



California State University, Stanislaus  
**UNIVERSITY STUDENT CENTER**  
**BOARD OF DIRECTORS**

Minutes

Board Members

*Jennifer Galeana-Vasquez*  
Chair

*Melannie Castellanos*  
Vice Chair

*Teresa Serna*  
Vice Chair of Finance

*Annelisa Cole*  
Student Director

*Nicolette Padron*  
Student Director

*Janet Rosales*  
Student Director

*Zoe Martinez*  
Student Director

*Noah Wells*  
Student Director

*Ravinder Pelia*  
Student Director

*Maria Marquez*  
ASI Representative

*Dr. Edward Erickson*  
Faculty Representative

*Andy Klingelhoef*  
President's Designee

*Mary Stephens*  
Business and Finance  
Representative

*Alice Pollard*  
Alumni Representative

*Gary Potter*  
Community Representative

Advisors / Staff

*Cesar Rumayor*  
Executive Director

*Katie Rotan*  
Student Government &  
Leadership Manager

*Mariah Burciaga*  
Executive Assistant

Thursday, December 12<sup>th</sup>, 2019  
MSR 130c– 3:30pm

- I. **Call to Order-** *Jennifer Galeana-Vasquez calls meeting to order at 3:34pm*
  - a. **Roll Call:** *Jennifer Galeana-Vasquez, Melannie Castellanos, Teresa Serna, Nicolette Padron, Annelisa Cole, Janet Rosales, Zoe Martinez, Noah Wells, Ravinder Pelia, Maria Marquez, Dr.Edward Erickson, Andy Klingelhoef, Mary Stephens, Gary Potter, Cesar Rumayor, Katie Rotan*
  - b. **Absent:** *Alice Pollard*
  - c. **Points report:** *Melannie states Zoe has 3 permanent points and she has 2 pending points.*
- II. **Approval of Agenda for Thursday, December 12<sup>th</sup>, 2019**
  - *Motion to approve agenda for Thursday, December 12<sup>th</sup> by Noah, second by Ravinder*
  - *Motion carries 13-0-0*
- III. **Approval of Minutes for Thursday, December 5<sup>th</sup>, 2019**
  - *Motion to approve minutes from Thursday, December 5<sup>th</sup> by Janet, second by Zoe*
  - *Motion carries 13-0-0*
- IV. **Open Forum**
- V. **Presentation**
- VI. **Action Items**
  - a. Approval of \$800,000.00 towards IT for the University Student Center (**CLOSED SESSION**)
    - *Motion to go into closed session by Janet, second by Maria*
    - *Motion carries 13-0-0*
    - *Annelisa arrives at 3:40pm*
    - *Motion to end closed session by Janet, second by Zoe*
    - *Motion carries 14-0-0*
    - *Motion to approve by Janet, second by Gary*
    - *Motion carries 14-0-0*
  - b. Approval of the Associated Students, Inc. Lease Agreement
    - *Gary asked if ASI will pay the dollar fee for the first 6 months then after the fee will be per fiscal year*
    - *He suggested making it clear*
    - *Nicolette asked if it is only a dollar*
    - *Andy states that it will be a dollar per fiscal year*

- Motion by Gary, second by Janet

- Motion carries 13-0-1

**c. Approval of the Auxiliary Business Service (Bookstore) Lease Agreement**

- Mary asked if in the current bookstore move out time is 60 days

- Cesar answered it was 30 days

- Cesar states this is still a conversation they just need approve the lease to issue it

-Dr Edward Erickson asked how \$2.09 fee arrived when department of general services says \$2.36

- Cesar states the conversation between executives and operations meeting

- He states they reviewed the standard rate and also looked at how much the students are paying which is \$209

- Dr.Edward Erickson asked if it is covering the total bond payments of the space being used

- Cesar states yes

- Mary states the department of general services is different because it is for a campus environment

- Dr. Edward Erickson asked what are the substantial breach of the sublease mean and what are the consequences

- Cesar states that it is not defined but it is saying if they do not pay it is considered substantial breach of the sublease

- Mary states they can end the lease

- Cesar states it's in termination number 21

- Motion to approve by Zoe, second by Nicolette

- Motion carries 13-0-1

**d. Approval of the Student Affairs (Student Leadership and Development) Lease Agreement**

- Cesar states they will add Dr. Christine Erickson as an approved signature

- Mary asked if Mike only has to be on the ABS

- Cesar states yes

- Motion to approve by Noah, second by Nicolette

- Noah asked if there is anything different

- Cesar states the only difference is janitorial

- He states they will continue doing janitorial on state departments

- He states they are still working on the food service side

- Motion carries 13-0-1

**e. Approval of the Student Affairs (Career and Professional Development Center) Lease Agreement**

- Motion to approve by Janet, second by Zoe

- Motion carries 13-0-1

**f. Approval of the Bookstore Sale Proposal**

- Cesar states the original proposal was 7 million to purchase the bookstore property

- He states there was already a budget for the debt service

- He states the student center is in a good financial position

- Noah asked what does it mean purchasing bookstore

- Mary states the facility will be under the student center

-She states you can do things such as rent it out

-Cesar states the bookstore will be turned into the event center

-Dr.Edward Erickson asked if we would still be tax exempt

- Cesar states yes

- Noah asked what is the independent contractor

-Mary states that is what you would pay if it was built new today

-Ravinder asked how old it is

-Andy states 10, 11 years old

-Mary states there is no facilities problem

-Cesar states 2014, 2015

-Mary states that's when it may have been refinanced

-Motion to approve by Maria, second by Janet

*-Motion carries 13-0-1*

## **VII. Discussion Items**

### **a. University Student Center Naming Opportunities**

- Jennifer states this was talked about in the operations committee meeting*
- Cesar states he wants to seek recommendations from the board*
- He states there was a conversation with university advancement about seeking opportunity for naming throughout the building*
- He states they would like to seek naming opportunities for the 6 conference rooms, multiuse room, and event center*
- He says no names for the warrior steps, lobby, or the building itself*
- Ravinder asked if there were already names*
- Cesar states there was already names but they are generic names in order to rename*
- Andy asked who would get the money for the name*
- Cesar states about 3% for university advancement*
- Mary states they may get a percentage*
- Cesar asked what board thinks*
- He states there is concerns for the history of what the people may have done or said*
- Cesar states the board of trustees ultimately have the final say*
- He states that they are looking into it so the board can have the final say*
- Mary states that they should be able to have the final say*
- Ravinder asked if someone does something later on*
- Cesar states there will be an agreement*
- Ravinder also asked if this is something that can come back*
- Cesar states yes*
- Gary asked how they will go about looking for donors*
- Cesar states there will be a department doing that*
- Mary states there is an alumni development office, they can start there*

## **VIII. Reports**

### **a. SC Board of Directors**

#### **b. ASI Representative- Maria Marquez**

- Maria states they have approved BOD initiative*
- She states it is Karla's initiative to imply a hydration station in Naraghi*
- She states they have a new BOD for athletics*
- Maria states her name is Anissa and she is a soccer player*
- She states the board discussed student's recreation complex, academic advising, and the ethnic studies requirement*
- Ravinder asked if the athletics position became vacant*
- Maria states Eboni has withdrawn from board*

#### **b. ASI Student Government & Leadership Manager- Katie Rotan**

- Katie states the committees are still working on the Student Center ribbon cutting ceremony and the ASI/USU alumni reunion*

#### **c. SC Vice Chair of Finance- Teresa Serna**

- Teresa states she has IRA next Friday*
- She states SBAC was last Friday*
- She states the discussed general lab course fees*
- She adds that they would like to do more modern approaches*
- She states yesterday they finished the last of operations interviews*

#### **d. SC Vice Chair- Melannie Castellanos**

- Melannie states itinerary for retreat will be sent out after winter break*
- She reminds board to send class schedules as soon as possible to get committees together*

*-She states she is working on contracting for the grand opening event*

**e. SC Chair- Jennifer Galeana-Vasquez**

*- Jennifer reminds board to check emails over break*

*-She is working on updating annual report*

**f. SC Executive Director- Cesar Rumayor**

*- Cesar states 316 bricks are sold*

*-He states December 31<sup>st</sup> is the last day to buy bricks*

*-Mary asked how much are bricks*

*-Cesar states \$209*

*-He states they have been having conversations about outdoor storage space*

*- He states they will shut down operations after the 18<sup>th</sup> to pack so they may not have access to phone lines*

*- He says there may be different ways of communication*

*- He states they will move items off campus*

*- He states he would like to be able to move in on January 2<sup>nd</sup>*

*- He adds completion date for event center is hopefully February 6<sup>th</sup>*

*-He states dates are subject to change*

*-He adds they are having conversation about food services*

*- Ravinder asked if the SC will be promoted by NSO*

*- Cesar states yes*

*-Nicolette asked if event center is open on February 6<sup>th</sup> will it still be used for homecoming*

*-Cesar states there is still conversations about it*

*-Annelisa asked what is opening*

*-Cesar states there was a conversation with executives about what would be open and if there would still be a grand opening*

*-He says for the ribbon cutting everything should be open besides sushi, sustainable garden area, warrior grill, and event center*

*-He states they are also talking about what technology will be available then*

*- He states they are hoping for students to be able to use the wifi*

*-He states email will be sent out about getting a tour*

*-He states only 10 will be able to attend*

*-He states programming will also see so they can begin their events*

*-Cesar says that they will also give those who are leasing a tour so they can see what they are leasing*

*-He adds that 20 operational student assistants were hired*

*-He states training will still be needed*

**IV. Announcements**

*- Gary asked when the next meeting is*

*- Jennifer states January 30<sup>th</sup>*

**V. Adjournment**

*-Motion by Gary, second Dr. Erickson*

*-Motion carries 14-0-0*

*-Meeting adjourned at 4:42pm*

Minutes approved at regularly scheduled meeting on February 6, 2020.

*Melannie Castellanos*

Melannie Castellanos (May 12, 2020)

University Student Center Board Chair

Date Signed