



**The University Corporation
San Francisco State**

Room ADM 361
1600 Holloway Ave
San Francisco, CA 94132

ucorp.sfsu.edu

Minutes of the Board of Directors Meeting - Monday, February 15, 2021

Attendees:

Teddy Albiniaak
Brian Beatty
Yvonne Bui
Andrew Carrillo
Anoshua Chaudhuri (joined @ 3:22p)
Gene Chelberg
Neil Cohen (joined @ 3:20p)
Alondra Esquivel
Trevor Getz
Noriko Lim-Tepper
Bonnie Li Victorino
Jay Orendorff
Jason Porth
Kal Salama
Rob Strong

Guests:

Mitch Hughes/Beacon Pointe

UCorp staff:

Tammie Ridgell
Chris Farmer
Shae Hancock
Andrew Lok
Anthony Victoria

I. Called to Order via Zoom at 3:05p by the Chair, Trevor Getz

- agenda reviewed and approved
- approval of the BOD Minutes for October 12, 2020 – unanimously approved without objection

II. No Public Comment

III. Constituent Reports

ASI reported:

- formulating plan for re-opening of CCSC – draft manual to be ready for review by Spring break
- Chris added that formal Fall plan to open CCSC and campus buildings will be vetted by University, in adherence to SF City/County DPH guidelines

IV. Report from the Audit Committee, Rob Strong

- announced UCorp has concluded their five year engagement with Grant Thornton
- mentioned that as a result of the RFP process for new auditors, Wyndes has been recommended

Tammie reiterated that the 2020 fiscal year audit had no findings

- Trevor thanked the audit committee and UCorp staff for the successful 2020 audit



V. Report from the Finance Committee Chair, Kal Salama

raised ESG (Environmental/Societal/Governmental) issue around investments relative to President's letter to ASI wherein she directs the campus auxiliaries to investigate a socially responsible investment strategy

- Neil believed that tolerance is at issue and the demands of ASI are not reasonable
- Jason summarized ASI's concern relative to their resolution asking for divestment in investments that involve business in or with Israel
 - o repeated President's position of striving 'to be in a world we want to be'

Kal continued that this issue has been raised with the Finance committee in their prior meeting, and that this issue should be brought to the full board, and possibly require a full review of the UCorp's investment policy

Mitch gave his presentation regarding ESG guidelines

- exclusion of fossil-fuel-free and tobacco investments is obvious
- illustrated current various investment managers' strategies relative to ESG integration
- key is to seek to invest in a world we want to live-in
- how to make thoughtful effective impact that does not involve exclusionary investing
 - o Niel asked what does, or should, the UCorp believe to be the most critical – saving the planet/sustainability, for example
 - o Anousha agreed that impact investing vs exclusionary is most effective
 - o Noriko also stated that consideration is to be given to what will assist in achieving the University's goals overall
 - o Kal believed in addressing ESG, it may be a matter of excluding certain companies, while including others, or maybe only investing in impactful companies
 - and, it may be realistic to even consider large corporations (ConAgra, for example)
 - o Teddy affirmed that public image is of concern
 - o Rob noted that consideration is to be given to the cost of pursuing ESG investments

Niel brought discussion back to the issue of investments involving Israel

- Trevor asked what happens when consensus cannot be agreed-upon
 - o continued focus on the guidelines is best approach

in wrapping-up this discussion Jason suggested Finance committee continues to work on this issue by analyzing UCorp's current policy to determine if restatement/update is needed, while ensuring full board's input

VI. Report from the Associate Vice President, Tammie Ridgell

as of December 31, 2020

- the reported increase in program revenue/admin fees is not due to current year's activity, rather it is due to past years' administrative fees relative to UCorp's work on the annual commencement event at Oracle Park, that had not been collected
- business services income is down by approximately 35% that is due to FY2020 refunds that were not accrued in prior year
- overall, revenues still expected to meet budget, if not just a little below

- relative to the use of funds, or expenses, it should be noted that salaries & benefits include reimbursable costs not yet paid

- regarding UCorp's business services/self op, CtrlP continues to do better than what has been budgeted; whereas, Lobby Shops and Open24 are both down
 - o still, overall projecting close to a \$400K loss for FY2021

- investments continuing to perform extremely well
 - o although given current environment it is hard to predict performance, still projecting a good outcome through end of fiscal year



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- Neil asked if some liquidation of investments is needed to cover losses
 - Tammie responded that not unless it is absolutely necessary
 - LAIF, for now, has sufficient resources to cover shortfalls
 - the LOC, in process of being secured, would also address such needs

reported on the RFP process to contract with a new audit firm

- audit committee representation from all SFSU auxiliaries, as well as the University auditor, reviewed the replies
- as previously reported by Rob, Wyndes has been recommended for selection, and board approval is now being sought

ACTION: BOD Resolution – Acceptance of Audit Firm Recommendation
Gene motioned to approve, Bonnie seconded; passed unanimously

VII. Report from the Director of Operations, Chris Farmer

self-op team continue to keep Ctrl-P, Lobby Shop and Open24 running

- working cooperatively with ASI and Student Ctr in terms of our presence in the facility

bookstore continues to operate with pick-up option

- compared to prior year, though, Follett is down 80%, and continues to be ever-growing concern about the future
 - upcoming meetings will be occurring to discuss returning space that is not needed and possible modification to commission model
- though continued issues with collections, the immediate access program has been effective
 - meeting with CSU East Bay scheduled to discuss their Frosh roll-out program

very soon discussions will commence with vendors concerning re-opening; a slow start is expected in the Fall

- consideration may be given to restructuring rent and correlating it with the gradual repopulation of campus

Student Ctr construction has been completed

Manzanita Square is currently addressing its retail options

- ACC is open to feedback from the campus community, and working on polling to see where interests, needs, and other areas of concern may lie

VIII. Report from the Executive Director, Jason Porth

as the campus continues to plan for its re-opening, UCorp continues to think about ways we may be able to support the University in this endeavor

UCorp has responded to all of Bank of SF's questions relative to obtaining a LOC from them, and now we are awaiting the final documents, so we may move forward & complete the process

there continues to be the matter relative to space in the Student Ctr that can be provided to ASI for utilization, such as the UClub, and the area to be vacated by Follett

the decision has been made that there will be no summer program at SNFC, though there is a need to have a caretaker in place, so as to prevent theft, destruction, and/or vandalism

in response to concerns raised by faculty, there is a need to engage them to provide their feedback relative to the available retail space in Manzanita Square

Meeting adjourned by Trevor at 4:32p