South Orange County Community College District

ATEP FACILITIES CORPORATION
A California nonprofit public benefit corporation
MEETING MINUTES
Annual Meeting of the Board of Directors
September 1, 2026

Irvine Valley College
5500 Irvine Center Drive, Irvine, CA 92618
A-100 Building, Room A123 via Zoom ID: 955 8792 0831

Saddleback College
28000 Marguerite Parkway, Mission Viejo, CA 92692
HS Building, Room HS-337

1. **Procedural Matters**
   - **1.1 Call to Order:**
     The meeting was called to order at 1:39 pm.
   - **1.2 Attendance / Quorum:**
     Attendance was recorded and a quorum was announced.
     Members present were Connie Cavanaugh, Dr. Lonita Cordova via Zoom, Medhanie Ephrem, Ann-Marie Gabel, and Dr. John Hernandez via Zoom
     Guest: Richard Kudlik
   - **1.3 Public Comments:**
     There were no public comments.

2. **Approve Minutes from May 5, 2026, Meeting:**
   Motion: Connie Cavanaugh moved, and Medhanie Ephrem seconded, to approve the minutes from the May 5, 2026, meeting.

   Roll Call Vote:
   Ayes: Cavanaugh, Ephrem, Gabel, Hernandez
   Noes: None
   Abstain: Cordova
   Absent: None
   Motion carried.

3. **Financial Report as of June 30, 2026:**
   Motion: Medhanie Ephrem moved, and John Hernandez seconded, to approve the Financial Report as of June 30, 2026, as amended.

   Roll Call Vote:
   Ayes: Cavanaugh, Ephrem, Gabel, Hernandez
   Noes: None
   Abstain: Cordova
   Absent: None
   Motion carried.

4. **ATEP Update:**
   Medhanie Ephrem provided an update on the current and potential tenants.

   Advantech – The headquarters and warehouse buildings have been issued certificates of temporary occupancy. Final certificates of occupancy will be issued once the traffic signal work is complete. Punch list items are being

worked on and the freight elevator certificate is pending. The grand opening event will take place on October 20, 2026.

Top Tennis – The CEQA Addendum, Site Plan, and Ground Lease documents were approved by the Board of Trustees at their August 31, 2026, meeting. A Notice of Determination is being forwarded to the City of Tustin.

Prospective Tenants – The District and real estate brokers continue to meet with prospective tenants.

5. **Conflict of Interest Policy:**
   The Conflict of Interest Policy was reviewed and Board members were asked to complete the annual Conflict of Interest Disclosure Form.

6. **Adjourn:**
   The meeting adjourned at 1:55 pm.