



ATEP FACILITIES CORPORATION
A California nonprofit public benefit corporation
MEETING MINUTES
Meeting of the Board of Directors
December 6, 2022

South Orange County Community College District
28000 Marguerite Parkway, Mission Viejo, CA 92692
Meeting Location: Irvine Valley College
A-100 Building – Room A123
5500 Irvine Center Drive, Irvine, CA 92618

1. Procedural Matters

1.1 Call to Order:

The meeting was called to order at 1:30 pm.

1.2 Attendance / Quorum:

Attendance was recorded and a quorum was announced.

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

Absent: Dr. Elliot Stern

Guest: Richard Kudlik

1.3 Public Comments:

There were no public comments.

2. Approve Minutes from August 29, 2022, Meeting:

Minutes from the August 29, 2022, meeting were unanimously approved following a motion from Connie Cavanaugh and a second from Medhanie Ephrem.

3. ATEP Update:

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

PJRJA (The Goddard School) – The project is moving forward and the Ground Lease is expected to be signed before winter break.

Advantech – The City of Tustin has returned the California Environmental Quality Act (CEQA) report with comments. Medhanie Ephrem and his team are working on a response and will address the City's main concern over the building design. A meeting will be scheduled soon and a new design will be shown to the City.

Southern California University of Health Sciences (SCUHS) – On September 23, 2022, SCUHS terminated their Access and Option agreement due to a change in the economy.

Saddleback @ ATEP – Saddleback College is considering not moving Horticulture to the ATEP site. Final determination regarding the plans will be determined soon.

There are no other prospects at this time. It is hopeful that more interest in the property will happen after the holidays.

4. Adjourn:

The meeting adjourned at 1:38 pm.