

University Enterprises, Inc.
Board of Directors Meeting

Friday, December 7, 2018

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:	Elizabeth Baidoo	Staff Present:	Craig Barth
	Larry Cook		Steven Davis
	Jeff Einhorn		Monica Kauppinen
	Brandon Fischer		Trina Knight
	Stacy Hayano		Angie Laguna
	Jamie Hoffman		Andy Lee
	Jay Lee		Cosette Leos
	Noel Mora		John Melikian
	Robert Nelsen		Angela Rader
	Sonia Ortiz-Mercado		Briggett Reilly
	Steve Perez		Jim Reinhart
	Randy Sater		
	Kelly Thompson		

Members Absent: David Bach

18-12-11 Approve September 27, 2018 Board Meeting Minutes

Following discussion it was moved and seconded to approve the September 27, 2018 board meeting minutes.

Motion carried unanimously. (Sater/Einhorn)

Reports and Announcements

Chair's Report

- In November 2018 Sacramento State was closed for seven class days. Faculty and students have shown incredible resilience in making up missed classwork. The air quality was not the determining factor to close the campus, however campus air quality was measuring in the 400's. Sacramento State faculty and staff have donated nearly \$3,000 to those affected by the Camp Fire. Sacramento State has 31 students who were directly impacted and has lost one emeritus faculty member.
- The Carlsen Center for Innovation and Entrepreneurship is open. A pitch competition was held in which students pitched to a panel of equity investors and are judged by the Carlsen Center Board members. Cash and non-cash prizes were awarded.
- Stephen Perez has been appointed as the interim provost.
- In Women's Basketball, Sacramento State defeated Illinois which is a top 10 scorer in the nation.
- Jonathan Bowman has been hired as the Vice President for Administration and Business Affairs and Chief Financial Officer.

Executive Director's Report

- There have been two changes within the senior leadership at the Hornet Bookstore. Sarah Foisy is the new Regional Manager and Jaime Scobel is the new Bookstore Manager.
- Student Housing Project Update: All documentation has been submitted to the Board of Trustees for final approval on January 22, 2019. Due to the high construction costs EdR/Greystar agreed to absorb

an additional \$8 million of project costs while maintaining ground lease rent at 7.25% of annual revenues. Based on current estimates, ground lease rent is projected to be approximately \$950,000 in the first year of operations.

- Replacement ballfields are on schedule and on budget, the dry weather has been helpful. President Nelsen along with others will present on January 22, 2019 at the Board of Trustees meeting. The baseball leagues are scheduled to relocate May 2019 and then the project will break ground. The student housing is scheduled to open by the fall semester of 2021.
- Due to the campus closure in November 2018, UEI staff are still catching up. During that time UEI experienced financial losses on cancelled catered events, retail food operations, paying employees while not working and paying overtime to staff required to work. The Courtyard Market and Dining Commons were kept open for resident students. Normal operations continued at Upper Eastside Lofts.
- UEI will be revisiting our disaster recovery and business continuity plans to ensure emergency protocols are in place moving forward.
- Real estate update: UEI is in escrow on 910 University Avenue at a \$1,925,000 purchase price, and 6007 Folsom Boulevard is in escrow at \$4.6 million.

Announcements – Board

Committee Reports*

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

*All minutes for committee meetings are included in the September 27, 2018 Board Packet.

New Business

18-12-12 First Quarter

Following a presentation by Craig Barth it was moved to approve the First Quarter Financial Statements.

Motion carried unanimously. (Einhorn/Perez)

18-12-13 Campus Grant Program Awards

Following discussion, it was moved to accept the recommendation of the Campus Grants Program Committee to approve 21 grants totaling \$61,848.99

Motion unanimously carried. (Mora/Ortiz-Mercado)

18-12-14 Donation to Wildcats Rise – Fire Recovery Fund at Chico State

Following discussion, it was moved to approve the recommendation from the Campus Grants Program Committee to donate the remaining Campus Grants fund to Wildcats Rise, Chico State. UEI will increase the funding to bring the total donation to \$10,000.

Motion carried unanimously. (Hayano/Hoffman)

18-12-15 Mortgage on 304 S Street

Following a presentation by Craig Barth, it was moved to authorize the executive director to negotiate terms and execute up to \$5 million of financing, either as an unsecured line of credit or a secured mortgage on 304 S Street with final terms subject to approval by UEI's Budget & Finance Committee.

Motion carried unanimously. (Perez/Einhorn)

18-12-16 Video Surveillance Policy

Following a presentation by John Melikian, it was moved to approve the UEI Video Surveillance Policy.

Motion carried. (Einhorn/Lee)

The meeting was adjourned at 2:04 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.