
October 10, 2023 Board of Retirement
Real Property Management Committee Meeting
SBCERS Board Room, 130 Robin Hill Road, Goleta, CA 93117

The Santa Barbara County Employees' Retirement System is committed to:

- *fulfilling its fiduciary responsibility by providing the highest quality of service to all members and plan sponsors; and*
 - *protecting promised benefits through prudent investing; and*
 - *ensuring reasonable expenses of administration.*

If you wish to make a general public comment or to comment on a specific agenda item, the following methods are available:

- a. **Attend the physical meeting site:** Those desiring to speak on any matter must complete and deliver a completed public comment form to the Clerk of the Board. The form is available at the conference room entrance prior to the meeting.
- b. **Read comment into the record at the meeting:** Submit your comment to the Clerk of the Board via email prior to the close of an agenda item at clerkoftheboard@sbcers.org. Please state in your email that you would like your statement "read into the record." Every effort will be made to read your comment. Comments received after an agenda item will be placed into record and distributed appropriately.
- c. **By Zoom or Phone:** If you would like to make a comment via Zoom or phone, please email clerkoftheboard@sbcers.org with your name and which item you would like to speak on. Matters not listed on the agenda may be addressed at the public comment period.

Disability Access

SBCERS is located on the ground floor of 130 Robin Hill Road, Goleta, CA 93117. The office is wheelchair accessible. Accessible public parking is available at the building.

American Sign Language interpreters, Spanish language interpretation and sound enhancement equipment may be arranged by contacting the Clerk of the Board of Retirement by 4:00 p.m. on Friday before the Board meeting. For information about these services please contact the Clerk of the Board of Retirement by emailing clerkoftheboard@sbcers.org or calling 1-877-568-2940.

Agenda

Times shown are for informational purposes only and are subject to change. Additionally, items are sometimes taken out of order as the meeting progresses in order to avoid downtime, and manage around time-certain items.

Roll Call at 9:30 a.m.

9:30 AM

Pledge of Allegiance.

Public Comment

Receive Public Comment.

Minutes

Approve Minutes of the September 14, 2023 Real Property Management Committee Meeting.

1. CLOSED SESSION: CONFERENCE WITH REAL PROPERTY NEGOTIATOR

1.1. Cornerstone Medical Associates

9:35 AM

Pursuant to Government Code Section 54956.8

Property: Assessor's Parcel Number 073-050-015, 130 Robin Hill Road. Goleta, CA

Agency Negotiators: Gregory Levin, SBCERS CEO; Miles Waters, Radius Commercial;
Steve Brown, Radius Commercial

Negotiating Parties: Cornerstone Medical Associates

Under Negotiation: Price, Tenant Improvements, and Terms of Lease Agreement

1.2. County of Santa Barbara

9:55 AM

Pursuant to Government Code Section 54956.8

Property: Assessor's Parcel Number 073-050-015, 130 Robin Hill Road. Goleta, CA

Agency Negotiators: Gregory Levin, SBCERS CEO; Miles Waters, Radius Commercial;
Steve Brown, Radius Commercial

Negotiating Parties: County of Santa Barbara

Under Negotiation: Price, Tenant Improvements, and Terms of Lease Agreement

2. 130 Robin Hill Rd Building Management Update

10:15 AM

Presentation by Brian Richard, SBCERS Assistant CEO, on behalf of Westerlay Group on the property management activity of 130 Robin Hill Road.

DISCUSSION

RECOMMENDATION: Receive and file monthly building management update.

3. Robin Hill Road Investment Analysis

10:30 AM

Presentation by Elizabeth Bell of Hamilton Lane on the Robin Hill Road building economic impact on the portfolio, and direct staff to prepare the presentation for the Board of Retirement at the next regular meeting.

DISCUSSION

RECOMMENDATION: Receive and file the presentation from Elizabeth Bell of Hamilton Lane on the 130 Robin Hill Road Building, and direct staff to prepare the presentation for the Board of Retirement and the next regular meeting.

Meeting adjourns.

11:15 AM