

BOARD OF DIRECTORS MEETING

Thursday, September 19, 2024 – 3:00 to 5:00 p.m.
Innovation & Instruction (I&I), 4th Floor, Room 4001

MEETING MINUTES

Members Present: Dr. Bobbie Porter, Brad Beverage, Deborah Wallace, Del Huff, Fran Fulton, Jeremy Brown, Dr. Justin Gammage, Linda Tatum, Dr. Phillip Lapolt, Myla Rahman, Pat West, Dr. Rama Malladi, Sheri – Repp Loadsman, Tranitra Avery, Dr. Thomas Parham, William Franklin, Dr. Tayyeb Shabbir, Dr. Tony Jake, Yancey Modesto

Staff Present: Kelle Kain, Cherisse Ross, Eric Oum

- I. Roll Call
 - This meeting was held in person. Members and guests could be heard clearly. Quorum met.
- II. Call to Order
 - Meeting called to order by Vice Chair Pat West at 3:12PM
- III. Approval of Meeting Agenda
 - Tranitra Avery moved and Dr. Parham second the motion, all in favor
- IV. Approval of Meeting Minutes –June 20, 2024
 - Brad Beverage moved and Jeremy Brown second the motion with corrections noted, all in favor
- V. Public Comments
 - No comments from the public
- VI. President Update – Dr. Thomas Parham
 - Dr. Lapolt has been appointed as the acting provost. President Parham has returned from his trip to Washington, D.C., where he attended the Democratic National Convention and saw ICOYLA perform. He also had meetings with Senators Padilla and Butler, as well as with the Department of Transportation, to discuss the possibility of establishing a transit hub at CSUDH. The university is collaborating with local school districts and community colleges to address medical workforce shortages by creating educational pipelines. President Parham expressed excitement about the groundbreaking of the Health and Human Services (HHS) Building on October 3, 2024. The campus tennis courts are undergoing renovations, which, when completed, will make CSUDH home to the largest tennis facility in the U.S. Additionally, there is a \$2.5 million budget reduction due to faculty-related issues. To align

the university's resources, cuts in some areas will be made. CSUDH has also introduced a new doctoral program. Finally, President Parham highlighted the success of CSUDH's Project Rebound, which continues to support underserved populations.

VII. CSUDH Masterplan Update – Yancey Modesto

- Yancey Modesto presented the Board of Directors with renderings of the new construction plans on the CSUDH campus. He also highlighted that the campus will host several LA28 Olympic events, including rugby, tennis, hockey, and indoor cycling, as part of the 2028 Olympics.

VIII. Committee Updates

A. Audit Committee Update

- The TAP Audit Committee meeting on August 16 focused on the review and approval of the FY2022-2023 Single Audit Report. Nicole Stan from CohnReznick presented findings, noting \$1.8 million in errors from FY23 that should have been recorded in FY22, and \$1 million from FY24 that belonged to FY23. Of concern, \$1.5 million tied to federal grant expenditures created a compliance risk. The committee approved a hybrid solution to correct the financial statements while addressing the disconnect with Comprehensive Financial Aid (CFA) reporting. They also emphasized the need for stronger financial controls moving forward.

B. Executive Committee Update

- The TAP Executive Committee meeting on September 4, 2024, covered several key updates. Cherisse Ross reported a larger-than-expected financial loss of \$1.2 million, driven by unrecovered accounts receivable and Aramark adjustments, with \$2.5 million in receivables over 90 days old. The committee emphasized improving the review process and clarifying roles for managing collections. Amanda Dodd shared that TAP's benefits costs increased by 9%, below the budgeted 12%, saving \$87K. The committee chose to maintain the current benefits structure to avoid increasing the financial burden on employees.
- Tranitra Avery provided a litigation update on Diesel Tech, with a court order to produce bank records as TAP seeks to recover \$182,000. TAP is in good standing with partners but is awaiting a response from OSRP regarding a \$500K deferred revenue request. OSRP is also evaluating becoming a separate auxiliary. Lastly, discussions are ongoing with LA Metro for a potential land lease that could generate up to \$40 million in benefits for the university ahead of the 2028 Olympics. The meeting adjourned at 4:11 p.m.

C. Finance & Investment Committee

- The Finance & Investment Committee meeting on August 23 covered key topics. Brian Bonvechio from Merrill Lynch provided an investment review, noting that expected Federal Reserve rate cuts could positively impact markets. The portfolio is performing well, and no changes were recommended.
- The financial review revealed a \$1.272 million deficit for FY24, driven by a \$442,000 receivable from Aramark not billed and a \$1.01 million shortfall in

dining services. The committee is focusing on meal plan marketing, reducing costs, and improving efficiencies. Accounts payable is manageable, but accounts receivable remains a challenge, particularly with ORSP. Staffing improvements have been made to address this. Contract servicing issues with OSRP were discussed, including \$350,000 in unrecouped operational expenses since 2016. Diesel Tech litigation and a potential \$40 million land lease with LA Metro for the 2028 Olympics were also reviewed. The meeting concluded at 2:09 p.m.

IX. Executive Director Updates

- Executive Director Tranitra Avery provided an update on discussions with LA Metro regarding a potential land lease at CSUDH's domestic sales area to accommodate 2,700 buses as part of the carless 2028 Olympics initiative. The proposed lease, which includes the Butler Building, could generate up to \$40 million in monetary and in-kind benefits over four years. LA Metro would undertake necessary infrastructure upgrades to support bus storage and repair operations. Further details and financial projections will be presented at the next board meeting.
- Additionally, Avery provided a brief overview of the CSUDH Teaching Kitchen, located in the I&I Building. The Teaching Kitchen is designed to address food insecurity, foster community, and celebrate cultural diversity. By partnering with Basic Needs services, it will teach students to prepare affordable, nutritious meals using ingredients from the university's food pantry and local resources. The initiative also aims to create a living-learning community, linking students' residential experiences with food education and support services. The curriculum will honor the diverse cultural backgrounds of CSUDH students, featuring recipes and techniques that resonate with their traditions. Furthermore, the program will collaborate with local organizations, health services, and campus sustainability initiatives to provide additional resources and holistic support for students.

X. Adjournment

- The meeting was adjourned following a motion by Sheri Loadsman, seconded by Linda Tatum, with thanks to all attendees. Meeting end time: 5:12pm.