

**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

**MINUTES OF THE BOARD OF RETIREMENT
Real Property Management Committee
August 16, 2023**

**SBCERS Conference Room
130 Robin Hill Road, Suite 100 – Rear Entrance
Goleta, CA 93117**

Zoom: <https://sbcers-org.zoom.us/j/81274572414>

1. Agenda

1.1. Roll Call at 9:32 a.m.

Members Present: Blair, Cholmondeley

Members Absent: Sten

Alternate Member Absent: Uhl

Counsel: Rodriguez

Clerk: Couture

1.2. Pledge of Allegiance led by the Chair.

2. Public Comment

SBCERS CEO Greg Levin introduced Elizabeth Bell and Robert Skalicky from Hamilton Lane, Rhonda Henderson from Henderson Advisors, and Architect Paul Poirier.

3. Minutes

Approve Minutes of the July 12, 2023 Real Property Management Committee Meeting.

Motion: Approve Minutes of the July 12, 2023 Real Property Management Committee Meeting.

Motion moved by Cholmondeley and motion seconded by Blair. Approved by voice vote.

Yes: Blair, Cholmondeley

Absent: Sten

1. Operations

1.1. **Second Reading of Proposed SBCERS Board Room Rules and Regulations**

Presenter: Dani Couture, Communications Manager

Presentation from Dani Couture, SBCERS Communications Manager, on the second reading of the SBCERS Board Room Rules and Regulations.

Discussion: Dani Couture presented the item and responded to questions from the Committee. SBCERS CEO Greg Levin and Deputy General Counsel Cristal Rodriguez also responded to questions from the Committee. Rhonda Henderson and Paul Poirier also addressed the Committee.

The Committee took no action.

1.2. **SBCERS Lease for Suite 100 at 130 Robin Hill Road**

Presenter: Gregory Levin, CEO

Presentation from Greg Levin, SBCERS CEO, on the lease for SBCERS' Suite 100.

Discussion: Greg Levin presented the item and responded to questions from the Committee. Rhonda Henderson also addressed and responded to questions from the Committee.

Motion: Recommend the draft lease with amendments for approval by the Board of Retirement to authorize a 10-year lease agreement between 130 Robin Hill Road, LLC and SBCERS at \$1.85 NNN per month with a 5-year option to extend the lease.

Motion moved by Cholmondeley and motion seconded by Blair. Approved by voice vote.

Yes: Blair, Cholmondeley

Absent: Sten

1.3. **Building Operations Update**

Presenter: Brian Richard, Assistant CEO

Presentation from Brian Richard, on the status of Robin Hill Road property management.

Discussion: Brian Richard presented the item and responded to questions from the Committee.

The Committee took no action.

1.4. **Leasing Update**

Presenter: Brian Richard, Assistant CEO

Presentation from Brian Richard, ACEO, on the status of Robin Hill Road leasing.

Discussion: Brian Richard presented the item and responded to questions from the Board. Architect Paul Poirier addressed the Committee.

The Committee took no action.

1.5. **Build-Out Plans for Vacant Suites**

Presenter: Paul Poirier, Architect

Presentation by Paul Poirier, Architect, on the proposed plans for tenant improvements of the vacant suites on the 1st and 2nd floor offices of 130 Robin Hill Road, and the ~~and~~-132 Robin Hill Road back building.

Discussion: Paul Poirier presented the item and along with CEO Greg Levin responded to questions from the Committee. Rhonda Henderson of Henderson Advisors addressed the Committee.

The Committee took no action.

The meeting adjourned at 11:45 a.m.

Clerk

Chair