

**University Centers Advisory Board
Meeting Minutes, February 04, 2013
Warren College Room**

Call to Order

Meeting called to order at 2:01pm

In attendance: Albert Trujillo (Chair), Jessica Hsi (Vice Chair), Sharon Van Bruggen (Interim Director), Elina Hood (Sixth Rep), Tristan Britt (Marshall Rep); Jason Thornton (Alumni Rep), Allison Khoe (At-Large), Michael Porter (GSA Rep), Michael Yu (GSA Rep), Justine Alonzo (Roosevelt Rep), Colin King (Revelle Rep), Emily Marx (Staff Association Rep.),

Absent: Meryem Kamil (SAAC Rep), Leonard Bobbit (Warren Rep), Cory Marshall (AS Rep),

Roll Call

- Sheet being sent around

Icebreaker

Approval of Minutes

- Approved by Tristan Britt
- Seconded by Colin King

Public Input

Name, Affiliation

- No Public Input

Special Coop Rent Presentation – Hugh Hagues, University Centers -Retail

- Coop Rent Reduction Excel sheet presented. Food Coop-\$0.44/sq ft. Groundworks/General Store-\$0.78/sq. ft.Sales for all coops have dropped significantly from 2006.
- Hugh Hagues-(Assistant Director-Retail Operations) Method to determine Rent Options
 - Option A-Prorating rent based on rent-sales ratio from 2006 significantly reduces rent. Older method for businesses with less volatility.
 - Option B-Rent based on percentage of sales. More modern (80% less than market rate)
 - Option C-Base Rent plus Percent Rent (method used to determine rent for current retail vendors). Coops would pay a minimum base rent or a percentage of sales on based on which on is higher.
 - Option D-Tiered Option (similar to Zanzibar/Croutons) much like marginal tax rates. Where at higher tiers, they pay a higher percentage. Lowers rent for when market is slow, but will raise revenue again when market has risen.

- All rent options would be retroactive and significantly reduce coop debt.
- Tristan: Concern with low rents when asking students to vote on a UCEN referendum. Consolidate coops.
- Albert: Removing a coop could negatively affect University Centers. A.S. is also attempting to increase coop sales through holding programs there.
- Jason: What is the cost of coops?
- Sharon: Space and facility the main cost to UCEN.
- Michael Yu: Current lower bound in performance sale models may be too low.
- Hugh: Groundworks, of the 3 coops, have the lowest sales but are trading water. But Food Coop and General Store likely need relief. Food Coop may financially dissolve if no assistance (losing about \$10k annually, basically insolvent).
- Colin: Have the coops raised their prices to reduce their debt?
- Michael Yu: These rent ratios set a low standard for their rent. Lower rates as forgiveness of past years.
- Tristan: Change in sales may also reflect expansion of PC East and change in campus culture.
- Jessica: Is there language that states coops can go in to debt?
- Sharon: Master Space Agreement includes late fees, but UCEN has not collecting fees due to past UCAB, AS, GSA councils interest in maintaining the coops
- Straw Poll:
 - A Per Square Foot, Based on Ratio of Sales from 2006-11: 0
 - B Percent of Sales: 2
 - C Base Minimum or Percent of Sales (whichever higher): 8
 - D Tiered: 6
 - Abstain: 0

Budget

- Referendum Language
 - New fee model:
 - \$11 quarterly fee increase with 2.90% CPI
 - No portion of the fee can go towards the maintenance, repair and operations of the Women's Center, CCC, LGBT Center

Chair Report, *Albert Trujillo*

- Coops Updates
 - By Feb 13, reconvene with new committee to draft MSA. Three Grad Students, Six Undergrad, Three Staff.
 - Che is under the impression that they were taxed incorrectly for the shows they had. Waiting to hear back from the State. Che has a meeting with the Student Legal Services on Thursday of this week
- Executive Advisory Cmte Update
 - Need two more reps. It meets twice a quarter with various representatives from different departments like real estate, bookstore, etc. For next meeting, need to go in with more specific questions.

Vice-Chair Report, *Jessica Hsi*

- Space Allocation
 - Committee meeting at 5pm in Fireside Lounge.
- At-Large Position
 - 7 applicants for UCAB at-large positions.
 - Straw Poll
 - Separate Committee to Interview: 0
 - Bring in top three applicants come in for Interview: 8

Interim Director Report, *Sharon VanBruggen*

- Retail Update
 - Extend Round Table for 1 year lease to focus on filling current vacancies. D'lush, Primitos, and Chicken concept area all in progress. Plan would extend lease 1 year, and then public RFP could be developed and implemented before lease expires.
- Facility Needs Tour
 - Sharon will offer a tour for UCAB members or council members on highlights to see required maintenance and renovations.

New Business

- Tech Fee Balance: \$4462.50

Old Business

Member Reports

Announcements

- Sharon is now officially University Centers Director, no longer Interim! Albert Trujillo and Jessica Hsi took part in the national search committee.

Open Forum

- If Panda Express doesn't pay rent, what happens to them? They are held accountable. Coops are not held to this standard because of support from AS, GSA, and UCAB along with good-faith efforts between UCEN and coops to negotiate a more affordable rent.
- Consider total debt which includes penalties and consider that one of the coops, Che, is no longer a non-profit and to consider survey updates to see student interest in these facilities.

Roll Call

- All still present

Adjournment

- Meeting adjourned at 3:03pm