

STOCKTON CENTER SITE AUTHORITY

Board of Directors

Vice Chair Ellen Junn
Director Steven M. Relyea
Director Jack McGrory
Alternate: Richard P. West

Chair Patrick Johnston

Director Kevin J. Lincoln II
Director Dan Wright
Director Susan Lenz
Alternate: Kimberly Warmesley

DATE/TIME: Friday, May 7, 2021
1:00 PM – 3:00 PM

LOCATION: **Zoom Teleconference Meeting:**
<https://calstate.zoom.us/j/86812255498>

Dial-in Information:
+1 669 900 6833 US
Meeting ID: 868 1225 5498

1. Call to Order/Roll Call
2. Public Comment Period*
3. Approval of Minutes for May 8, 2020 (Attachment A)
4. Election of Officers – ACTION ITEM
5. Meeting Schedule FY 2021/2022 – ACTION ITEM

The next annual meeting is proposed to be held on May 6, 2022 at 1 p.m., at the CSU Stockton Campus - University Park, Acacia Hall, 612 East Magnolia Street, Stockton, California.

6. CSU Stanislaus State, Stockton Campus – INFORMATION ITEM

Ellen Junn, President of California State University Stanislaus, will discuss the current activities at the CSU Stanislaus Stockton Campus.

7. University Park Development Update – INFORMATION ITEM

Dan Keyser, Senior Vice President of Grupe Huber Company and Vi San Juan, Assistant Vice Chancellor/Executive Director (Attachment B).

8. FY 2020/2021 Budget Update and 2021/2022 Budget Proposal – ACTION ITEM

Vi San Juan, Assistant Vice Chancellor/Executive Director, will give an overview of the operations budget for the Stockton Center Site for the 2020/2021 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 2021/2022 (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 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.

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 May 3, 2021, in compliance with the Brown Act.

Eliza R. Garza, CMC
City of Stockton City Clerk

By: _____

Deputy

**MINUTES
STOCKTON CENTER SITE AUTHORITY
MEETING OF MAY 8, 2020**

Zoom Teleconference Meeting

1. CALL TO ORDER/ROLL CALL - 1:04 PM

The following participated via Zoom teleconference: Directors Junn, McGrory, Relyea, Andrade, Lenz, Vice Chair Wright and Chair Johnston

Roll Call

Present:

Chair Patrick Johnston

Jesus Andrade

Ellen Junn

Susan Lenz

Steven Relyea

Richard West

Absent:

Vice Chair Wright.

Note: Vice Chair Wright joined the meeting at 1:05 PM

2. PUBLIC COMMENT PERIOD*

None

3. APPROVAL OF MINUTES FOR MAY 3, 2019 (Attachment A)

Attachment A - Stockton Center Site Authority Meeting Minutes of May 3, 2019

Approve **Motion 2020-05-08-0300** approving the Minutes for May 3, 2019

Moved by: Steven Relyea, and no seconder required.

Vote: Motion carried 7-0

Yes: Chair Patrick Johnston, Vice Chair Wright, Jesus Andrade, Ellen Junn, Susan Lenz, Steven Relyea, and Richard West.

4. ELECTION OF OFFICERS - ACTION ITEM

Approve **Motion 2020-05-08-0401-01** electing Ellen Junn as Vice Chairperson to serve for the next 12 months

Moved by: Vice Chair Wright, seconded by Jesus Andrade.

Vote: Motion carried 7-0

Yes: Chair Patrick Johnston, Vice Chair Wright, Jesus Andrade, Ellen Junn, Susan Lenz, Steven Relyea, and Richard West.

Approve **Motion 2020-05-08-0401-02** electing Patrick Johnston as Vice Chairperson to serve for the next 12 months

Moved by: Ellen Junn, seconded by Steven Relyea.

Vote: Motion carried 7-0

Yes: Chair Patrick Johnston, Vice Chair Wright, Jesus Andrade, Ellen Junn, Susan Lenz, Steven Relyea, and Richard West.

5. MEETING SCHEDULE FY 2020/21 - ACTION ITEM

Approve **Motion 2020-045-08-0500** setting the next annual meeting to be held for May 7, 2021 at 1 p.m., and located at CSU Stanislaus, Stockton Campus University Park, Acacia Hall, 612 East Magnolia Street, Stockton, California

Moved by: Jesus Andrade, seconded by Vice Chair Wright.

Vote: Motion carried 7-0

Yes: Chair Patrick Johnston, Vice Chair Wright, Jesus Andrade, Ellen Junn, Susan Lenz, Steven Relyea, and Richard West.

9. FY 2019/2020 BUDGET UPDATE AND 2020/2021 BUDGET PROPOSAL - ACTION ITEM

Attachment C - Proposed Stockton Site Authority Budget

Approve **Motion 2020-05-08-0900** approving the Stockton Site Authority Operations Budget for FY 2020/2021

Moved by: Susan Lenz, seconded by Vice Chair Wright.

Vote: Motion carried 7-0

Yes: Chair Patrick Johnston, Vice Chair Wright, Jesus Andrade, Ellen Junn, Susan Lenz, Steven Relyea, and Richard West.

6. CSU BUDGET STATUS - INFORMATION ITEM

INFORMATION ITEM ONLY

7. CAPACITY ASSESSMENT STUDY - INFORMATION ITEM

INFORMATION ITEM ONLY

8. CSU STANISLAUS STATE, STOCKTON CAMPUS - INFORMATION ITEM

Presentation

a. STOCKTON CAMPUS PROGRESS REPORT PRIOR TO COVID (Attachment B)

INFORMATION ITEM ONLY

b. STOCKTON CAMPUS REPLACEMENT BUILDING (Attachment B)

Attachment B - Stockton Campus Progress Report Prior to COVID

INFORMATION ITEM ONLY

c. DELTA WARRIORS ON THE WAY (WOW) & ENROLLMENT TRENDS

INFORMATION ITEM ONLY

d. PROVIDING ADDITIONAL STUDENT SERVICES & OTHER SUPPORT FOR STOCKTON STUDENTS

INFORMATION ITEM ONLY

e. ASI, INC. SUPPORT FOR STOCKTON CAMPUS

INFORMATION ITEM ONLY

10. UNIVERSITY PARK DEVELOPMENT UPDATE AND BUDGET - INFORMATION ITEM

Attachment D - Project Development and Construction Status Update



INFORMATION ITEM ONLY

11. MEMBER COMMENTS (OPEN DISCUSSION)

Faimous Harrison - thanked everyone and his team for their support;
recognized Maria Vasquez, ASI President

Chair Johnston - thanked Regina Colston and staff for the zoom meeting

12. ADJOURNMENT - 2:13 PM

 
ELIZA R. GARZA, CMC
STOCKTON CITY CLERK

**STOCKTON CENTER SITE AUTHORITY
UNIVERSITY PARK
As of May 2021**

May 7, 2021
Item 7
Attachment B

Project Development and Construction Status Update

Presented By

Elvyra F. San Juan
Executive Director
Stockton Center Site Authority

Dan Keyser
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, six buildings representing over 160,000 square feet of space have been constructed within UP and over 161,000 square feet of existing space within ten buildings has been remodeled for various tenants.
- UP is currently home to 20 tenants, over 1,000 employees and 2,300 K-12 students.
- GHC has been managing and developing UP since 2002.

New Transactions/Facilities/Site Amenities

- GHC completed rental agreements with EV Charging Solutions who will be installing approximately 30 EV Charging stations throughout various locations within UP.
- GHC completed a new lease agreement with Michael Reyes for Residence #1.
- GHC completed a new 30+ year ground lease agreement, and several amendments, with KIPP Bay Area Public Schools for a 3.85ac area of land. KIPP will construct its own improvements that will accommodate 1,000 K-8 students and faculty, currently estimated to be over 75,000sf and constructed in phases with the first phase being ready for the 2022 school year.
- GHC completed a lease amendment with SUSD reducing its ground lease area for the Pittman School transaction for space it is not utilizing, thereby reducing SUSD's CAM obligations. The approximate 2ac reduction in space has been leased to KIPP as part of their 3.85ac site.
- GHC completed a new lease with Touro University Medical Group for the 1,700sf building GHC used for its on-site operations office.
- GHC completed several lease amendments with Medistar to assist them with obtaining the funding they have been working on for several years now.
- GHC completed a perm loan for SUPI 12 which covers the GHC office within the historic Spruce Building.
- The Wellness Works lease has been extended for another 12-month period.
- Construction has finally resumed on the 63,000sf/50 bed rehab hospital. Completion is estimated to occur sometime spring of 2022.

- GHC completed the installation of another component of art in public spaces, relocating a bronze dolphin statue from its original home out in the Brookside Master Planned community where GHC use to have its office located.

Renovation/Repair of Existing Facilities

- Numerous projects were completed within the Acacia building for the CSU Stanislaus Stockton Center: remodeled rooms 1110, UR1A and UR1B, power feed upgrade/panel install for future classrooms, installed two new compressors, exterior lighting upgrades per CSUS Police security survey, replaced door locks for ADA compliance, painted room 1112, painted several areas of the exterior, 5 year fire inspection corrections.
- Three buildings exteriors were re-painted; the Satellite, Dignity and Hanger/Central California Surgery medical buildings.
- Replaced the Magnolia Mansion roof as well as various exterior historic architectural features, which will assist in maintaining this historic resource
- Several of the lake pumps were replaced.
- Replaced the HVAC compressed air system within the Magnolia Center building.
- Installed a new ADA compliant ramp to the entrance of 604 E. Acacia and re-painted the interior of this historic building.
- GHC continues to devote annual resources for regularly scheduled site repairs which 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.

Planning Activities Underway

- CSU/CSUS and GHC continue their efforts to plan for a new modern facility that will better accommodate the Stockton Center's programs and growth.
- Negotiations have commenced with Touro University for a new 40,000sf multi-story/multi-tenant medical center, of which Touro will lease approximately 20,000sf. Approximately 5,000sf of space on the ground floor will be dedicated for retail/food uses. The balance of the building will be available for lease. Dignity has shown some initial interest.
- The following upgrades to the Weber building will be completed over the next couple of years: upgrades to the fire alarm and HVAC systems and replacing the roof.
- GHC continues its efforts to lease the approximate 29,000sf Central Kitchen building to the Stockton Police Association for their member club needs. Initial plans and cost estimates have been prepared and the Police Association Board is discussing how they would like to structure the transaction with GHC.
- Installation of new ADA compliant handicap ramps and sidewalks in front of the Acacia building.
- Installing a drop ceiling in room 1110 within the Acacia building.
- Installing new Acacia Building access controls.

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: The events this past year have been limited due to the COVID pandemic, but there were a few that still took place: Dignity Fun Run, Annual UP Rose Garden Ceremony, , International Peace Day celebration, Halloween Car Parade, WelbeHealth Birthday celebration, 4th annual rose pruning demonstration.
- GHC continued its tenant relations program during the COVID pandemic but limited such to deliveries of goodies versus face to face events.
- GHC assisted WelbeHealth in coordinating COVID vaccination events over a several month period of time.
- GHC implemented various COVID operating procedures for each tenant based off their specific needs: additional sanitation and disinfecting, increasing ventilation/filtering.

**STOCKTON CENTER SITE AUTHORITY
UNIVERSITY PARK OPERATIONS**

May 7, 2021
Agenda Item 8
Attachment C

**PROPOSED BUDGET FY 2021/22
BUDGET UPDATE FY 2020/21**

	July 1, 2020 Through June 30, 2021 *	Proposed Budget July 1, 2021 Through June 30, 2022
REVENUE-FIXED		
State Permanent Funding	1,700,000	1,700,000
SUBTOTAL FIXED REVENUE	1,700,000	1,700,000
Interest	38,329	30,000
DGS Utility Reimbursement-Grupe	82,987	100,000
SUBTOTAL FIXED EXPENSES	121,316	130,000
TOTAL REVENUE	1,821,316	1,830,000
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	20,000	25,000
Insurance	86,644	100,000
3 Professional Services	300,000	400,000
4 DGS Utility Natural Gas	82,987	100,000
5 Repairs/Reno/Demo/Hazmat	267,068	600,000
SUBTOTAL VARIABLE EXPENSES	756,700	1,225,000
TOTAL EXPENSES	2,106,700	2,575,000
SURPLUS (DEFICIT)	(285,384)	(745,000)
Carryover From Prior Year	2,878,146 (a)	2,592,762 (b)
FUND BALANCE	2,592,762	1,847,762
Capital Reserve (Cumulative)	(2,000,000)	(1,000,000) (c)

Notes:

1. Annual site management fee—Grupe Co.
2. Audit & Management fee from CSU CO
3. Program/concept study
4. Reimbursed from GCC—variable revenue
5. Renewals/Upgrades

- (a) FY 2020/21
- (b) Projected for FY 2021/22
- (c) Total capital reserve of \$1,000,000

* Actual through Feb 2021, March 2021 — June 2021 projected

**Joint Powers Authority
Stockton Center Site Authority
2020/21 Governing Board Members**

May 7, 2021
Attachment D

Patrick Johnston, Chair

CSU

Ellen Junn
Vice Chair
President
California State University Stanislaus

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

Jack McGrory
CSU Board of Trustees Member

Richard P. West (Alternate)

City Council

Kevin J. Lincoln II
Mayor

Councilmember Dan Wright
Stockton Center Site Authority
Council District 2

Councilmember Susan Lenz
Council District 4

Councilmember Kimberly Warmesley (Alternate)
Council District 6

Staff

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

Kristina Strottman
Stockton Center Site Authority Counsel
University Counsel
CSU Office of the Chancellor

**Stockton Center Site Authority
Organization Chart
2020/2021**

May 7, 2021
Attachment E

