

BUSINESS INNOVATION COMMITTEE MEETING

Wednesday, October 16, 2024

10:00 to 11:30 a.m.

Join via Zoom: <https://csudh.zoom.us/j/83567149876?pwd=G0ZxlvKdLGbTytgnBUK3nbCceCpt8s.1&from=addon>**Or Dial-in:** (669) 444-9171 **Meeting ID:** 835 6714 9876

Members Present: Chair Sheri Repp-Loadsman, Fran Fulton, Dr. Justin Gammage,
Dr. Thomas Norman, Yancey Modesto, VP Deborah Wallace, Linda
Tatum

Staff Present: Tranitra Avery, Kelle Kain

Guest Present: Julie Blank & Rob Cord, Blank Wolff Cord

- I. Call to Order – Chair Sheri Repp-Loadsman
The meeting was called to order at 10:03AM
- II. Approval of Meeting Agenda
The agenda for the meeting was approved following a motion by Chair Sheri Repp-Loadsman, seconded by Dr. Thomas Norman. The vote was unanimously approved with all in favor, none opposed, and no abstentions.
- III. Approval of Previous Meeting Minutes - June 1, 2023
The minutes from the June 1, 2023 meeting was approved with a motion from Fran Fulton and a second from Dr. Thomas Norman. The vote was unanimously approved with all in favor, none opposed, and Dr. Justin Gammage abstains.
- IV. Public Comment
There were no public comments during this meeting.
- V. Intro to Blank Wolff Cord Consulting Julie Blank & Rob Cord, Blank Wolff Cord
During a recent committee meeting, Sheri Repp-Loadsman introduced Blank Wolff Cord Consulting to help with the university's P3 projects, particularly a medical office building initiative supported by CSUDH President Dr. Thomas A. Parham. Tranitra Avery explained that the university currently lacks a real estate division, and the expertise needed to manage such projects, prompting the need for external consultants. Julie Blank and Rob Cord of Blank Wolff Cord Consulting provided insights into their experience with real estate management, including collaborations with other CSU campuses, and detailed their qualifications. They highlighted their capability to help the university develop a long-term real estate plan, though they acknowledged that they have not specifically handled a public-private partnership (P3) for a university medical facility. The board discussed concerns regarding project scope, costs, and the university's current financial challenges, with a focus on prioritizing immediate needs while ensuring transparency and accountability in any future consulting agreements.

Discuss University Vision

Yancey Modesto

During the meeting, Sheri Repp-Loadsman transitioned into the group to discuss the university's vision. Tranitra Avery introduced Yancy Modesto to provide insights based on their recent one-on-one meeting, focusing on campus developments at Dominguez Hills. Modesto presented updates related to the university's master plan, developed in 2019, including construction progress on key projects such as affordable student housing, the dining commons, and the Health and Wellness Center. The presentation also covered future development plans, including the Medical Office Facility, mixed-use areas, and parking challenges. Modesto highlighted significant changes in the city's zoning regulations post-pandemic and their potential impact on the campus' business park area, which was initially intended for logistics and industrial use.

Sheri Repp-Loadsman raised concerns about the status of the Environmental Impact Report (EIR), questioning whether it was approved by the university or the Chancellor's Office. Modesto confirmed the EIR was part of the 2019 CSU master plan and covered the entire campus, although mitigation for parking and industrial use was still under review with the City of Carson. Repp-Loadsman suggested further discussions to clarify land use jurisdiction between the university and the city.

The session also addressed parking constraints resulting from new developments, with discussions on the construction of a parking structure to accommodate future needs, in partnership with AEG. Modesto emphasized the importance of this project due to the upcoming LA 2028 Olympics. Additionally, Modesto introduced the possibility of rethinking the business park concept in favor of a mixed-use town hall and retail area, given Carson's shift from industrial to residential use. Finally, Modesto mentioned potential opportunities for future Public-Private Partnership (P3) projects related to low-income housing, referring to AB2005 recently signed by Governor Newsom, which could leverage federal funding for CSU-owned land development.

VI. LA Metro Proposal

Tranitra Avery

Sheri Repp-Loadsman introduced the final agenda item, which involved a proposal for allowing buses and transit to utilize campus property. Tranitra Avery provided a detailed overview, explaining that LA Metro is interested in leasing over 40 acres of university land to house 2,700 buses for the LA28 event. The proposed land lease involves two phases, with the first phase focusing on the Butler Building, which requires significant renovations to meet code requirements, including electrical upgrades and water routing for fire sprinklers. LA Metro plans to use this space as a garage and repair shop. The second phase involves leasing raw land behind campus apartments, which was previously used as a filming site. Avery mentioned that infrastructure enhancements, including charging stations for electric buses, would be required.

Yancey Modesto added that LA Metro is willing to bring the Butler Building up to code, which would benefit the campus after the lease term ends, providing usable space for future purposes. He also highlighted the need for utilities and infrastructure improvements on the second parcel, including sidewalks and lighting, to support future development in line with the campus master plan.

Linda Tatum inquired about the timing of the lease relative to the campus master plan, and Avery confirmed they aim to finalize the agreement within the next few months, with projects potentially starting after LA28. Tatum and Repp-Loadsman also raised concerns about traffic impacts and environmental clearance, emphasizing the need for a CEQA review. Avery agreed that environmental factors, including oil wells on campus, would need to be addressed.

The committee agreed to schedule another meeting to continue the discussion and ensure all environmental, planning, and partnership aspects are thoroughly considered. Michael Baker International, the CSU's CEQA consultant, and CSU Real Estate Director Eric Anderson will be invited to provide further guidance on these topics.

VII. Adjournment

The meeting was adjourned following a motion by Dr. Justin Gammage, seconded by Linda Tatum meeting end time: 11:41am.