

## ASC EXECUTIVE COMMITTEE

Minutes – Regular Meeting  
ASC Conference Room @ CP 250  
January 16, 2014 • 4:00 pm

**Present:** Ted Bremner, Bob Hall, Danny Kim, Tariq Marji, Frank Mumford, Anil Puri.

**Absent:** Mildred García, Barry Pasternack, Ron Rangel.

**Staff:** Kim Ball, Ann Ehl, Chuck Kissel, Tony Lynch, Mike Marcinkevicz.

### I. Call to Order

Chair Bremner called the meeting to order at 4:08 pm. Quorum was present.

### II. APPROVAL OF MINUTES

Dean Puri moved, Mr. Hall seconded and motion carried to approve the minutes of the November 14, 2013 regular meeting of the ASC Executive Committee.

In addition to the substantive changes approved to Retirement Benefits Policy #205 at the last meeting, Mr. Mumford provided a redline review to incorporate additional minor changes recommended by Prof. Pasternack for consistency and clarification.

### III. OFFICERS REPORTS

#### A. TREASURER

Mr. Marji reported that as of 11/30/13 general administration, building and auxiliary enterprises (bookstore, campus dining) combined activities generated a net income of \$620K, resulting in a budget variance of (\$92K). Revenues during this period were \$23.0M and expenses were \$28.8M. Net incomes for other activities include Extended Education at \$1.3M and Campus Programs at \$10K. As of 10/30/13, unrealized gains and losses on investment returns were \$370K.

#### B. EXECUTIVE DIRECTOR

Mr. Mumford gave an update on the status of the University Heights sale; escrow is expected to close mid-February. The Elks were again offered lump sum payment; if unaccepted, we'll purchase an annuity to cover the cost of payments.

### IV. ANNOUNCEMENTS

Next ExComm meeting: Thu 02/13/14

Next Board meeting: Thu 03/13/14

### V. ADJOURNMENT

Mr. Bremner adjourned the meeting at 4:52 p.m.

\*\*\*\*\*

*Approved by the Executive Committee, April 17, 2013.*

A handwritten signature in blue ink, appearing to read "Robert C. Hall", written over a horizontal line.

Robert C. Hall, Secretary

### ASC BOARD OF DIRECTORS

Minutes – Regular Meeting

Titan Shops Conference Room / Senate Chambers

March 17, 2014 • 7:00 pm

**Present:** Ted Bremner, Chris Brown, Jose Cruz, Rosalina Davis, Mildred García, Bob Hall, Theresa Harvey, Danny Kim, Jonathan Leggett, Zeke Luna, Tariq Marji, Frank Mumford, Barry Pasternack, Sean Walker.

**Absent:** Amir Dabirian, Berenecea Eanes, Lori Gentles, Diana Guerin, Jane Han, Rohullah Latif, Anil Puri, Ron Rangel, Greg Saks.

**Staff:** Kim Ball, Denise Bell, Rosario Borromeo, Ann Ehl, Chuck Kissel, Tony Lynch.

**Guests:** Ann Camp

- I. CALL TO ORDER  
Chair Bremner called the meeting to order at 7:05 pm. Quorum was present.
- II. APPROVAL OF MINUTES  
Prof. Pasternack moved, Mr. Luna seconded and motion carried to approve the minutes of the December 12, 2013 annual meeting of the ASC Board of Directors.
- III. PRESIDENT’S REPORT  
Pres. García reported that there was great progress with the strategic plan; on Sunday there will be efforts to convey the importance of higher education to African American churches; SchoolsFirst Center for Creativity and Critical Thinking in Schools was officially named with a generous gift of \$500K from the credit union; and there are currently five open positions within Academic Affairs. She also recently co-hosted Pizza with the Presidents with ASI President Rohulla Latif in the Quad where they discussed the Student Success Initiative; actress Angie Harman delivered the keynote at Representative Royce’s Women’s Conference held in the TSU this past Saturday; also at the TSU later this week, Pres. García will welcome Bill Nye, the keynote at the sold out “Explorations in Citizen Science” symposium.  
  
Earlier this month, she introduced CSU Chancellor Timothy White at the American Association of Hispanics in Higher Education conference, where she is a board member. Tomorrow she will be in Sacramento for CSU’s annual legislative day, where Chancellor White and other university leaders will meet with state legislators to advocate for the CSU. Former Titan Richard Davis, now the chairman and CEO of US Bancorp, will keynote the 17<sup>th</sup> Annual Economic Forecast presented by the OC Business Council and Mihaylo College of Business and Economics. And at this year’s graduation, Congresswoman Loretta Sanchez will deliver the commencement address.

IV. OFFICERS REPORTS

A. TREASURER

Mr. Marji reported that General (Administration, Grants & Contracts) and Buildings, Auxiliary Enterprises (Campus Dining, Bookstore) and Other Activities combined functions generated a net income of \$3.8M. General, Buildings and Auxiliary Enterprises had a net income of \$963K, resulting in a budget variance of (\$369K) for 01/31/13. Revenues during this period were \$34.1M and expenses were \$30.40M.

The Library Starbucks, a high volume store, generated a net income of \$40K. Regarding the ASC's book loan program (which loans free textbooks to ASC employees/CSUF students after completion of one semester of work), a board member asked whether ASC would consider something similar without having to complete one semester of work.

B. EXECUTIVE DIRECTOR

Mr. Mumford reported that major projects have been pulled back temporarily to allow VP Danny Kim to review them, while phase 2 of the CP entrance project and the proposed development behind CP-South are being studied as part of the CollegeTown project. The City completed the specific plan for CollegeTown and is now working on the environmental impact review. At CP-West, seismic design is now being reviewed by the campus inspector and architects will soon be engaged to help with space design. Occupancy is scheduled for October 2016, but may happen as early as August 2016. At Irvine campus' 1 Banting, seismic planning is underway. Seismic work will begin as soon as the current tenants vacate the building.

In December, we closed escrow with the 15 University Heights homeowners and transferred fee simple interest to them. Following that, we sold University Heights to another buyer after the initial buyer fell through, with escrow closing February 28. While we still have a few outstanding issues with the Elks, we hope to dissolve the Housing Authority by the end of the fiscal year.

V. REPORTS

A. CAMPUS DINING

Mr. Lynch reported that Carl's Jr's "Fresh Baked Buns" concept was one of the first launched in Orange County. These buns are baked onsite and come standard with premium hamburgers. The CSUF Baja Fresh Express is the first location and test-site to offer a "Build Your Own" for all its menu items. Both customer count and sales have increased.

After the last Board meeting, the Daily Titan released a special edition issue called "The Food Report." The report documented the "D" rating the Gastronomer received at inspection; there has been no improvement since the initial grading in March 2013. This heightened awareness created an opportunity for ASC management to meet with campus facilities and TSU engineering to address non-food related concerns that affect inspection. While many of Campus Dining operations have "A" ratings,



Concessions is the exception due to building challenges. This will be addressed with campus facilities to bring Concessions to an "A" rating this semester.

B. TITAN SHOPS

Ms. Ball reported that the campus submitted 78% of textbook requisitions by the due date and 95% by the first day of instruction. Sales for Back-to-School were up; Titan Tech in particular, did \$1.1M in sales. Course Materials department tested a new layout this semester, shelving books alphabetically by author. This sped up shelving, decreased labor, increased sales space, improved customer service and reduced reorders. This also provided an opportunity to partner with ASI whose members assisted other students in locating books and raised over \$900 for their clubs.

The senior manager of Course Materials, a CSUF MBA, developed an ordering application that improves inventory management with better buying decisions. The system provides recommended order quantities based in part on order variables. This application was applied to half of the course material order decisions which resulted in a 3% increase in unit sales with 14,000 fewer units.

VI. ANNOUNCEMENTS

Next Board meeting: Thu 06/19/14 at Irvine Campus

VII. ADJOURNMENT

Mr. Bremner adjourned the meeting at 7:55 p.m.

\*\*\*\*\*

*Approved by the Board of Directors, June 19, 2014.*

  
\_\_\_\_\_  
Robert C. Hall, Secretary

**ASC EXECUTIVE COMMITTEE**

Minutes – Regular Meeting  
ASC Conference Room @ CP 250  
April 17, 2014 • 4:00 pm

**Present:** Ted Bremner, Bob Hall, Danny Kim, Tariq Marji, Frank Mumford, Barry Pasternack, Anil Puri.

**Absent:** Mildred García, Ron Rangel.

**Staff:** Jim Alexander, Kim Ball, Denise Bell, Rosario Borromeo, Ann Ehl, Chuck Kissel, Tony Lynch.

I. Call to Order

Chair Bremner called the meeting to order at 4:05 pm. Quorum was present.

II. APPROVAL OF MINUTES

Prof. Pasternack moved, Mr. Mumford seconded and motion carried to approve the minutes of the 01/16/14 regular meeting of the ASC Executive Committee.

III. OFFICERS REPORTS

A. TREASURER

Mr. Marji reported that General Fund (Administration, Grants & Contracts) and Buildings, Auxiliary Enterprises (Bookstore, Campus Dining) and Other Activities combined actuals generated a net income of \$3.8M. Net income for General Fund & Buildings and Auxiliary Enterprises was \$1.2M, resulting in a budget variance of (\$322K) for 02/28/14. Both Bookstore and Dining Services had positive variances to net income: \$81.4K and \$22.8K, respectively.

B. EXECUTIVE DIRECTOR

Mr. Mumford reported that structural engineering for the College Park-West seismic upgrade has been completed, reviewed by the campus inspector and peer-reviewed. We are now awaiting final drawings for the retrofit and will distribute a request for bids. While we are scheduled to take occupancy in October 2016, there is a chance we may move in sooner. Structural engineering at Irvine Campus is almost complete. The process will be similar to CP-West. Dean Puri added that the consultants have completed their interviews and are now working to complete their analysis and report. The committee will then provide their recommendations to the President.

Mr. Mumford continued that discussions have resumed regarding the purchase of University Plaza (the “Pennysaver” building). This building would require a seismic retrofit of \$700-800K to meet CSU standards.

VP Kim reported that the campus experienced approximately \$6.5M in earthquake damage on 03/28/14. As a result, the south side of the library is mostly closed with floors one thru three down for ventilation issues and four to six down indefinitely.

IV. ACTION ITEM: HOUSING AUTHORITY DISSOLUTION

Mr. Mumford reported that at the Housing Authority's meeting of 04/08/12, the Board took action to dissolve the corporation. Based on President García's recommendation and concurrence from the Chancellor's Office, the dissolution will be contingent upon ASC accepting the Housing Authority's assets and liabilities. The Housing Authority owed approximately \$13.5M to the Chancellor's Office in commercial paper; with the sale of University Heights and contribution by the ASC, the loan is now \$2M to be paid over five years. The only remaining project of the Housing Authority is University Gables; the ownership of the land and management of the project will transfer to the ASC. The final piece of this is the Elks; we hope to resolve the issue of the patio replacement and the long-term commitment of the purchase price by the end of the fiscal year.

Prof. Pasternack moved, Mr. Hall seconded and motion carried unanimously to approve the Authorization to Accept the Assets and Liabilities from the CSU Fullerton Housing Authority resolution (Ayes 7, Noes 0, Absent 2).

V. ANNOUNCEMENTS

Next ExComm Meeting + Annual Budget Workshop: Thu 05/15/14


Next Board meeting: Thu 06/19/14

VI. ADJOURNMENT

Mr. Bremner adjourned the meeting at 4:45p.m.

\*\*\*\*\*

*Approved by the Executive Committee, August 21, 2014.*

  
\_\_\_\_\_  
Robert C. Hall, Secretary

**ASC BOARD OF DIRECTORS**

Minutes – Regular Meeting

Multipurpose Rooms, 3 Banting, Irvine Campus

June 19, 2014 • 7:00 pm

**Present:** José Cruz, Amir Dabirian, Rosalina Davis, Mildred García, Lori Gentles, Bob Hall, Theresa Harvey, Danny Kim, Jonathan Leggett, Tariq Marji, Frank Mumford, Anil Puri, Ron Rangel, Greg Saks.

**Absent:** Ted Bremner, Chris Brown, Berenecea Eanes, Diana Guerin, Jane Han, Rohullah Latif, Zeke Luna, Barry Pasternack, Sean Walker.

**Staff:** Jim Alexander, Kim Ball, Denise Bell, Rosario Borromeo, Ann Ehl, Chuck Kissel, Mike Marcinkevicz, Sid Patel.

**Guests:** Gary Au.

I. CALL TO ORDER

Vice-Chair Rangel called the meeting to order at 7:10 pm. Quorum was present.

II. APPROVAL OF MINUTES

Ms. Harvey moved, Mr. Leggett seconded and motion carried to approve the minutes of the March 17, 2014 regular meeting of the ASC Board of Directors.

III. PRESIDENT'S REPORT

President García reported that 11,000 students graduated at this year's commencement over the course of two days. She also saw CSUF students participate in the global society when she met over 300 Titan alums at Vietnam National University. This weekend, she will leave for Queens University in Belfast and the following week, she will travel with Chancellor White to Israel. On campus, the student population continues to evolve: Latinos account for 35% at CSUF, mirroring the 34% of the population in Orange County.

CSUF continues to move forward with all strategic plan goals; with goal 3 in particular anticipates 58 new, diverse tenure-track faculty for 2014-15. Danny Kim joined CSUF earlier this year as VP for Administration & Finance/CFO. Just this month, Dr. Sheryl Fontaine was appointed Dean of College of Humanities & Social Sciences and Dr. Mary Ann Villarreal began as Director for Strategic Initiatives & University Projects. In September Dr. Shari McMahan will assume her new role as Deputy Provost.

President García was recently bestowed the 2014 Woman of the Year for Education Award from the National Hispanic Business Women Association. This honor goes to the President for CSUF's ongoing success for conferring the most bachelor's degrees to Hispanics than any other university in the state and for serving more female students than any other CSU. She asked Board members to save the date for the Fall Convocation

scheduled for Monday 08/18/14 and Concert Under the Stars (“All That Jazz”) scheduled for Saturday 09/13/14.

IV. OFFICERS REPORTS

A. TREASURER

1. FINANCIAL HIGHLIGHTS

Mr. Marji reported that ASC’s revenues for April year-to-date were \$45.5M, with expenses at \$41.0M. Administrative operations were (\$1.7M), a favorable budget variance of \$44K; Titan Shops’ net income was \$1.3M, a favorable budget variance of \$26K; Campus Dining net income was \$330K, a budget variance of (\$7K); and building operations net income was \$1.9M, a budget variance of (\$8.6K). With the sale of University Heights, the Chancellor’s Office loan has been paid down to \$2M with the plan to pay it off in five years.

2. INVESTMENT HIGHLIGHTS

Mr. Marji reported that the investment portfolio had a market value of \$10.6M as of 03/31/14, which is an annualized rate of 12.86% or \$1.2M gain for that period. Current investment committee members are Don Crane (Dept of Finance), Ted Bremner, Bob Hall, Danny Kim, Tariq Marji and Frank Mumford.

B. EXECUTIVE DIRECTOR

Mr. Mumford reported that University Heights was sold to an individual investor for \$11.45M and that the Housing Authority will be dissolved at the end of the fiscal year, with assets and liabilities transferring to the ASC. CollegeTown continues to move forward as the City has completed the specific plan and the environmental impact review. All affected parties continue to meet and discuss to keep the project moving forward. Anticipated occupancy of College Park West was October 2015; however, the current tenants have requested to extend their lease to 2017.

Mr. Mumford continued that at Irvine Campus, structural engineers will begin seismic retrofit as soon as the tenants vacate. The campus is extensively reviewing the best use of additional space. Provost Cruz added that they are reviewing how CSUF can move away from Banting serving as an overflow campus to one that serves the local community. They are working with nearby community colleges to transition students to finish their remaining courses at Irvine campus and obtain their degree without ever having to take a class at Fullerton. Irvine campus currently offers mix of programs (business is the most popular); and see a potential for the nursing and kinesiology programs. They are working to find the right, sustainable portfolio that provides state- and self-supporting programs, targetting what south county students need, without replicating the Fullerton campus.

V. ACTION ITEMS

A. RESOLUTION: SIGNATURE AUTHORITY FOR J ALEXANDER

Mr. Marji moved, Mr. Hall seconded and motion carried unanimously to approve the attached Signature Authority resolution. (Attachment)



- B. RESOLUTION: FISCAL ACCOUNT AUTHORIZATION  
Mr. Leggett moved, Dean Puri seconded and motion carried unanimously to accept and approve this and the next recurring, fiscal resolutions with a single action. (Attachment)
- C. RESOLUTION: SALE OF STOCK AUTHORIZATION  
See above. (Attachment)
- D. RESOLUTION: APPROVAL OF BUDGET  
Dean Puri moved, Ms. Davis seconded and motion carried unanimously to approve the Operating Budget & Capital Outlay, Fiscal Year 2014-15 resolution. (Attachment)
- A few highlights for FY 2014-15 include \$2.6M in capital expenditures, an increase in rent per square foot per CPI, and a debt service expense for Irvine campus.
- E. RATIFICATION: HOUSING AUTHORITY DISSOLUTION  
Mr. Leggett moved, Mr. Hall seconded and motion carried unanimously to ratify the Authorization to Accept the Assets and Liabilities from the CSU Fullerton Housing Authority. (Attachment)

VI. REPORTS

- A. SPONSORED PROGRAMS  
Ms. Bell reported that as of 05/31/14, 236 proposals were submitted (compared to 202 LY) and 109 were awarded \$21M (compared to 109 awarded \$16.8M LY). The largest proposal was a multiple submission from Sora Tanjasiri and Provost Cruz which includes partnerships with UCLA and UCI. A \$21.2M proposal "CSUF Build Student Success into Biomedical Research Careers" was submitted to the National Institutes of Health for the BUILD program.
- B. 2014-15 CALENDAR  
Mr. Mumford asked Board members to review the 2014-15 Board schedule and to save the dates.

VII. ANNOUNCEMENTS

Next Board meeting: Thu 09/11/14

VIII. ADJOURNMENT

Vice-Chair Rangel adjourned the meeting at 8:35 p.m.

\*\*\*\*\*

*Approved by the Board of Directors, September 11, 2014.*

  
\_\_\_\_\_  
Robert C. Hall, Secretary

## ASC BOARD OF DIRECTORS

Minutes – Regular Meeting  
 Titan Shops Conference Room  
 September 11, 2014 • 7:00 pm

**Present:** Gary Au, Michael Badal, Harpreet Bath, Ted Bremner, Chris Brown, Rosalina Davis, Berenecea Eanes, Mildred García, Bob Hall, Theresa Harvey, Danny Kim, Zeke Luna, Tariq Marji, Olga Mejia, Frank Mumford, Barry Pasternack, Anil Puri, Ron Rangel, Greg Saks, Sean Walker.

**Absent:** José Cruz, Amir Dabirian, Lori Gentles.

**Staff:** Jim Alexander, Kim Ball, Denise Bell, Rosario Borromeo, Ann Ehl, Chuck Kissel, Tony Lynch, Mike Marcinkevicz.

### I. CALL TO ORDER

Chair Bremner called the meeting to order at 7:12 pm. Quorum was present.

### II. APPROVAL OF MINUTES

Prof Brown moved, Prof. Walker seconded and motion carried to approve the minutes of the June 19, 2014 regular meeting of the ASC Board of Directors.

### III. PRESIDENT'S REPORT

Pres. García reported that more than 38K Titans started classes this fall. She visited students during move-in day; gave convocation and discussed the strategic plan. In meeting the strategic plan, the campus has hired nine diverse advisors; implemented student success dashboard; hired a full-time supplemental instructional coordinator to improve student persistence; and aligned many initiatives. The campus has also hired 62 new tenure-track faculty, meeting 100% of chairs and deans requests. Additionally, we have approved 150 new tenure track faculty for the next two years and will hire more staff. We have also conducted a climate survey with a 38% response rate; our giving last year was \$7.4M, this year we are at \$16M; with endowments increasing from \$34M last year to over \$50M this year. In the coming year we will conduct an academic master plan; we turned away 20,000 eligible students and hope to better our graduation rate of 51%.

We have \$150M in deferred maintenance. VP Kim added that McCarthy Hall in particular has 200 square feet (sf) of classrooms and labs which were not designed to accommodate the current level of activity and modern lab requirements. The chill pipes underneath are near the end of its useful life, with a recent pipe burst costing \$10K to repair. We are reviewing and addressing critical needs of the campus, where our classrooms are old, and our elevators and escalators requiring frequent maintenance and repairs.

### IV. OFFICERS REPORTS

A. TREASURER

Mr. Marji reported that General and Building (Administration, Grants & Contracts), Auxiliary Enterprises (Bookstore, Campus Dining) and Other Activities combined generated a net income of \$1.5M, resulting in a budget variance of \$336K as of 08/30/13. Revenues during this period were \$11.0M and expenses were \$9.5M, with grant activity at \$4.2M

B. EXECUTIVE DIRECTOR

Mr. Mumford reported that this conference room was recently updated with new carpeting and new pictures on the wall. The Housing Authority's debt, after the sale of University Heights, is now reduced to \$2M which is payable to the Chancellor's Office over a five-year period (\$150K per quarter). Housing Authority and Elks obligations of \$2.7M were transferred to the ASC. With all Housing Authority accounting transactions completed, we are awaiting the dissolution letter from the Secretary of State. The ASC will begin work on its strategic plan later this month.

V. ACTION ITEM: RESOLUTION, AUDIT APPROVAL

Mr. Rangel moved, Mr. Luna seconded and motion carried unanimously to authorize the Audit Approval resolution.

Mr. Marji introduced CPA Patrick Guzman who explained the audit package. He said that pages one and two were the independent audit report, with page two emphasizing this was their unmodified opinion. Highlight of page three is the working capital (the difference between current assets and current liabilities) ratio of \$3:\$1, which is very good as most organizations strive for \$2:\$1. Page five, statement of activities, shows that the enterprise activities are up 5.5%, grants are down, and IDC (indirect cost) was up slightly at 10-10.5%.

Regarding their notes, the management letter mentioned that a retiree was not paid out their sick leave; inventory on books was counted in March, with other items counted in June, and that accuracy would improve if everything was counted on June 30. Also, monitoring of grants and contracts can be improved and that new internal control guidelines would become effective this December.

VI. REPORTS

A. CAMPUS DINING

Mr. Lynch reported that in the Titan Student Union (TSU), Juice It Up added to its location a raw juice bar to blend beverages with fresh produce. OC Choice has been busy preparing for the President's Convocation, Concert Under the Stars and faculty reception and dinner at El Dorado Ranch. Dean Puri (Mihaylo College of Business & Economics) thanked Tony for skillfully negotiating the Mihaylo Golf Tourney contract with Pelican Hill Golf Club.

B. TITAN SHOPS

Ms. Ball reported that academic departments submitted 81% (88% LY) of the textbook requisitions by the due date and 92% (93% LY) by the first day of

instruction. For the first time, affordable course materials (units) rented surpassed new and use units sold. Average new rental price is \$55.77 compared to the average used rental price of \$32.71. This past year, key staff reviewed different system options and will begin the RFQ and RFP process this fall with an expected system selection to take place December/January with implementation during Summer. Lastly, Rickey Glenn, Senior Manager-Titan Tech, was selected by the National Association of College Stores as one of their top three participants in their Leadership Institute.

C. CONFLICT OF INTEREST

Mr. Mumford asked the Board members sign the annual conflict of interest statements and return them to Ms. Ehl.

VII. ANNOUNCEMENTS

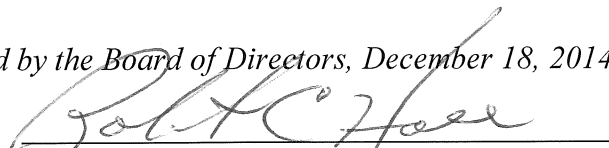
Next Board meeting: Thu 12/18/14

VIII. ADJOURNMENT

Mr. Bremner adjourned the meeting at 8:30 p.m.

\*\*\*\*\*

*Approved by the Board of Directors, December 18, 2014.*



Robert C. Hall, Secretary



## ASC EXECUTIVE COMMITTEE

Minutes – Regular Meeting  
 ASC Conference Room @ CP 250  
 November 20, 2014 • 4:00 pm

**Present:** Ted Bremner, Bob Hall, Danny Kim, Tariq Marji, Frank Mumford, Anil Puri.

**Absent:** Mildred García, Barry Pasternack, Ron Rangel.

**Staff:** Jim Alexander, Kim Ball, Rosario Borromeo, Ann Ehl, Chuck Kissel, Tony Lynch.

### I. Call to Order

Chair Bremner called the meeting to order at 4:05 pm. Quorum was present.

### II. APPROVAL OF MINUTES

Mr. Mumford moved, Mr. Hall seconded and motion carried to approve the minutes of the 04/17/14 regular meeting of the ASC Executive Committee.

### III. OFFICERS REPORTS

#### A. TREASURER

Mr. Marji reported that General Fund & Buildings, Auxiliary Enterprises (Bookstore, Campus Dining) and Other Activities combined actuals generated a net income of \$1.9M. Net income for General Fund & Buildings and Auxiliary Enterprises was \$1.1M, resulting in a budget variance of \$444K for 10/31/14. Bookstore and Dining Services had variances to net income of \$130K and (\$38K), respectively.

Mr. Lynch added that the Starbucks team Seattle was here and were impressed with the volume and sales numbers of the library location. Despite the long lines, the Starbucks management was satisfied with the wait times meeting their criteria. They have also selected the Mihaylo location as their corporate training site.

#### B. EXECUTIVE DIRECTOR

Mr. Mumford reported that the ASC, inheriting from the Housing Authority, carries an obligation to the Elks for University Heights. While our expert's valuation was \$1.2M, we offered \$1.5M (audit value) in an effort to close the matter. The Elks counter-offered with \$2.5M. At University Gables, a bank foreclosed on a home for which it held the note and did not notice us on the forced sale. We are currently negotiating to reacquire the property to put it back into the program, which has a current wait list of 23.

At College Park (CP)-West, we are working with Jay Bond's group on the spaces to be vacated at CP-South, while seismic upgrades and tenant improvements are being made at CP-West. We expect to take occupancy of CP-West October 2015, with the



university taking occupancy by fall 2016. The 1 Banting building at Irvine campus is undergoing its own seismic retrofit while campus reviews its use and explore their options. Rent is currently \$2.27/sf for 70,000 sf of space. Retrofit is expected to be completed by April. Back at CP-South, a resolution will be going forth requesting funding to upgrade the south entrance. The large planter will be removed and the look will be similar to the upgraded pedestrian walkway and seating area on the north side of the building. Lastly, at El Dorado Ranch, deteriorated brick walks were recently replaced with concrete. We plan to install an irrigation system which will reduce water usage and eliminate manual watering.

IV. ACTION ITEM:

A. POLICY: BUDGETS

Mr. Hall moved, Mr. Bremner seconded and motion carried unanimously to approve the Budgeting Process Policy #155.

B. RESOLUTION: VEBA FUNDING

Mr. Mumford reported that per Investment Spending Policy, there is \$891,000 available for distribution for the fiscal year ending 06/30/14. Mr. Marji added that this resolution approves the funding of \$850,000 into ASC's VEBA (Voluntary Employees Benefit Association) trust account. Mr. Hall asked that this and future funding for VEBA be handled as a report—not as a resolution—and that the Board be kept informed.

C. RESOLUTION: CAPITAL FUNDING

Dean Puri moved, Mr. Hall seconded and motion carried unanimously to approve the Capital Funding resolution for the College Park–South Entrance Improvement Project. (Attached)

V. ANNOUNCEMENTS

Next Board meeting: Thu 12/18/14

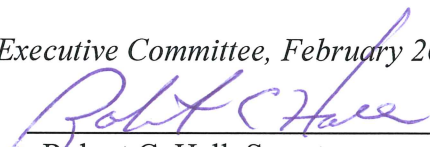
Next ExComm meeting: Thu 01/22/14

VI. ADJOURNMENT

Mr. Bremner adjourned the meeting at 4:45p.m.

\*\*\*\*\*

*Approved by the Executive Committee, February 26, 2015.*

  
\_\_\_\_\_  
Robert C. Hall, Secretary



**ASC BOARD OF DIRECTORS**

Minutes – Annual Meeting

Titan Shops Conference Room / Senate Chambers

December 18, 2014 • 7:00 pm

**Present:** Gary Au, Michael Badal, Harpreet Bath, Ted Bremner, Chris Brown, Jose Cruz, Amir Dabirian, Rosalina Davis, Mildred García, Lori Gentles, Bob Hall, Theresa Harvey, Danny Kim, Zeke Luna, Tariq Marji, Olga Mejia, Frank Mumford, Barry Pasternack, Ron Rangel, Greg Saks, Sean Walker.

**Absent:** Berenecea Eanes, Anil Puri.

**Guests &** Jim Alexander, Kim Ball, Denise Bell, Rosario Borromeo, Ann Camp, Ann Ehl,

**Staff:** Chuck Kissel, Tony Lynch, Mike Marcinkevicz Shari McMahan.

I. CALL TO ORDER

Chair Bremner called the meeting to order at 7:15 pm. Quorum was present.

II. ELECTIONS

A. COMMUNITY MEMBERS

Ms. Harvey moved, Prof. Walker seconded and motion carried to accept President García’s nomination of and elect community members Messrs. Rangel and Luna for another three year term to the ASC’s Board of Directors.

B. OFFICERS

Prof. Pasternack moved, Prof. Brown seconded and motion carried to approve the following slate of officers for a term of one-year, ending 12/31/15:

Chair:.....Ted Bremner  
 Vice-chair:.....Ron Rangel  
 Secretary: .....Bob Hall  
 Treasurer/Asst Secretary:.....Tariq Marji  
 Executive Director: .....Frank Mumford

C. EXECUTIVE COMMITTEE

The Bylaws stipulate that the Executive Committee comprises the Board officers, CSUF President, Vice President for Administration and Finance, and two additional voting directors elected by the Board of Directors at its annual meeting.

Given the above, Prof. Walker moved, Mr. Luna seconded and motion carried to elect the following additional members to the ASC’s Executive Committee for a term of one-year, expiring 12/31/15:

Rosalina Davis & Anil Puri

III. APPROVAL OF MINUTES

Prof. Pasternack moved, Mr. Rangel seconded and motion carried to approve the minutes of the September 11, 2014 regular meeting of the ASC Board of Directors.

IV. PRESIDENT'S REPORT

President García reported that our full-time graduation rates are up from 51% to 57%, with a need to close the gap for students of color which remains at 12%. We have moved from a culture of planning to a culture of doing; one example is the newly unveiled website "Titans Reach Higher" (ReachHigher.fullerton.edu). We have 62 new faculty of whom 16% are Hispanic and 3% African American; we plan an additional 150 new hires over the next two years. In September, she joined the Philanthropic Foundation's Board of Governors which has seven additional, diverse board members. The Philanthropic Foundation more than doubled their success with \$570K resulting from Concert Under the Stars. In September, she accepted the 2014 Inclusion Cultivates Excellence Award from the College and University Professional Association for Human Resources at their conference in San Antonio. In October, she served as a panelist at Lumina Foundation's official launch of Degree Qualifications Profile to discuss its role in higher education.

Regarding the budget, the state allocated \$95.4M less than the CSU Board of Trustee's request. The CSU's allocation of new state funding, combined with additional tuition fee revenue generated by enrollment growth, resulted in a budget increase of \$19.2M baseline and \$10.4M in one-time for a combined total of \$29.6M. Additionally, the President is providing \$9.3M in one-time funds from university-wide reserves to address funding needs. While we recently surrendered the title of largest CSU to Northridge, we are the lowest funded per FTE campus within the CSU. We are advocating for more funding and thanked Prof. Walker for presenting such a resolution to the Chancellor. Faculty members added that while all campuses were to be funded equally, there are numerous funding disparities across the various campuses.

On the national forefront, President García joined US President Obama at the White House College Opportunity Summit. The summit brought together college and university presidents and business leaders to encourage college education and improve graduation rates particularly for first-generation, low-income and underrepresented students.

V. OFFICERS REPORTS

A. TREASURER

1. FINANCIAL STATEMENTS

Mr. Marji reported that General, Building and Auxiliary Enterprises (Bookstore, Campus Dining) combined activities generated a net income of \$978K, resulting in a budget variance of \$547K for 11/31/14. Revenues during this period were \$22.9M and expenses were \$20.8M. Total net income (inclusive of all activities, investments, campus support programs and designated funds) was \$2.1M with administrative cost of \$552K.

Buildings had a net income of \$846K, with the 1 Banting retrofit at Irvine campus costing \$2M. Bookstore's net income of \$479K had a budget variance of (\$48K) which was offset by Dining Services' net income of \$205K and a variance of \$97K primarily due to sales in catering and vending. Of note are the Starbucks sales at the library which had \$7K in a single day. In Sponsored Programs, there has been \$8.6M in grants, with \$183K in IDC allocations, an increase of 25%. Regarding investments, the committee met in October with presentations made by two investment managers. There will be an allocation made into the post-retirement benefit of \$850K into Voluntary Employees Beneficiary Association (VEBA) trust.

2. UNRESTRICTED NET ASSET ALLOCATION RESERVE

Mr. Marji reported that the ASC has unrestricted net assets of \$3.1M as of 06/30/14. According to the reserves policy, after factoring out designated funds (e.g: University Support Programs), we have \$1.6M that will be allocated to the various reserve categories and unfunded reserves will be \$3.5M. Post-Retirement Benefits Obligation (PRBO) reserve funding is determined by the ASC investment spending policy. We have \$891K for distribution of which \$850K will be funded to VEBA trust. ASC's current PRBO is valued at \$10.1M; so far, we have funded 28% in less than three years. If things continue as they have been, we expect VEBA to be fully funded in 6-7 years.

Lastly, Mr. Marji notified the Board that the Form 990 tax return for June 2014 was filed with the IRS. He thanked the Board members for their comments and suggestions in reviewing the return.

B. EXECUTIVE DIRECTOR

Mr. Mumford reported that an \$850K allocation was made to VEBA trust to fund the post-retirement benefit obligation, based on a policy established last year. An update in the first half of 2015 will outline how the trust is functioning.

At College Park (CP)-West, structural engineering and redesign are almost complete while expected occupants have been identified. ASC plans to take occupancy of CP-West in October 2015, with the university taking occupancy by fall 2016. This building was purchased almost three years ago and leased back to Western State College of Law for a three-year period. They requested a lease extension which the campus did not grant. While the possibility was discussed, we notified them that the extension was not possible and a lease amendment was never put into writing. They have sued us and the court will be asked to make a determination.

At Irvine Campus, demolition at 1 Banting is complete as structural retrofit will begin in January. Irvine Campus continues to plan and review the space utilization of the additional building. Back at CP, the south entrance will undergo an upgrade to improve and expand the walkway. Lastly, the ASC began its own strategic plan with assistance from Prof. Bob Mead who was co-chair of the campus' strategic planning. We will report back on our progress. At El Dorado Ranch, an irrigation system will be installed to eliminate manual watering.

Mr. Kissel gave a brief update on University Gables (UG), ASC's 86 affordable home community available to faculty and staff. In October, an attached home closed escrow, with the possibility of a detached home coming available in 2015. There are currently 27 potential buyers on the waitlist of which 11 are low-income qualified and another 15 expressing interest to be waitlisted. We are auditing the owners of UG to verify their employment status and insurance coverage.

VI. ACTION ITEMS

A. PILOT PROGRAM FOR IDC

Provost Cruz, Prof. Walker seconded and motion carried unanimously to approve the Pilot Program for IDC redistribution policy. Prof. Shari McMahan, Ms. Denise Bell and OGC have worked to incentivize faculty, providing additional 10% of IDC collected to each of the PIs who obtain the full IDC rate on their sponsored projects. This is a six-month pilot program for research that will provide discretionary monies to PIs to continue their research endeavors. The monies will not be used to compensate faculty, but provide much needed support for supplies, travel to disseminate projects, student pay, etc.

B. RATIFICATION: CP SOUTH IMPROVEMENT RESOLUTION

Prof. Walker moved, Prof. Brown seconded and motion carried unanimously to ratify the CP South Improvement resolution (attached).

C. RATIFICATION: BUDGET POLICY

Ms. Hawkins moved, Mr. Rangel seconded and motion carried unanimously to ratify the attached budget policy. This budgeting process allows the executive director to expense up to \$100K without prior approval.

VII. REPORT: IT

Mr. Marcinkevicz reported that current large projects include replacement of Titan Shops point-of-sale (POS) and inventory system; upgrade of ASC financial systems software; expansion of food service POS for multiple payment methods and improvements to online job application system. The Titan Shops system is expected to go live this coming June with the ASC financial system to be upgraded by spring 2015.

VIII. ANNOUNCEMENTS


➤ Next Board meeting: Thu 03/26/15

IX. ADJOURNMENT

Mr. Bremner adjourned the meeting at 8:16 p.m.

\*\*\*\*\*

*Approved by the Board of Directors, March 26, 2015.*

  
\_\_\_\_\_  
Robert C. Hall, Secretary