



ATEP FACILITIES CORPORATION
A California nonprofit public benefit corporation
MEETING MINUTES
Meeting of the Board of Directors
TUESDAY, May 31, 2022
South Orange County Community College District
28000 Marguerite Parkway, Mission Viejo, CA 92692
Saddleback College, Irvine Valley College, and Zoom Video Conference

1. Procedural Matters:

1.1 Call to Order:

The meeting was called to order at 1:31 pm.

1.2 Attendance / Quorum:

Attendance was recorded and a quorum was announced.

Members present were Connie Cavanaugh, Medhanie Ephrem, and Ann-Marie Gabel.

Guests: Richard Kudlik and Dr. Elliot Stern

Absent: Dr. John Hernandez

1.3 Public Comments:

There were no public comments.

2. Approve Minutes from March 1, 2022, Meeting:

A motion was made by Medhanie Ephrem and seconded by Connie Cavanaugh to approve the minutes from the March 1, 2022, meeting. Motion carried unanimously.

3. Conflict of Interest Policy:

A motion was made by Connie Cavanaugh and seconded by Medhanie Ephrem to approve the Conflict of Interest Policy. Motion carried unanimously. Board members were asked to complete the annual Conflict of Interest Disclosure Form and return to Janet Falcon.

4. Budget:

Ann-Marie Gabel announced there would not be a budget for FY 2022-23. The anticipated dues from PJRJA and Advantech are not scheduled to begin until the FY 2023-24 budget. A motion was made by Connie Cavanaugh and seconded by Medhanie Ephrem to approve a zero budget for FY 2022-23. Motion carried unanimously.

5. ATEP Update:

Ann-Marie Gabel provided an update on the current and potential tenants.

PJRJA's planning period ends on August 1, 2022, and then their construction period will begin. The California Environmental Quality Act (CEQA) and site plan are scheduled for the July Board meeting.

The planning period for Advantech ends on September 28, 2022, and their construction period will begin October 1, 2022. The CEQA and site plan for this

tenant will be presented to the Board at the August or September meeting. The request for additional space of 50,000 square feet is still to be determined.

The Access and Option Agreement for Southern California University of Health Sciences (SCUHS) is still being negotiated.

Fencing around a portion of the county exchange parcel will be installed soon. Weed abatement will take place around the site and the City of Tustin has been asked to paint over some graffiti. Security patrols will increase in the area.

The Saddleback @ ATEP building is still with the Division of the State Architect (DSA).

6. Meeting Schedule for FY 2022-23:

A motion was made by Medhanie Ephrem and seconded by Connie Cavanaugh to approve the 2022-23 Meeting Schedule as submitted. Motion carried unanimously.

7. Adjourn:

The meeting adjourned at 1:39 pm.