



Minutes of the Special Board Meeting

August 02, 2023

Via Zoom: <https://csusm.zoom.us/j/83971417618>

Meeting ID 839 7141 7618

Committee Members Present: Leon Wyden, Carl Kemnitz, Jason Schreiber (*Chair*)
Ann Bersi (*Vice-Chair*), Michael Walsh, Jennifer Ostergren, Justin Cadiz, Ernest Cisneros, Carmen Rene

Committee Members Absent: Denise Garcia, Cynthia Chavez Metoyer, Sarah Villarreal, Christopher Thibodeau, Kristin Stewart

Staff Present: Janelle Temnick, Janine Prior, Trina Beckwith, Deborah Davis, Justin Cox

CALL TO ORDER

Cox took roll call. A quorum being present, Chair Schreiber called the meeting to order at 4:02 p.m.

Consideration of Agenda, August 02, 2023

Schreiber asked if everyone had a chance to review the agenda as distributed prior to the meeting and called for additions or changes. With none offered, the meeting proceeded with the August 02, 2023, agenda approved as provided.

Consideration of Regular Minutes, February 23, 2023 (Attachment A)

Schreiber asked if everyone had a chance to review the minutes. With no corrections offered the February 23, 2023, regular meeting minutes were approved as distributed.

REPORTING ITEMS

Block C Apartments

Temnick provided an update on the student housing shortage, as CSUSM is expected to welcome the largest first year incoming and transfer class in the university's history. Consequently, there are currently 850 students on the waiting list for campus housing. To address this surge in enrollment, Corporation is working with SeaBreeze Properties to lease approximately fourteen (14) available units in Block C to accommodate CSUSM students. These units comprise one- bedroom, two-bedroom and three-bedroom apartments, with the capacity to house approximately sixty students from the current wait list. To mitigate the housing shortage and promote student success by creating additional housing opportunities, Corporation recommends furnishing these apartments in a manner consistent with the furnishings in other CSUSM housing communities. The total cost for furnishing all fourteen apartments, including the living rooms and bedroom, should not exceed \$190,000.



A motion was proposed and seconded by Bersi and Rene, respectively, to authorize expenditures of up to \$190,000 for housing furniture to be placed in the leased units in Block C. Motion Carried.

USU Dining Enhancement

Temnick shared and updated on the ongoing Capital Outlay projects, specifically focusing on the USU and Starbucks projects. For the USU project, the final design planning phasing is currently in progress in partnership with Gensler. Simultaneously, negotiations of the bidding process are ongoing. Notably, we have received a bid from a local general contractor and are in the final stages of finalizing agreements. This is a pivotal step that will enable the USU project to advance. In the case of the Starbucks project, Corporation has been actively negotiating with several contractors. The cost estimate for the exterior patio refresh came in higher than anticipated. In addition, our commitment to Starbucks in 2021 was to initiate an interior refresh. The additional proposed expenses for the patio refresh will be integrated into the interior project, which is slated to commence in Summer 2023.


University Village Housing and Dining Projects

Temnick shared news on The University Village Housing and Dining project, set to break ground in December 2023 will bring 550 additional student beds and a 10,000 square foot dining facility to CSUSM. Due to the increase in construction costs, it is likely that two key dining elements, an outdoor seating area trellis and a food truck parking area will not be included in the project budget. In response to this situation, the Corporation is proposing that the Board approve capital expenditures not exceeding \$600,000 to cover the design and construction costs for the University Village Dining project.

A motion was proposed and seconded by Bersi and Rene, respectively, to authorize Capital Expenditures of up to \$600,000 for design and Construction Costs for the University Village Dining Project. Motion Carried.

Adjournment

The meeting was adjourned by acclamation at 4:35 p.m.


Denise Garcia (Sep 29, 2023 16:05 PDT)

Denise Garcia
Secretary

Date