NORTH CAMPUS – UNIVERSITY PARK DEVELOPMENT CORPORATION Board of Directors April 23, 2024

A meeting of the North Campus – University Park Development Corporation (NCDC) Board of Directors was called to order by Executive Director, Rick Evans at 2:01pm on Thursday, April 23, 2024 via Zoom Conference Call, California State University, Northridge. A quorum was present.

Directors Present via	Erika D. Beck, Colin Donahue, Rick Evans, Jimmy Gandhi, David
computer video and	Honda, Paige Hajiloo, William Watkins
audio:	
Others Present via	Heather Cairns, Philia Militante, Bella Newberg, Ken Rosenthal, Cindy
computer video and	Ruan, Misty Shefali, Grace Slavik, Alexa Stahl, Linda Turner
audio:	

ITEM #I CONSIDERATION OF APRIL 13, 2023 MINUTES

MSP (Donahue/Watkins): The minutes of April 13, 2023 were approved as circulated.

ITEM #II CONFLICT OF INTEREST

Rick Evans, TUC's Executive Director, announced that the conflict-of-interest statements will be e-mailed for signing to the Board of Directors on April 23. Mr. Evans noted the importance of signing and filing these forms.

ITEM #III ELECTION

The terms of David Honda and Rick Evans expire this year. The University President recommends that the Board re-elect Mr. Honda and Mr. Evans to serve a three-year term (2024-2027).

MSP (Watkins/Gandhi): That the North Campus-University Park Development Corporation Board of Directors reelect David Honda and Rick Evans to the Board.

ITEM #IV VALLEY UNITED SOCCER CLUB

Mr. Evans stated that not long before this meeting, Valley United Soccer Club (VUS) staff approached NCDC regarding a proposal to install a soccer field in North Campus. While this is far from a final proposal and not an action item, it was presented for preliminary discussion to determine the overall compatibility with CSUN and North Campus, and as a potential new revenue source. Mr. Evans recognized that bringing an outside soccer club could be a concern to the neighbors across the street from North Campus, so the next step in this process would be to follow the general environmental review protocols to allow the project to be preliminarily developed in an open and transparent process.

Mr. Evans then gave an overview of the proposal from VUS. This proposal is focused on the hilltop of North Campus and would bring in \$315,000 of revenue annually, in addition to significant revenue for

parking which has not yet been calculated. The hilltop in question is currently underutilized and likely could never be effectively utilized for any permanent structure. This is due to the size of the hilltop which would be difficult to level, as well as a fault line that runs directly through the middle of the hilltop which precludes any construction within 50 feet of either side of the fault. Even if development of Devonshire Downs becomes viable in the future, at best this hilltop could be an oversized park, playground, or exercise track.

Moving on, Mr. Evans and Linda Turner, TUC's Associate Director, Real Estate, gave further background on VUS as an organization. VUS has a 35-year history in the San Fernando Valley, but currently does not have a home field and instead leases space around the valley to train, practice, and play games. VUS club players, staff, coaches, and leaders are a very diverse group and the teams consist of boys and girls in junior teams of ages 3 to 7, and older youth teams of ages 7 to 17. Leasing this space will allow the teams to train during the week and play weekend games in the same location. VUS has expressed that they are committed to sustainability and environmental responsibility in their operations. Accessibility considerations will be integrated into the design and layout of the site to ensure it is welcoming to individuals with disabilities.

VUS is interested in a longer-term lease to build two home fields, one standard size and one smaller than standard size. The fields are projected to occupy approximately 4 acres of the hilltop and will be accessible from Lindley Street, via CSUN parking lot F10. Trailers on site will be used for classroom sessions, strength training rooms, locker rooms, and offices. While VUS has no plans to install bleachers or loudspeakers, minimal lighting to illuminate the field without disturbing neighbors will be considered. The outdoor facilities will operate throughout the week between 8am and 9pm as needed, but are not intended to be utilized 7 days a week. 30 to 48 players plus staff will utilize the field at any one time. VUS will pay for the design, build, finance, operation, and maintenance of the fields. In addition to paying CSUN for parking, VUS will provide paid positions, internships, and educational programs for CSUN students.

Mr. Evans reiterated that if the Board wants to consider this development, the next steps would include an environmental review process as well as for VUS to prepare a complete project description, program scope, and operational plan preliminary design to give a better picture of the project to present to the chancellor's office and the campus. Mr. Evans then opened the floor for discussion.

Board members discussed the composition of the hill, and misinformation around that. In fact, the hill is naturally formed, caused by the Northridge fault. There are four hills on a northerly trajectory up to Granada Hills.

William Watkins, CSUN's Vice President, Student Affairs, highlighted the community resource VUS could become. Dr. Watkins further asked about any advertising that VUS will display on the perimeter of the field, which may be an environmental concern. Mr. Evans agreed that advertising restrictions would need to be taken into consideration with the lease.

ITEM #V 2024-2025 OPERATING BUDGET

Mr. Evans gave an overview of the operating budget. Starting with the projected revenue for FY 23/24, NCDC had budgeted \$900,000 but is projected to earn \$1,150,000, almost a quarter million dollars positive, due to investment earnings. For total expenses, the budget is positive by over \$800,000 due to Devonshire Downs not moving forward at this time. Net income is better than budget by over \$1,000,000, a very strong year for NCDC. Moving on to the proposed budget for FY 24/25, significant increases in the Medtronics and Rydell rent along with relatively flat expenses results in a budgeted \$700,000 in net income. Mr. Evans also pointed out that at the end of 2025, after contributing a budgeted \$500,000 to the faculty/staff housing reserve, that reserve will have \$2,000,000 in its account.

Mr. Evans then moved onto the balance sheet. For FY 23/24, the projected total assets are over \$6,000,000, showing a gain of almost \$800,000 over the previous year due to growth in investments. For FY 24/25, the estimated gain is over \$700,000, which would increase the project total assets to over \$6,750,000.

MSP (Honda/Beck): That the 2024/2025 operating budget be approved as presented.

ITEM #VI SAN FERNANDO VALLEY AUTOMOTIVE (RYDELL)

Ms. Turner shared that Rydell's lease for parking lots G10, G12, and a portion of the athletic field expires June 30th, 2024. Rydell has requested to continuing leasing this space for an additional three years. The new lease agreement would be in effect from July 1st, 2024 through June 30th, 2027. Currently, Rydell's annual rent is \$312,000, and would increase to \$377,000 beginning July 2024. This increase brings Rydell's rent more in line with current fair market value rent for light industrial land in the San Fernando Valley. Rydell has already accepted the new terms of the lease as well as the increase in rent. The early termination clause will be unchanged from the original lease, which states that a five (5) month written notice to be given by either party to terminate lease without penalty. Ms. Turner recommended that the NCDC Board of Directors approve the new lease, and confirmed that this is not an extension of the original lease, but a brand-new lease.

MSP (Honda/Gandhi): That the North Campus-University Park Development Corporation Board of Directors approve the three-year Lease Agreement.

ITEM #VII ANNOUNCEMENTS

Being no further comments, the meeting was adjourned at 2:39pm.

Respectfully submitted,

Colin Donahue, Secretary