

**SANTA BARBARA COUNTY  
EMPLOYEES' RETIREMENT SYSTEM**

130 Robin Hill Road, Suite 100  
Goleta, CA 93117

Phone (877) 568-2940  
Fax (805) 695-2755

**Gregory E. Levin, CPA  
Chief Executive Officer**



**BOARD OF RETIREMENT**

Chair- Michael Vidal  
Vice Chair- Steve Lavagnino  
Secretary- Michael Daly  
Trent Benedetti  
Zandra Cholmondeley  
Harry E. Hagen  
Laurie Lee  
Ted Sten  
Paul Uhl

**Alternates**

Gary Blair  
Frederick Tan

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**AGENDA OF THE BOARD OF RETIREMENT  
Real Property Management Committee  
April 25, 2023**

**SBCERS Board Room  
130 Robin Hill Road  
Goleta, CA 93117**

**Zoom:** <https://sbcers-org.zoom.us/s/89404779762>

*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.*

***Public Participation***

Members of the public can watch the Board of Retirement meeting at the Zoom link above. 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 Meeting in Person:** Complete and deliver to the Clerk of the Board a public comment form. 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](mailto:clerkoftheboard@sbcers.org). Please state in your email that you would like this "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](mailto:clerkoftheboard@sbcers.org) with your name and which item you would like to speak on.

Matters not listed on the agenda may be addressed during the public comment period.

***Disability Access***

The SBCERS Board Room is located on the ground floor of 130 Robin Hill Road, Goleta, CA 93117. The Board Room 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](mailto:clerkoftheboard@sbcers.org) or calling 1-877-568-2940.

Roll Call at **9:30 a.m.**

Pledge of Allegiance led by Chair.

## **PUBLIC COMMENT**

Receive public comment.

## **MINUTES**

A-1. Approve Minutes – no prior meeting, April 25, 2023 is the first meeting of the Real Property Management Committee.

## **OPERATIONS**

1. **Radius Commercial Real Estate Update** –Staff

Presentation from Miles Waters from Radius, on the status of Robin Hill Road leasing.

### **DISCUSSION AND ACTION**

**RECOMMENDATION:** Receive and file the update from Radius Commercial Real Estate and/or provide direction to staff for further action.

## **CLOSED SESSION**

*Pursuant to Government Code Section 54956.8*

2. **a) Lease Proposals for Robin Hill Road**

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

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

Negotiating Parties: Terrific Scientific  
Under Negotiation: Price, Tenant Improvements, and Terms of Lease Agreement

**b) Radius Marketing Report Activity**

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

Subject: Review of prospective lessees

## OPEN SESSION

3. **Westerlay Real Estate Group Status**—Staff

Presentation from Amy Devers of Westerlay Real Estate Group on the current financial status and other related topics on the management of 130 Robin Hill Rd. building.

**DISCUSSION AND ACTION**

**RECOMMENDATION:** Receive and file the update from Amy Devers and provide direction to staff for further action.

4. **Schipper Construction Contract**—Staff

Presentation from Greg Levin, CEO, and Rhonda Henderson, Project Consultant on the status of the Schipper Construction contract.

**DISCUSSION AND ACTION**

**RECOMMENDATION:** Receive and file the update from Greg Levin and Rhonda Henderson and/or provide direction to staff for further action.

5. **Determination and Meeting Schedule of the Real Property Management Committee**—Staff

Gary Blair, Chair will facilitate the discussion on the topic of the frequency and specific dates of the future meetings of the Real Property Management Committee.

**DISCUSSION AND ACTION**

**RECOMMENDATION:** Provide direction to staff regarding scheduling future Real Property Management Committee meetings.

Next Real Property Management Committee meeting date is to be determined.
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