

University Enterprises, Inc.
Board of Directors Meeting

Thursday, December 7, 2017

Board Chair Robert Nelsen called the board meeting to order at 12:17 p.m. in the Boardroom of University Enterprises at California State University, Sacramento.

Members Present:	David Bach	Staff Present:	Craig Barth
	Elizabeth Baidoo		Steven Davis
	Larry Cook		Monica Kauppinen
	Jamie Hoffman		Trina Knight
	Mia Kagianas		Angie Laguna
	Jay Lee		Andy Lee
	Robert Nelsen		Jim Reinhart
	Sonia Ortiz-Mercado		
	Steve Perez		
	Randy Sater	Guests:	Dave Mariano, ASI Director of Health and Human Services
	Kelly Thompson		Daniel Bracamontes, ASI Director of Engineering and Computer Science
Members Absent:	Jeff Einhorn		
	Jasmine Jacquez		
	Mike Lee		

17-12-05 Approve September 28, 2017 Board Meeting Minutes

Following discussion, it was moved and seconded to approve the September 28, 2017 board meeting minutes.

Motion carried unanimously. (Perez/Cook)

Reports and Announcements

Chair's Report

- Sacramento State received a \$6 million gift for the Dale and Katy Carlsen Center for Innovation and Entrepreneurship and will raise another \$5 million to fully endow the Center. The Center will occupy 10,000 square feet in the University Library and will be interdisciplinary and multi-disciplinary. It will focus on fostering a spirit of research and creativity University wide, leverage and connect University and community expertise and resources, and help bring to market next generation products and services.
- Sacramento State Athletic teams are doing fantastic and the Hornets Nest renovation has been completed by UEI.
- Budget concerns: Governor Brown may cut funding to the CSU significantly. Sacramento State will continue faculty hires as originally proposed, but may need to make some difficult decisions in other areas. The Chancellor's Office is preparing for a potential tuition increase.
- Sacramento State is receiving a \$1 million gift to create an Institute of Happiness on campus.

Executive Director's Report

- Beer sales at football games totaled \$19,710 with premium beer preferred.
- McAuliffe Ballpark Housing project – five firms responded to the RFQ and three of them were selected for the RFP process; American Campus Communities, EdR, and Balfour Beatty Campus Solutions. These three firms presented on November 15th to the work group. Brailsford & Dunlavey will present at the board retreat on January 19, 2018. The Board of Trustee meeting for final project approval is on November 13, 2018. All documentation must be submitted by August including CEQA and the ground lease and development agreement.
- The Sacramento State Downtown project has been at a standstill for two weeks due to State Fire Marshal concerns. UEI has proposed a solution, however, the Fire Marshal's office is busy with the fires in Southern California. Due to the delays, occupancy is now anticipated to occur in February 2018 and classes will commence this spring. The campus will use the additional time to further develop the curriculum.
- UEI is working with Student Affairs and Associated Students, Inc. on Senate Bill 85. \$2.5 million has been approved for each of the CSU, UC and Community College systems. The Chancellor's Office is inviting each campus to respond to an RFP. Each campus seeking funds would be required to have a food pantry, help eligible students apply for CalFresh benefits, and provide a meal sharing program. Dining Services is working on a program that allows students with meal plans to donate one meal each semester. If every student participated, 4,200 meals would be donated throughout the eight months of attendance. If awarded, this could result in up to \$150,000 in grants to Students Affairs to help provide for students' basic needs. UEI is helping by working to accept CalFresh benefits at a campus convenience store and working on a smart phone app that allows food insecure students to receive excess food from catered events.
- The food pantry will be moving from its current small space into the University Union when expansion is complete. The grant money would provide for refrigerated storage. Dining Services could then contribute perishable and excess food to the pantry for students.
- The board retreat/meeting on January 19th will begin at 8:00 a.m. with breakfast, the meeting will be from 8:30a.m.-12:00 p.m. followed by lunch. The retreat will also consist of a board meeting where a closed session will take place. UEI plans to ask the board to authorize up to \$6 million to proceed with the East Depot Park ballfield replacement project. The work must be done to take title to the McAuliffe site and keep the student housing project on schedule. There will be two other real estate items considered.
- The Sacramento Business Journal reported that The Element has changed hands again for the second time in less than two years. It sold for \$82 million, which is 20% above the \$59 million previous sale price. This transaction indicates high investor demand for student housing at Sacramento State and the need for additional housing
- UEI has added an opportunity at the end of each board meeting for board members to discuss other items not on the board meeting agenda. Ten minutes have been allocated for the director's open forum.

Announcements – Board

As of January, Sonia Ortiz-Mercado will be the Dean of Student Services at American River College.

Committee Reports*

1. Executive Committee
2. Budget & Finance Committee
3. Campus Grants Program Committee
4. Investment Committee

*All minutes for committee meetings are included in the December 7, 2017 Board Packet.

New Business

17-12-06 First Quarter Financials

Following a presentation by Craig Barth, Chief Financial Officer, the Board accepted the seconded motion from the Budget & Finance Committee (Cook/J. Lee) to approve the First Quarter Financial Statements.

Motion carried unanimously.

17-12-07 Campus Grants Program

The Campus Grants Program received 50 applications and are recommending funding of 21 grants totaling \$59,695.18.

Motion carried. (Sater/Ortiz-Mercado)

17-12-08 Office of Research, Innovation and Economic Development/Sponsored Programs/Dining Services Relocation and Renovation Funding

Following discussion, it was moved to accept the seconded motion (Cook/Hoffman) from the Budget & Finance Committee to approve a \$100,000 contribution to Sacramento State to assist with tenant improvements and moving expenses to relocate the Office of Research, Innovation and Economic Development to the University Library, which is planned to occur in summer 2018. Also move to approve up to \$300,000 to relocate the majority of Sponsored Programs Administration employees from UEI suite 3600 into suite 3400; and move administrative Dining Services employees from River Front Center into UEI suite 3400 and complete the related leasehold improvements in suite 3400.

Motion carried unanimously.

17-12-09 River Front Center Improvements Funding

Following discussion, it was moved to accept the seconded motion (Hoffman/J. Lee) by the Budget & Finance Committee to approve up to \$600,000 to complete exterior and interior improvements (with attention to "universal design") to River Front Center

Motion carried unanimously.

17-12-10 Folsom Hall Rent Rebate

Following a presentation by Craig Barth, the board accepted the seconded motion (Sater/Cook) by the Budget & Finance Committee to approve annual rent rebates of \$200,000 to Sacramento State for five fiscal years, beginning with 2018/19 and totaling \$1,000,000. Continuation of rebates in years three and four are contingent upon UEI continuing to maintain and project a debt service coverage ratio of at least 1.3 times. These rebates are a one-time accommodation, are not precedent setting, and will end after the 2022-23 fiscal year.

Motion to amend language.
(Sater/Kagianas)

Motion carried unanimously.

17-12-11 Student Housing-P3 Funding

Following discussion, the board accepted the seconded motion (Sater/Hoffman) by the Budget & Finance Committee to approve up to \$300,000 for costs related to the McAuliffe Ballpark Student Housing project, including CEQA, geotechnical engineering, legal, etc.

Motion carried unanimously.

Director's Open Forum

Discussions were held on topics proposed by Kelly Thompson and Jamie Hoffman regarding transitioning from blue book sales to green book sales and installing hammock structures on campus, these topics will be explored by UEI staff.

The meeting was adjourned at 1:52 p.m.

Respectfully submitted:

A handwritten signature in black ink that reads "Jim Reinhart". The signature is written in a cursive, flowing style.

Jim Reinhart
Executive Director
University Enterprises, Inc.