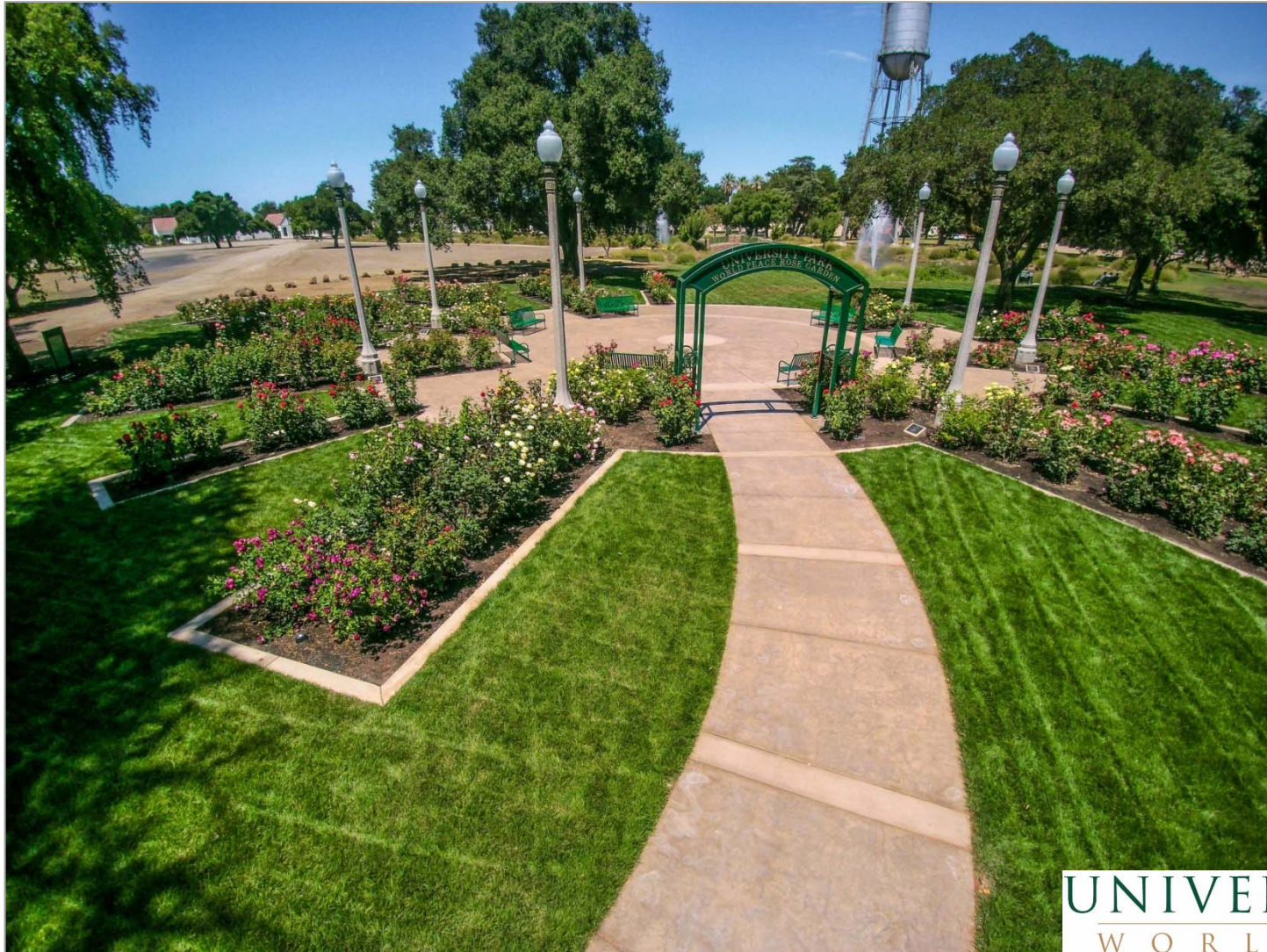
Five Buildings  
Constructed





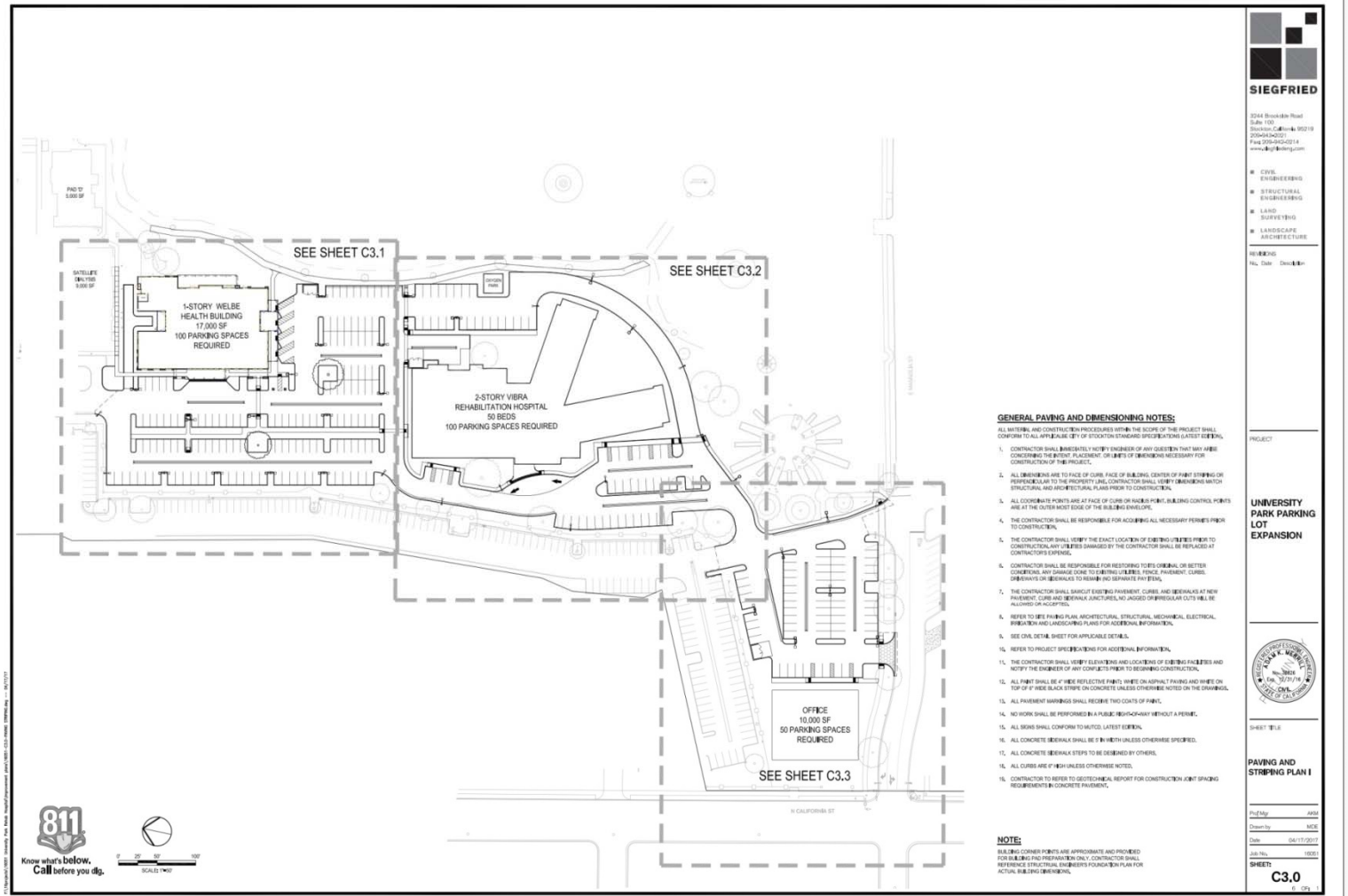
Central California Surgery





UNIVERSITY PARK  
WORLD PEACE  
*Rose Garden*





## Seven Acre Site Improvements Three New Buildings





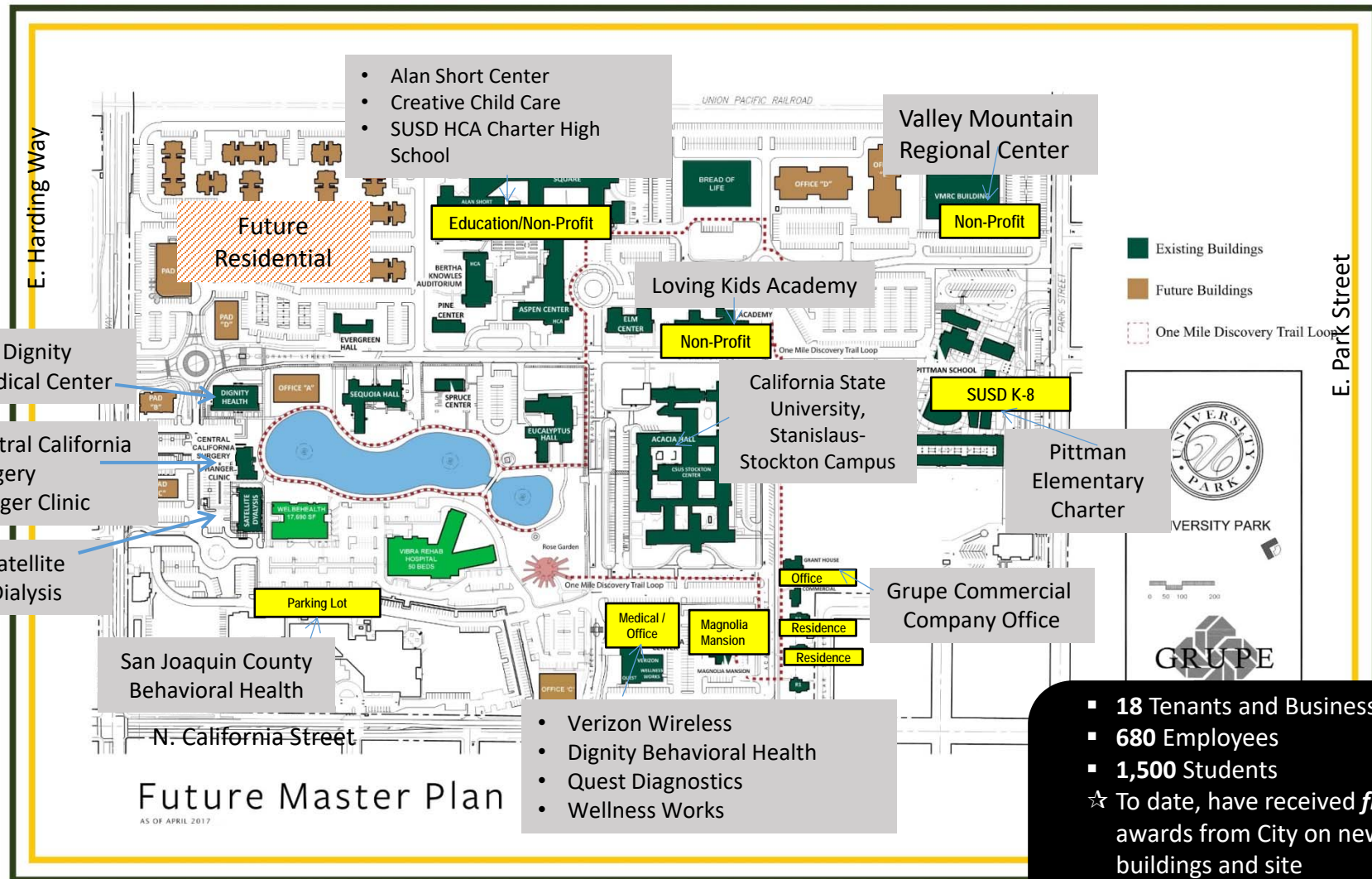
WelbeHealth  
17,600 square feet







WMB ARCHITECTS



- **18** Tenants and Businesses
- **680** Employees
- **1,500** Students
- ☆ To date, have received **five** awards from City on new buildings and site improvements

# 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

E Magnolia St

American St

Acacia St

N Grant St

N American St

N California St

ar St

