Cal Poly Pomona Foundation, Inc.
Meeting of the Board of Directors, Meeting #413
May 05, 2026
2:00 PM
Kellogg West Hotel & Conference Center
Minutes

Notice is hereby given that the meeting of the Board of Directors was held in person and by video teleconference on Tuesday, May 5, 2026, at 2:00 pm to discuss matters on the posted agenda. The meeting notice in its entirety was posted on the internet at: *00_Board-Agenda-5-05-2026.pdf*

Present:	Dr. Alison Baski, Michelle Cardona, Dr. Terri Gomez, Christina Gonzales (Chair), April Jimenez- Valadez, Dr. Peter Hanink, John McGuthry, Cynthia Nelson, Dr. Phyllis Nelson, Lowell Overton, Stephanie Pastor, Monique Robles, Dr. David Speak, Dr. Homeyra Sadaghiani, Frances Teves, Sherwin Weerakoon, Kris Zoleta
Absent:	Dr. Iris Levine, Erica Frausto-Aguado, Dr. Maryann Tolano Leveque, Mayra Brown, Ruby Suchecki, Amiyah Elisworth, Madison Navarro
Staff:	Shari Benson, Claudia Burciaga-Ramos, Lisa Coats, Juan Hernandez, Tariq Marji, Patricia Romo, Thomas Sekayan
Guest:	None

I. CHAIR'S REPORT

Chair Christina Gonzales called the meeting to order at 2:11 p.m. and noted that no members of the public were present. Christina Gonzales mentioned that the first interview for the CEO position has been completed and next week the second round of interviews will take place.

II. GENERAL UPDATES

CEO's Report

Thomas Sekayan, Interim CEO, reported that Cal Poly Pomona Enterprises is focused on improving operations, aligning closely with student needs, and enhancing the student experience through data-driven decisions, transparency, and innovation.

Operational Performance & Dining Innovations

Dining Services remains a focal point of both operational improvement and student engagement. Through a social media engagement aligned with a broader industry trend, we acknowledged what was already widely understood by our students—that Centerpointe's burger offering did not meet expectations. More importantly, we followed through. The product has since been improved and relaunched, demonstrating our willingness not only to listen, but to act decisively and visibly.

Effective May 1st, the Carl's Jr. location was closed after 30 years of operation. In its place, we are developing a new in-house burger concept rooted directly in student feedback, focused on delivering high-quality, affordable food. Early engagement indicates a clear preference for a "smoky backyard burger". This concept is currently in development.

We successfully launched our partnership with Starship Technologies, introducing robotic food delivery across campus. We believe this initiative will shift student behavior away from third-party delivery platforms such as DoorDash, reducing delivery costs for students while redirecting spending back into campus operations, and improving safety through a reduction in CPP-affiliated individuals coming onto campus. Importantly, this program was implemented at no cost to the auxiliary, reflecting strong negotiation and disciplined vendor structuring. Through this newest revenue channel, Starship Technologies has generated more than $16,000 in sales, inclusive of service and delivery fees, within 20 business days. Beyond the financial implications, the presence of autonomous delivery aligns well with Cal Poly Pomona's polytechnic identity and presents a unique opportunity to enhance both the student experience and institutional differentiation in recruitment and retention efforts.

Brand, Engagement & Strategic Positioning

The organization responded constructively to Poly Post coverage regarding a certain graphic tee sold in the Bronco Bookstore and is exploring student-produced apparel with CPP's Apparel & Merchandise Management program pivoting the Bookstore into alignment with the organization's mission, and with the university's polytechnic mission.

Partnerships & Process Improvements

Beyond commercial operations, we continue to strengthen service delivery and internal processes.

With respect to Grants—Post-Award Administration, on April 16 we convened a working session with Principal Investigators and Budget Analysts to directly address communication gaps between our post-award team and research grant recipients. The discussion was candid and productive, establishing a foundation for more transparent and ongoing dialogue.

We conducted a high-level survey during the session and received direct, actionable feedback after clearly signaling our openness to honest input. Following this engagement, our team undertook an internal review that resulted in immediate process improvements, including simplifying communication, reducing administrative complexity, and exploring the transition of certain required forms into web-based formats using existing systems.

As part of our broader change management approach, we are now strategically involving PIs in the development of a comprehensive customer service survey, which we plan to launch in the Fall. This effort reflects a deliberate shift toward co-creation and continuous improvement in how we support research activity on campus.

Leadership Updates

Key retirements include Bookstore Director Clint Aase, who concluded 24 years of service on March 26. Suzanne Donnely has been named Interim Director, and an external search is currently underway for a permanent replacement.

Also, Rick Quintero fully retired on May 1, 2026, after 30 years of service with the Cal Poly Pomona Enterprises. Mr. Sekayan formally recognized Rick Quintero, Executive Director of TRIO, and stated that Rick's leadership and long-standing commitment to student success have had a meaningful and lasting impact.

Forward Focus

The organization aims to maintain operational performance, improve service quality, and strengthen financial sustainability while enhancing student impact.

CEO Reflection

The interim CEO reflects on eight months in the role, expressing gratitude and commitment, and noting that this could be their final report while applying for the permanent CEO position. To serve, guide, reorient, empower, optimize, and to enhance, have been the principles he sought to carry forward during this time.

III. RECOGNITION OF OUTGOING BOARD MEMBERS

Chair Gonzales extends our deepest gratitude to the Board Members below for their service:

- Dr. Iris Levine
- Amiyah Elisworth
- Sherwin Weerakoon
- Ruby Suchecki

IV. CONSENT ACTION ITEMS

- Approval of Minutes – #412 February 17, 2026
- Investment Portfolio Report Q3 2025-2026
- Employee Handbook Update
- FLPP Contribution
- Policy 126 – Executive Compensation
- 990 Tax Return Review
- PARS Conversion

Dr. David Speak made a motion to approve the consent items as presented, it was seconded by Kris Zoleta. Motion passed unanimously.

V. ACTION ITEMS

Proposed Operating & Capital Budget 2026-2027 & Proforma

Juan Hernandez, Chief Financial Officer, presented a high-level overview of the executive summary. He reported that the organization remains financially stable, supported by continued revenue growth and improvements in core operating performance. However, margin expansion continues to be constrained by rising costs, and overall results remain dependent on investment income.

Mr. Hernandez also presented the overall budget figures, including total revenue of $99.2 million and expenses of $96.3 million, resulting in a surplus of $2.9 million. After excluding $2.7 million of investment income to distinguish investment activity from operating results, the adjusted operating surplus is $0.2 million.

Commercial Services & Admin Highlights
Revenue increased by $6.1 million compared to FY 2025–2026, driven by growth across several key operational areas. Student Housing contributed approximately $2.0 million due to rental rate increases. Dining Services generated an additional $1.4 million from higher sales volumes, while the Bookstore saw a $1.3 million increase primarily attributed to the IAC fee adjustment compared to forecasted FY2025-2026 figures. Kellogg West also contributed approximately $1.3 million, reflecting increased room occupancy and food and beverage activity following KW Management's optimization of KW's core business, inclusive of an increase in recapturing lost business and gaining new UBI (unrelated business income) clientele.

Expenses also increased by $6.1 million compared to FY 2025–2026, largely due to higher operating and fixed costs across the organization. Student Housing expenses rose by approximately $2.7 million, driven by debt service, controllables, and labor costs. Dining Services expenses increased by about $1.1 million due to higher labor, utilities, and cost of goods sold (COGS). The Bronco Bookstore experienced a $0.7 million increase in expenses, primarily related to IAC cost of goods sold (publisher price increases). Kellogg West expenses increased by approximately $1.0 million, reflecting higher labor, depreciation, COGS, and overhead costs.

Support Activities Highlights
Revenue drivers reflect a modest increase of approximately $0.3 million compared to FY 2025–2026. Bronco OneCard is projected to remain financially neutral, with projected revenues covering costs. Agriculture contributed an increase of approximately $0.6 million, driven by higher farm and farm store sales. This was partially offset by a projected decrease of approximately $0.3 million in the Research Office, based on conservative estimates, and a decrease of approximately $0.2 million in Cal Poly Global Education (CPGE) due to conservative enrollment projections for International Programs.

Expenses are projected to increase by approximately $0.1 million compared to FY 2025–2026. The Research Office accounts for an increase of roughly $0.2 million, primarily due to higher labor and software costs. Agriculture expenses decreased by approximately $0.1 million, reflecting savings in controllable costs, which helped offset overall expense growth.

Overall Company Net Surplus, Designated Gift and Investments
The organization reported a surplus of $873,000 before designated gifts and investments. After accounting for designated gifts totaling $(637,000), the surplus excluding investments is $236,000. Estimated investment gains of $2.7 million bring the overall surplus, including investments, to $2.9 million.

Capital Budget 2026-2027
The FY 2026–2027 capital budget includes $4.72 million in new capital requests, or $5.84 million including carryover. Major investments are focused on key operational areas, with Kellogg West receiving $2.4 million for Marriott branding and facility upgrades, and Student Housing receiving $1.05 million for critical infrastructure improvements such as HVAC, boilers, parking, and safety enhancements. Additional allocations include $620,000 for Administration, which incorporates a $550,000 contingency, and $235,000 for Dining Services to support equipment upgrades and retail refresh efforts.

Overall, the capital plan prioritizes deferred maintenance, safety, and asset renewal, with investments largely concentrated in Kellogg West and Student Housing. The budget reflects a strategic emphasis on enhancing and modernizing existing infrastructure rather than pursuing new construction, while also maintaining contingency funding to address unforeseen needs.

Dr. David Speak made a motion to approve the proposed operating & capital budget for 2026-2027 & proforma as presented, it was seconded by Dr. Alison Baski, the motion passed unanimously.

Resolution to Continue Participation in the AORMA Programs
Shari Benson reported that the AORMA Participation Agreement has been revised to incorporate all four AORMA coverage programs funded through the California State University Risk Management Authority (CSURMA), with the amended agreement taking effect on July 1, 2026. Key updates include the consolidation of all programs into a single document, enhanced clarity regarding the responsibilities of program participants, particularly in supporting claims investigations—and updated definitions and terminology to improve consistency and understanding.

Dr. David Speak asked whether any alternatives were available; none were presented.

Dr. Phyllis Nelson made a motion to approve; Dr. David Speak seconded the motion; motion approved.

Election of Officers for 2026-2027

Chair Gonzales mentioned that per the By-Laws the Election of Officers occurs in the May meeting and presented the proposed 2026/2027 slate of CPPE Board of Directors Officers, as nominated by the Nominating Committee chaired by Director Terri Gomez.

- Dr. Vanya Quinones, University President
- Alejandra Lopez, ASI President
- Dr. Neil Chaturvedi, Faculty Director
- April Jimenez-Valadez, Staff Director
- Kris Zoleta, Staff Director
- Cynthia Nelson, Community Director
- Dr. David Speak, At-Large Director
- Dr. Maryann Tolano Leveque, At-Large Director

Dr. Phyllis Nelson made a motion to approve; April Jimenez-Valadez seconded the motion; motion approved.

VI. INFORMATION & DISCUSSION ITEM

Election of 2026-2027 Board Members

Chair Gonzales reported that due to timing of external nominating authorities, we are unable to establish the 26/27 Board of Directors members until after all external groups have submitted their nominations. Chair Gonzales stated that a special meeting will be held after May 13th to elect the members for the 26/27 Board of Directors.

Financial Highlights: Q3 2025-2026

Juan Hernandez presented the highlights of the Q3 financial performance, noting that FY 2025–26 year-to-date results through March 2026 reflect total revenue of approximately $95.1M and expenses of approximately $91.2M, resulting in a net surplus of approximately $3.9M.

Commercial Services, representing core operations, generated approximately $58.0M in revenue and a net surplus of approximately $3.4M. Key contributors to this performance included Student Housing (~$2.2M), Real Estate (~$1.6M), and Dining (~$0.6M), while Kellogg West reported a deficit of approximately ($1.1M).

In addition, investment activity contributed approximately $2.6M in income, significantly enhancing overall results. It was noted that Commercial Services continue to be the primary driver of profitability, with investment income providing an important supplemental benefit. Overall, the organization remains in a strong financial position.

Support Activities (YTD Actuals Detail)

Juan Hernandez presented the year-to-date performance of Support Activities, reporting total revenue of approximately $13.8M and a near break-even net impact of approximately ($25K).

Performance across units was mixed. The Research Office generated a positive contribution of approximately $0.7M, driven by strong grant performance. Cal Poly Global Education (CPGE) reported a favorable variance of approximately $0.45M, supported by growth in international programs and partnerships, as well as a revision in procedure that reduce deposit requirements for these international groups from 50% to 10%. In contrast, Agriculture experienced a deficit of approximately ($1.1M), primarily due to revenue shortfalls and operational challenges. Support Programs also reported a modest deficit of approximately ($0.1M).

Overall, positive contributions from select units were largely offset by losses in others, resulting in minimal net impact on the enterprise margin.

Board Subcommittee Sign Ups

Chair Christina Gonzales stated that the Board Subcommittees will be established at a time after the election of the 26/27 Board of Directors.

Thomas Sekayan, Interim CEO, shared that the Subcommittee sign-ups usually took place during the summer retreat, which will not be held this year. He added to Chair Gonzales' statement that Subcommittee sign-ups for the 2026–2027 term will take place over the summer and will be conducted electronically.

VII. OPEN FORUM

Chair Gonzales acknowledged there were no open items to discuss.

Dr. David Speak made a motion to move on; it was seconded by Dr. Phyllis Nelson, the motion passed unanimously.

VIII. CLOSED SESSION

It was moved by Dr. David Speak and seconded by Dr. Phyllis Nelson to move into a closed session. Motion carried.

A closed session was convened with only members of the Board of Directors, the Interim CEO, and the CHRO present; all other attendees, including Juan Hernandez, Chief Financial Officer, were excused. During the session, the Board reviewed and discussed the Chief Financial Officer's compensation. The proposed CFO compensation increase for FY 2025–26 was approved.

IX. ADJOURNMENT

A motion to adjourn was made by Dr. David Speak and seconded by Dr. Phyllis Nelson; the meeting was adjourned at 3:40 pm.

Respectfully submitted,

Alison Baski

Alison Baski (Aug 7, 2026 05:59:10 PDT)

Dr. Alison Baski, Secretary/Treasurer

Next Board Meeting #414 – September 2026, at 2:00 p.m. at Kellogg West Valley Vista Conference Room