

MINUTES

SANTA MONICA COMMUNITY COLLEGE DISTRICT

BOARD OF TRUSTEES

REGULAR MEETING

TUESDAY, JULY 7, 2026

SMC Student Services Center Orientation Hall (Room 183)

1900 Pico Boulevard

Santa Monica, California

BOARD OF TRUSTEES	REGULAR MEETING
SANTA MONICA COMMUNITY COLLEGE DISTRICT	July 7, 2026

MINUTES

A meeting of the Board of Trustees of the Santa Monica Community College District was held on Tuesday, July 7, 2026 in the Santa Monica College Board Room (Business Building Room 117), 1900 Pico Boulevard, Santa Monica. The meeting was also conducted via Zoom Webinar to allow for remote attendance.

I. ORGANIZATIONAL FUNCTIONS

- Dr. Sion Roy, Chair - Present
- Dr. Tom Peters, Vice-Chair - Present
- Dr. Nancy Greenstein, Chair - Absent (Excused)
- Dr. Luis Barrera Castañón – Present (*participated remotely under the Just Cause Provision of Government Code Section 54953.8.3*)
- Anastasia Foster - Present
- Dr. Margaret Quiñones-Perez – Present (*participated remotely under the Just Cause Provision of Government Code Section 54953.8.3*)
- Rob Rader - Present
- Audrey Liljegren, Student Trustee – Present (*for public session*)

II. CLOSED SESSION

- PUBLIC COMMENTS ON CLOSED SESSION ITEMS
- CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION (Government Code Section 54957.6): Two Cases
- CONFERENCE WITH LABOR NEGOTIATORS (Government Code Section 54957.6)
Agency designated representatives: Tre-Shawn Hall-Baker, Vice-President, Human Resources
Robert Myers, Campus Counsel
Employee Organizations: SMC Faculty Association
CSEA Chapter 36
SMC Police Officers Association
- EMPLOYEE APPOINTMENT/DISCIPLINE/DISMISSAL/RELEASE (Government Code Section 54957)

III. PUBLIC SESSION –ORGANIZATIONAL FUNCTIONS

- PLEDGE OF ALLEGIANCE – Audrey Liljegren, Student Trustee
- LAND ACKNOWLEDGEMENT
We respectfully recognize that the land on which Santa Monica College currently stands is the ancestral unceded territory of the Tongva, Chumash or Gabrielino peoples. We honor the indigenous caretakers of these lands and their elders, past, present, and future.
- CLOSED SESSION REPORT - None
- REVISIONS/SUPPLEMENTAL STAFF REPORTS: None

IV. SUPERINTENDENT'S REPORT

V. PUBLIC COMMENTS

Sherri Bradford

VI. ACADEMIC SENATE REPORT

VII. REPORTS FROM DPAC CONSTITUENCIES

- Associated Students
- CSEA
- Faculty Association
- Management Association

VIII. CONSENT AGENDA

- #1 Approval of Minutes: June 9, 2026 (Regular Meeting) 7

Academic Affairs

- #2 New Courses and Degrees, Spring 2026 8

Contracts and Consultants

- #3-A Ratification of Contracts and Consultants 10
#3-B Internship Agreement 10

Human Resources

- #4 Academic Personnel 11
#5 Classified Personnel – Regular 12
#6 Classified Personnel – Limited Duration 14
#7 Classified Personnel – Non Merit 16

Facilities and Fiscal

- #8 Facilities 17
#9 Acceptance of Grants and Budget Augmentation 19
#10 Budget Transfers 22
#11 Payroll Warrant Register 24
#12 Auxiliary Payments and Purchase Orders 24
#13 Commercial Warrant Register 25
#14 Providers for Community and Contract Education 25
#15 Organizational Memberships 25
#16 Purchasing 26

IX. CONSENT AGENDA – PULLED RECOMMENDATIONS

X. MAJOR ITEMS OF BUSINESS

- #17 Selection of Development Partner for Student Housing Project and Authorization
to Negotiate a Pre-Development Agreement
#18 Second Reading and Approval – Board of Trustees Proposed Goals for 2026-2027
#19 Information: Superintendent/President Search Update

XIII. BOARD COMMENTS

XIV. ADJOURNMENT

The next regular meeting of the Santa Monica Community College District Board of Trustees will be held on Tuesday, August 4, 2026 at 6 p.m. (5 p.m. if there is a closed session) in the Santa Monica College Board Room (Business Building Room 117)), 1900 Pico Boulevard, Santa Monica, California. This meeting will be held in-person and via Zoom Webinar to allow for remote attendance.

SUPERINTENDENT'S REPORT**Graduation and Enrollment Update****Enrollment Update**

Summer 2026

- Headcount: -0.93 percent
- Credit FTES: +5.05 percent
- Non-resident FTES: -10.65 percent

Fall 2026

- Headcount: -1.73 percent
- Credit FTES: +0.94percent
- Non-resident FTES: -12.10 percent

SMC is advancing several major institutional initiatives designed to improve student access, retention, and outcomes. These include implementation of the California Virtual Campus Exchange, exploration of a comprehensive student lifecycle CRM with AI capabilities, and participation in two Chancellor's Office academies focused on equitable student outcomes and strategic enrollment management. These efforts are intended to reduce operational silos, improve student services, strengthen data-informed decision-making, and support enrollment growth.

96th Commencement

- There were 7,068 graduates with 13,264 degrees and certificates awarded
- 1,104 graduations participated in the graduation ceremony on June 16, 2026 with 8,500 guests in attendance.
- 134 student and 691 guests participated in SMC's Affinity Celebrations between May and June

Link to: [Enrollment Update](#)

Budget Update

The 2026-2027 State Budget includes positive provisions such as a 4.37% COLA, restoration of deferred maintenance funding, increased Student Equity and Achievement Program funding, and several new competitive grant opportunities aligned with SMC strengths. However, concerns remain regarding underfunding of Proposition 98, uncertainty surrounding enrollment-growth allocations, and the complexities of the Student-Centered Funding Formula, which make revenue projections more difficult and could limit the full benefit of the COLA.

Link to: [Budget Update Presentation](#)

BOARD OF TRUSTEES	ACTION
SANTA MONICA COMMUNITY COLLEGE DISTRICT	July 7, 2026

VIII. CONSENT AGENDA

Any recommendation pulled from the Consent Agenda will be held and discussed in Section IX, Consent Agenda – Pulled Recommendations

RECOMMENDATION:

The Board of Trustees take the action requested on Consent Agenda Recommendations No. 1-16.

Recommendations pulled for separate action and discussed in
Section VIII, Consent Agenda – Pulled Recommendations: #8

MOTION MADE BY: Rob Rader
 SECONDED BY: Tom Peters
 STUDENT ADVISORY: Aye
 AYES: 5
 NOES: 0
 ABSENT: 2 (Greenstein, Quiñones-Perez)

IX. CONSENT AGENDA – PULLED RECOMMENDATIONS

Recommendation No. 8 – Facilities

MOTION MADE BY: Anastasia Foder
 SECONDED BY: Tom Peters
 STUDENT ADVISORY: Aye
 AYES: 5
 NOES: 0
 ABSENT: 2 (Greenstein, Quiñones-Perez)

RECOMMENDATION NO. 1 APPROVAL OF MINUTES

Approval of the minutes of the following meeting of the Santa Monica Community College District Board of Trustees:

[June 9, 2026 \(Regular Meeting\)](#)

BOARD OF TRUSTEES	ACTION
Santa Monica Community College District	July 7, 2026

CONSENT AGENDA: ACADEMIC AFFAIRS

RECOMMENDATION NO. 2 NEW COURSES AND DEGREES, SPRING 2026

Requested Action: Approval/Ratification

Requested by: Curriculum Committee

Approved by: Jason Beardsley, Vice President, Academic Affairs

New Courses

ART 53C Advanced Wheel Throwing

This advanced course in ceramics emphasizes aesthetic development and refinement on the potter's wheel. Students will gain proficiency in generating both functional forms and art objects. This course introduces advanced throwing techniques and methods such as altering forms, coil and throw, and stacking. Students will gain increased knowledge of kiln loading, glaze making, and ceramic studio maintenance.

CIS 6 Artificial Intelligence for Computer Applications

This course provides an overview of practical applications of Artificial Intelligence in modern business. Students gain hands-on experience with leading AI tools and platforms, including Copilot, Gemini, ChatGPT, and others. The course also explores how AI is integrated into widely used business software, such as Microsoft Office, to enhance productivity and decision-making. Emphasis is placed on developing effective and responsible use of AI in real-world workplace settings.

Distance Education

CIS 6 Artificial Intelligence for Computer Applications

Course Revisions

GEOG 35F Field Study California

PSYCH 14 Abnormal Psychology

Course Deactivations

ENGL 12 Poetry

ENGL 21A English Fundamentals 1

ENGL 21B English Fundamentals 2

ENGL 22 Writing Laboratory

ENGL 58 Literature of Mexico

ENGL 70 Technical Communication

HEBREW 3 Intermediate Hebrew 1

HUM 28S Contemporary Life in China

MUSIC 12 Introduction to Music Technology

MUSIC 75 Instrumental Chamber Music Repertoire

New Program

Commercial Dance AS Degree

The Commercial Dance program is designed to prepare students for professional employment within the commercial dance industry and related fields, including performance, choreography, production, education, company management, studio ownership, digital content creation, somatic-based practices, and arts administration. Through an interdisciplinary curriculum that integrates movement, theory, and performance courses, students develop technical proficiency and artistic versatility while cultivating critical thinking, communication, and collaboration skills essential for career success and/or university transfer. Experiential learning opportunities, including internships and guest artist workshops, provide practical, hands-on experience and direct connections to industry professionals. The program emphasizes the application of current industry knowledge, creative problem-solving, entrepreneurial skill sets, audition preparation, and professional networking strategies that support sustainable careers in the arts.

Program Revisions

Commercial Dance Foundations Certificate of Achievement (*formerly Commercial Dance*)

BOARD OF TRUSTEES	ACTION
Santa Monica Community College District	July 7, 2026

CONSENT AGENDA: CONTRACTS AND CONSULTANTS

RECOMMENDATION NO. 3 CONTRACTS AND CONSULTANTS

3-A RATIFICATION OF CONTRACTS AND CONSULTANTS

The following contracts are less than the amount specified in Public Contract Code Section 20651, have been entered into by the Superintendent/President and are presented to the Board of Trustees for ratification.

Authorization: Board Policy Section 6340, Bids and Contracts

Approved by Board of Trustees: 9/8/2008; revised 12/4/2018

Reference Education Code Sections 71028, 81641 et seq, 81655, 81656; Public Contract Code Sections 201650 et seq, and 10115

Provider/Contract	Term/Amount	Service	Funding Source
1 Modos Labs	July 8, 2026 – March 14, 2028 \$20,653	Modos Labs will develop a digital student identification card module to display on SMC GO for students use. All active SMC students will be able to access it after authenticating. Santa Monica College licenses the Modos Labs platform to host and manage the SMC GO app which consistently gets 45,000-65,000 screen views per week.	District – Cashier's Office
<i>Submitted by: Esau Tovar, Dean, Enrollment Services</i> <i>Mitch Heskel, Dean, Education Enterprise</i> <i>Approved by: Tania Acosta, Vice-President, Student Success</i> <i>Chris Bonvenuto, Vice-President, Business and Administration</i>			

3-B INTERNSHIP AGREEMENT

Provider/Contract	Term/Amount	Service	Revenue
1 Heal the Bay	July 8 – December 22, 2026. Compensation Amount: The rate of compensation for interns shall be the higher of Institution's minimum hourly rate (\$18.47/hour effective July 1, 2026) or the applicable minimum wage in the jurisdiction where the student is employed.	The employer/internship agreement with Heal the Bay will provide aquaculture internships to Aquaculture Program students while enrolled in an internship credit course to gain industry experience and earn college credit.	Restricted General Funds: Builder's Vision Foundation
<i>Requested by: Karol Lu, Ed.D., Project Manager, Aquaculture & Biotechnology</i> <i>Approved by: Jason Beardsley, Vice-President, Academic Affairs</i>			

BOARD OF TRUSTEES	ACTION
Santa Monica Community College District	July 7, 2026

CONSENT AGENDA: HUMAN RESOURCES

RECOMMENDATION NO. 4 ACADEMIC PERSONNEL

Requested Action: Approval/Ratification

Reviewed by: Karen Monzón, Director of Human Resources Operations

Approved by: Tre'Shawn Hall-Baker, Vice-President, Human Resources

ELECTION

LONG-TERM SUBSTITUTE

Small, Lisa, Health Sciences

08/31/2026–12/31/2026

INTERIM ACADEMIC ADMINISTRATOR

Briskey, Thomas, Athletic Director

07/08/2026–12/31/2026

De La Torre, Aaron, Director, Special Programs

07/08/2026–12/31/2026

ADJUNCT FACULTY

Approval/ratification of the hiring of adjunct faculty (List on file in the Office of Human Resources).

Adjunct/Part-time faculty are hired as temporary employees and do not have reasonable assurance of employment.

SEPARATIONS

RETIREMENT

Locke, Debra, Director, Special Programs (29 years of service)

06/30/2026

BOARD OF TRUSTEES	ACTION
Santa Monica Community College District	July 7, 2026

CONSENT AGENDA: HUMAN RESOURCES

RECOMMENDATION NO. 5 CLASSIFIED PERSONNEL - REGULAR

Requested Action: Approval/Ratification

Reviewed by: Karen Monzón, Director of Human Resources Operations

Approved by: Tre'Shawn Hall-Baker, Vice-President, Human Resources

All personnel assigned into authorized positions will be elected to employment (merit system) in accordance with district policies and salary schedules.

EFFECTIVE DATE

CLASSIFICATION RETITLE

From: Admissions and Records Supervisor 07/08/2026

To: Admissions and Records Manager

From: Journeyman Trade – Welding 07/08/2026

To: Welder

From: Financial Aid Supervisor 07/08/2026

To: Financial Aid and Scholarships Supervisor

ELECTIONS

DISPLACEMENT (RE-EMPLOYMENT)

07/01/2026

Arnold, Elijah, Custodian, Operations

Alfaro, Nancy, Administrative Assistant II, Health Services

Elnathan, Hadass, Administrative Assistant I, Athletics

Gallego, Luis, Administrative Assistant II, Human Resources

Gheorghiu, Alice, Programmer Analyst, MIS

Hudelson, Susan, Administrative Assistant I-50%, Photo/Fashion

Humphery, Mamie Custodian, Operations

Wimley, Robert, Mail Services Worker I, PCAL

INCREASE IN WORK HOURS/PERMANENT

Cho, Sang Hee

07/01/2026

From: Accompanist-Music Performance, 8 mos., 20 hours, Varied Hours

To: Accompanist-Music Performance, 8 mos., 25 hours, Varied Hours

PROMOTION

Herrera, Kristine

07/01/2026

From: Human Resources Specialist, Human Resources

To: Human Resources Technician, Human Resources

TRANSFER (LATERAL)

Mock, Hannah

07/01/2026

From: Administrative Assistant I, EpiCenter

To: Basic Needs Project Assistant, Basic Needs

CSEA EDUCATIONAL PAY DIFFERENTIAL

Rodriguez, Demi HR Technician, Human Resources .75	07/01/2026
Educational Certificate	
Penate, Yesenia Personnel Technician, Personnel Commission .75	07/01/2026
Educational Certificate	

PROVISIONAL WORKING OUT OF CLASSIFICATION

Alfaro, Nancy	06/22/2026-06/30/2026
From: Administrative Assistant II, Center for Health & Wellbeing	
To: Administrative Assistant III – Confidential, Human Resources	

PROVISIONAL WORKING OUT OF CLASSIFICATION (EXTENSION)

Lo, Yu-Ngok	
From: Assistant Director, Facilities Planning and Construction, Special Services	
To: Director, Facilities Planning and Construction, Special Services	
Initial Assignment Dates:	01/05/2026-05/08/2026
Extended Assignment Dates:	05/09/2026-06/19/2026

LEAVE OF ABSENCE-UNPAID

Gray, Gary	06/22/2026-07/31/2026
Accompanist-Performance, Music	
De la Torre, Aaron,	
EOPS Specialist, EOPS	07/08/2026-12/31/2026

SEPARATIONDECEASED

Thomas, Reggie, Custodian, Operations	06/21/2026
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RESIGNATION

Garcia, Arturo, Campus Safety Officer, Campus Police	06/27/2026
McNeal, Charles, Campus Safety Officer, Campus Police	06/27/2026
Tang, Theresa, Administrative Assistant II, Counseling	06/30/2026

RETIREMENT

Chitgar, Michael, Sr. Programmer Analyst, MIS (42 years)	07/13/2026
Kilian, Leticia, Admin. Assistant IV-Conf., Superintendent/President (30 years)	09/30/2026
Pena, Brian, IT Project Analyst, MIS (40 years)	06/30/2026

RETIREMENT-IRREVOCABLE

Adams, Deborah, Accountant, Fiscal Services (31 years)	06/29/2027
Campos, Rosa Maria, Custodian, Operation (21 years)	06/30/2027
Contreras, Rigoberto, Reprographics Technician, Reprographics (25 years)	06/30/2027
Flores, Edna, Administrative Assistant I, Design Technology (34 years)	03/01/2027
Fakih, Mohamad, IT Support Specialist, Information Technology (26 years)	06/30/2027
Guevara, Beatris, Groundskeeper, Grounds (35 years)	06/30/2027
Harrison, Michele, Admin. Assistant I, Life Science (18 years)	06/30/2027
McLeod, Damon, Financial Aid Systems Spec., Financial Aid (20 years)	06/30/2027
Meza, Ofelia, Administrative Assistant II, Auxiliary Services, (36 years)	06/30/2027
Morgenstern, Ariana, Radio Programming Asst, KCRW (40 years)	11/01/2026
Moss, Lisa, Senior Career Services Advisor, Career Services Center (25 years)	06/30/2027
Oswald, John, Enterprise Business Services Clerk, Cashier's Office (17 years)	12/10/2026
Owlya, Fariba, Admin. Assistant II, Library (15 years)	06/30/2027
Popadynetz, Jo, Course Materials Buyer, Bookstore (17 years)	06/30/2027

BOARD OF TRUSTEES	ACTION
Santa Monica Community College District	July 7, 2026

CONSENT AGENDA: HUMAN RESOURCES

RECOMMENDATION NO. 6 CLASSIFIED PERSONNEL – LIMITED DURATION

Requested Action: Approval/Ratification

Reviewed by: Karen Monzón, Director of Human Resources Operations

Approved by: Tre'Shawn Hall-Baker, Vice-President, Human Resources

All personnel assigned to limited term employment (Merit System) will be elected in accordance with District policies and salary schedules.

ELECTIONS

EFFECTIVE DATE

PROVISIONAL: Temporary personnel who meet minimum qualifications and are assigned to work 90 working days; who have not come from an eligibility list.

Agolsove, Alexis, Theater Technical Specialist, PAC	07/01/2026 – 06/30/2027
Albir, Emilio, Events Assistant, PAC	07/01/2026 – 06/30/2027
Alvarez, Sonia, Theater Technical Specialist, PAC	07/01/2026 – 06/30/2027
Aninyei, Paul, Events Assistant, PAC	07/01/2026 – 06/30/2027
Aizihai, Abulimiti, Events Assistant, PAC	07/01/2026 – 06/30/2027
Balsam, Jessica, Administrative Assistant II, CMD	06/08/2026 – 06/30/2026
Barondeau, Sharon, Theater Technical Specialist, PAC	07/01/2026 – 06/30/2027
Bartlett, Victoria, Events Assistant, PAC	07/01/2026 – 06/30/2027
Basile, Frank, Accompanist – Music Performance, Emeritus	07/01/2026 – 06/30/2027
Belcher, Patricia, Events Assistant, PAC	07/01/2026 – 06/30/2027
Berney, Andrew, Laboratory Technician – Art, Art	07/01/2026 – 06/30/2027
Brewer, Jeremy, Theater Technical Specialist, PAC	07/01/2026 – 06/30/2027
Brown, Carla, Customer Services Assistant, Campus Store	07/01/2026 – 12/23/2026
Brown, Donovan, Events Assistant, PAC	07/01/2026 – 06/30/2027
Buchinsky, Boyko, Events Assistant, PAC	07/01/2026 – 06/30/2027
Canali, Brian, Theater Technical Specialist, PAC	07/01/2026 – 06/30/2027
Carbone, John, Accompanist – Dance, Dance	07/01/2026 – 06/30/2027
Carey, Daniel, Events Assistant, PAC	07/01/2026 – 06/30/2027
Carlson, Jaxqueline, Events Assistant, PAC	07/01/2026 – 06/30/2027
Caulfield, Mackenzie, Theater Technical Specialist, PAC	07/01/2026 – 06/30/2027
Chan, Oliver, Accompanist – Music, Music	07/01/2026 – 06/30/2027
Dalenberg, Dominic, Theater Technical Specialist, PAC	07/01/2026 – 06/30/2027
Danan, John, Laboratory Technician – Life Science, Life Science	07/01/2026 – 08/31/2026
Deuel, Sean, Theater Technical Specialist, PAC	07/01/2026 – 06/30/2027
Dionne, Chris, Theater Technical Specialist, PAC	07/01/2026 – 06/30/2027
Elster, Stuart, Accompanist – Music Performance, Emeritus	07/01/2026 – 06/30/2027
Elster, Stuart, Accompanist – Music, Music	07/01/2026 – 06/30/2027
Elster, Stuart, Accompanist – Music Performance, Music	07/01/2026 – 06/30/2027
Fernandez, Daniel, Theater Technical Specialist, PAC	07/01/2026 – 06/30/2027
French, Alyssa, Accompanist – Music, Music	07/01/2026 – 06/30/2027
Fraire, Josemanuel, Theater Technical Specialist, PAC	07/01/2026 – 06/30/2027
Frale, Darren, Laboratory Technician – Art, Art	07/01/2026 – 06/30/2027
Freedman, Myles, Laboratory Technician – Art, Art	07/01/2026 – 06/30/2027

Gasparich, Christina, Theater Technical Specialist, PAC	07/01/2026 – 06/30/2027
Gibbons, Amelia, Theater Technical Specialist, PAC	07/01/2026 – 06/30/2027
Gonzalez, Cristina, Customer Services Assistant, Campus Store	07/01/2026 – 12/23/2026
Haskell, Susan, Laboratory Technician – Art, Art	07/01/2026 – 06/30/2027
Haque, Farah, Events Assistant, PAC	07/01/2026 – 06/30/2027
Hidalgo, Michael, Theater Technical Specialist, PAC	07/01/2026 – 06/30/2027
Jaja, Nicole, Theater Technical Specialist, PAC	07/01/2026 – 06/30/2027
Ju, Vincent, Theater Technical Specialist, PAC	07/01/2026 – 06/30/2027
Juarez, Tina, Events Assistant, PAC	07/01/2026 – 06/30/2027
Kahn, Marc, Events Assistant, PAC	07/01/2026 – 06/30/2027
Kang, Christopher, Events Assistant, PAC	07/01/2026 – 06/30/2027
Kohanzad, Davis, Theater Technical Specialist, PAC	07/01/2026 – 06/30/2027
Kurzweil, Caroline, Events Assistant, PAC	07/01/2026 – 06/30/2027
Landsdown, Sonya, Theater Technical Specialist, PAC	07/01/2026 – 06/30/2027
Leon, Timothy, Accompanist – Music Performance, Emeritus	07/01/2026 – 06/30/2027
Linde, Adam, Theater Technical Specialist, PAC	07/01/2026 – 06/30/2027
Mallinger, Matthew, Accompanist – Dance, Dance	07/01/2026 – 06/30/2027
Martin Jr., Michael, Theater Technical Specialist, PAC	07/01/2026 – 06/30/2027
Maclean, James, Events Assistant, PAC	07/01/2026 – 06/30/2027
Marcial, Anthony, Events Assistant, PAC	07/01/2026 – 06/30/2027
Martinez, Natalia, Events Assistant, PAC	07/01/2026 – 06/30/2027
McNaughton, Joellen, Accompanist – Music, Music	07/01/2026 – 06/30/2027
McNaughton, Joellen, Accompanist – Music Performance, Music	07/01/2026 – 06/30/2027
Miller, Jacob, Theater Technical Specialist, PAC	07/01/2026 – 06/30/2027
Mott, Danielle, Events Assistant, PAC	07/01/2026 – 06/30/2027
Mori, Marika, Theater Technical Specialist, PAC	07/01/2026 – 06/30/2027
Nelson, Sean, Theater Technical Specialist, PAC	07/01/2026 – 06/30/2027
Nesteruk, Gary, Accompanist – Music Performance, Emeritus	07/01/2026 – 06/30/2027
Nesteruk, Gary, Accompanist – Music, Music	07/01/2026 – 06/30/2027
Norris, Christopher, Theater Technical Specialist, PAC	07/01/2026 – 06/30/2027
Nwonwu, Vergie, Events Assistant, PAC	07/01/2026 – 06/30/2027
Ogle, Cynthia, Events Assistant, PAC	07/01/2026 – 06/30/2027
Petriello, Andrew, Theater Technical Specialist, PAC	07/01/2026 – 06/30/2027
Pineda, Johnnyangel, Theater Technical Specialist, PAC	07/01/2026 – 06/30/2027
Plotkin, Alla, Accompanist – Dance, Dance	07/01/2026 – 06/30/2027
Postley, Colin, Theater Technical Specialist, PAC	07/01/2026 – 06/30/2027
Powers, Declan, Events Assistant, PAC	07/01/2026 – 06/30/2027
Price, Jamieson, Theater Technical Specialist, PAC	07/01/2026 – 06/30/2027
Ramos, Eugene, Student Services Assistant, Scholars Program	07/01/2026 – 07/10/2026
Rios, David, Theater Technical Specialist, PAC	07/01/2026 – 06/30/2027
Sandoval, Branden, Theater Technical Specialist, PAC	07/01/2026 – 06/30/2027
Sawoski, John, Accompanist – Music Performance, Music	07/01/2026 – 06/30/2027
Schallert, Jennifer, Costume Designer, Theatre Arts	07/01/2026 – 06/30/2027
Smith, Kyle, Events Assistant, PAC	07/01/2026 – 06/30/2027
Snyder, John, Theater Technical Specialist, PAC	07/01/2026 – 06/30/2027
Soro, Gnenemon, Accompanist – Dance, Dance	07/01/2026 – 06/30/2027
Sow, Malik, Accompanist – Dance, Dance	07/01/2026 – 06/30/2027
Sperry, Adam, Theater Technical Specialist, PAC	07/01/2026 – 06/30/2027
Stancliff, Shelby, Theater Technical Specialist, PAC	07/01/2026 – 06/30/2027
Talton, Daniel, Theater Technical Specialist, PAC	07/01/2026 – 06/30/2027
Tittle, Toby, Theater Technical Specialist, PAC	07/01/2026 – 06/30/2027
Tuller, Susan, Events Assistant, PAC	07/01/2026 – 06/30/2027

Tuttle, Daniel, Theater Technical Specialist, PAC	07/01/2026 – 06/30/2027
Vancura, Andrea, Theater Technical Specialist, PAC	07/01/2026 – 06/30/2027
Viggiani, Frances, Events Assistant, PAC	07/01/2026 – 06/30/2027
Ward, Emma, Theater Technical Specialist, PAC	07/01/2026 – 06/30/2027
Ward, Patric, Events Assistant, PAC	07/01/2026 – 06/30/2027
Watanabe, Atsushi, Theater Technical Specialist, PAC	07/01/2026 – 06/30/2027
Weber, Angelea, Theater Technical Specialist, PAC	07/01/2026 – 06/30/2027
Wild, Brian, Theater Technical Specialist, PAC	07/01/2026 – 06/30/2027
Wiitala, Morgan, Events Assistant, PAC	07/01/2026 – 06/30/2027
Wise, Dana, Student Services Assistant, Scholars Program	07/01/2026 – 11/03/2027
Yamamoto, Haruna, Events Assistant, PAC	07/01/2026 – 06/30/2027

LIMITED TERM: Positions established to perform duties not expected to exceed 6 months in one fiscal year or positions established to replace temporarily absent employees; all appointments are made from eligibility lists or former employees in good standing.

Abdulhafiz, Meymuna, Bookstore Cashier/ Clerk, Bookstore	07/01/2026 – 12/23/2026
Chan, Oliver, Accompanist – Music Performance, Music	07/01/2026 – 06/30/2027
Garcia, Lucy, Bookstore Cashier/ Clerk, Bookstore	07/01/2026 – 12/23/2026
Lopez, Jose, Bookstore Cashier/ Clerk, Bookstore	07/01/2026 – 12/23/2026
Martin, Matthew, Stage Technician – Scenery, Theatre Arts	07/01/2026 – 06/30/2027
Miles, Erik, Bookstore Cashier/ Clerk, Bookstore	07/01/2026 – 12/23/2026
Nesteruk, Gary, Accompanist – Music Performance, Music	07/01/2026 – 06/30/2027
Van Howe, Benjamin, Instructional Tutor – ESL, ESL	07/01/2026 – 06/30/2027

RECOMMENDATION NO. 7 CLASSIFIED PERSONNEL – NON MERIT

Requested Action: Approval/Ratification

Reviewed by: Karen Monzón, Director of Human Resources Operations

Approved by: Tre'Shawn Hall-Baker, Vice-President, Human Resources

All personnel assigned will be elected on a temporary basis to be used as needed in accordance with District policies and salary schedules.

STUDENT EMPLOYEES

College Student Assistant, \$17.81/hour (STHP)	26
College Work-Study Student Assistant, \$17.81/hour (FWS)	26

SPECIAL SERVICE

Art Model, \$27.00/hour	25
Art Model with costume, \$30.00/hour	24
Community Services Specialist II, \$50.00/hour	7

BOARD OF TRUSTEES	ACTION
Santa Monica Community College District	July 7, 2026

CONSENT AGENDA: FACILITIES AND FISCAL

RECOMMENDATION NO. 8 FACILITIES

Requested by: John Greenlee, Director of Facilities Finance

Yu-Ngok Lo, Asst. Director of Facilities

Approved by: Christopher Bonvenuto, Vice-President, Business/Administration

Requested Action: Approval/Ratification

8-A TRACK AND FIELD AND SCOREBOARD REPLACEMENT PROJECT - CHANGE ORDER NO. 1

Change Order No. 1 – ENVIRONMENTAL CONSTRUCTION, INC., contractor for the Track and Field and Scoreboard Replacement Project, in the amount of -\$158,607.13.

Original Contract Amount	\$ 2,794,616.00
Change Order No. 1	\$ <u>-158,607.13</u>
Total Revised Contract	\$ 2,636,008.73

Funding Source: Measure V – Bond Fund 42.5

Comment: Change Order No.1 includes the credit for the unused allowance. The Allowance for unforeseen underground soil excavation and compaction was not used. Therefore, the unused balance is credited in this change order.

This change order does not result in a change to the contract length. Project has achieved substantial completion.

8-B PROJECT CLOSE OUT – TRACK AND FIELD AND SCOREBOARD REPLACEMENT PROJECT

Subject to completion of punch list items by ENVIRONMENTAL CONSTRUCTION, INC., authorize the District Representative without further action of the Board of Trustees, to accept the project described as TRACK AND FIELD AND SCOREBOARD REPLACEMENT PROJECT as being complete. Upon completion of punch list items by ENVIRONMENTAL CONSTRUCTION, INC. the District Representative shall determine the date of Final Completion and Final Acceptance. Subject to the foregoing and in strict accordance with all applicable provisions and requirements of the contract documents relating thereto, upon determination of Final Completion and Final Acceptance disbursement of the final payment is authorized.

8-C APPRAISAL SERVICES AGREEMENT – 919/925 SANTA MONICA BLVD.

Approval of contract agreement with CBRE, INC. for appraisal services for the property at 919/925 Santa Monica Blvd., Santa Monica, CA 90405 in the amount of \$15,000 plus \$500 in reimbursable expenses.

Funding Source: District Facilities Fund 40.0

Comment: CBRE, Inc. will provide an appraisal for the property at 919/925 Santa Monica Blvd., Santa Monica, CA 90405 for the District to determine the financial feasibility of the seismic upgrade required by the City of Santa Monica.

BOARD OF TRUSTEES	ACTION
Santa Monica Community College District	July 7, 2026

CONSENT AGENDA: FACILITIES AND FISCAL

RECOMMENDATION NO. 8 FACILITIES *(continued)*

8-D AMENDMENT NO. 2 - AGREEMENT FOR ARCHITECTURAL SERVICES – ART COMPLEX PROJECT
 Amendment No. 2 – LITTLE DIVERSIFIED ARCHITECTURAL, INC. for the ART COMPLEX PROJECT in the amount of not to exceed \$107,500.

Original Contract Amount	\$ 1,585,000
Amendment No. 1	\$ 16,526
Amendment No. 2	<u>\$ 107,500</u>
Total Revised Contract	\$ 1,709,026

Total Change Orders represent 7.8% of the Original Contract.

Funding Source: Measure V – Bond Fund 42.5

Comment: Amendment No. 2 adds Construction Administration architectural services on a month-to-month basis between the District and the Architect for up to December 31, 2026. Based on the schedule assessment provided by the construction management team, the current anticipated completion date is December 31, 2026.

8-E AMENDMENT NO. 1 TO AGREEMENT FOR ARCHITECT SERVICES – BUNDY HVAC REPLACEMENT PROJECT
 Amendment No. 1 with HUCKABEE ARCHITECTS (formerly Rachlin Partners) for architectural and engineering services in connection with the Bundy Campus HVAC Project.

Original Agreement Amount	\$ 66,227.88
Amendment No. 1	<u>\$ 38,250.00</u>
New Agreement Amount	\$104,477.88

Funding Source: Facilities Fund 40.0 – State Scheduled Maintenance

Comment: The original contract was approved by the Board of Trustees in June 2025. During the review process, it was discovered that a new HVAC at Bundy will require an additional electrical upgrade to handle the HVAC replacement. Increase from 800 amp to 1200 amp breaker board. The additional architectural expenses are primarily for engineering services associated with the electrical upgrade. This is a State Funded Scheduled Maintenance Project funded from the 2022-2023 allocation.

BOARD OF TRUSTEES	ACTION
Santa Monica Community College District	July 7, 2026

CONSENT AGENDA: FACILITIES AND FISCAL

RECOMMENDATION NO. 9-A ACCEPTANCE OF GRANTS AND BUDGET AUGMENTATION

Requested Action: Approval/Ratification

Requested by: Jason Beardsley, Vice President, Academic Affairs

Project Lead: Sasha King, Dean, Academic Affairs

Reviewed by: Kim Tran, Chief Director, Business Services

Approved by: Christopher M. Bonvenuto, Vice President, Business and Administration

Title of Grant:	Rebuilding Nursing Infrastructure Grant Round 2 – Alternative Pathway to Expand Nursing (APEN)		
Granting Agency:	California Community Colleges Chancellor's Office		
Augmentation Amount:	\$1,319,807 (\$659,903 Year 1; and \$659,904 Year 2)		
Matching Funds:	Not Applicable		
Performance Period:	July 1, 2026 – June 30, 2028		
	The Rebuilding Nursing Infrastructure (RNI) grant program's primary objective is to close critical healthcare workforce gaps by expanding educational pathways for nursing degrees in California community colleges through developing innovative nursing programs, partnerships, and infrastructures to support, grow and foster the next generation of registered nurses.		
	The District applied for and was awarded Round 1 funding in fiscal year 2025/2026 in the amount of \$1,500,000. The District was subsequently awarded Round 2 funding to further expand nursing education capacity, strengthening the faculty pipeline using innovative strategies to support the recruitment, development, and retention of high-quality nursing faculty with new focus areas. Key outcomes include expanding the number of traditional and LVN's who are enrolled in BSN programs; supporting diverse and minority students to enter and complete the nursing program; supporting students during the program with enhanced opportunities; and preparing graduating students to practice in underserved areas.		
Budget Augmentation:	Restricted Fund 01.3		
	Revenue:		
	8600 State		\$1,319,807
	Expenditures		
	1000 Academic Salaries		\$ 633,088
	2000 Non-Academic Salaries		\$ 135,330
	3000 Employee Benefits		\$ 163,630
	4000 Supplies & Materials		\$ 97,250
	5000 Other Operating Expenditures		\$ 85,000
	6000 Capital Outlay		\$ 152,717
	7300 Other Outgo/Indirect		\$ 52,792
	Total		\$1,319,807

BOARD OF TRUSTEES	ACTION
Santa Monica Community College District	July 7, 2026

CONSENT AGENDA: FACILITIES AND FISCAL

RECOMMENDATION NO. 9-B ACCEPTANCE OF GRANTS AND BUDGET AUGMENTATION

Requested Action: Approval/Ratification

Requested by: Jason Beardsley, Vice President, Academic Affairs

Project Lead: Sasha King, Dean, Academic Affairs

Reviewed by: Kim Tran, Chief Director, Business Services

Approved by: Christopher M. Bonvenuto, Vice President, Business and Administration

Title of Grant:	Los Angeles Homeless Services Authority - Certificate of Homeless Service Work		
Granting Agency:	Los Angeles Homeless Services Authority		
Award Amount:	\$746,449		
Matching Funds:	Not applicable		
Performance Period:	October 1, 2023 to June 30, 2026 (Time extension only)		
Summary:	The Los Angeles Homeless Services Authority (LAHSA) partnered with Santa Monica College to create a credit-bearing certificate program as a Contract Education cohort for FY 24-25. This initiative aims to prepare students for a career in the field of homeless services. The certificate consists of five courses and the program includes coursework, wraparound services, and essential hands-on fieldwork experience. The District successfully completed all program requirements within the original performance period. In May 2026, LAHSA approved a second no-cost extension to provide participating agencies with additional time to complete program close-out activities. There are no changes to the contract amount. The amendment extends the performance period end date from December 31, 2025, to June 30, 2026.		
Budget Augmentation:	Restricted Fund 01.3		
	Revenue		
	8800 Local Revenue		\$ 746,449
	Expenditures		
	1000 Academic Salaries		\$ 404,041
	2000 Non-Academic Salaries		\$ 42,142
	3000 Employee Benefits		\$ 154,591
	4000 Supplies & Materials		\$ 24,000
	5000 Other Operating Expenditures		\$ 70,000
	6000 Capital Outlay		\$ 35,000
	7000 Student Help		\$ 16,675
	Total		\$ 746,449

BOARD OF TRUSTEES	ACTION
Santa Monica Community College District	July 7, 2026

CONSENT AGENDA: FACILITIES AND FISCAL

RECOMMENDATION NO. 9-C ACCEPTANCE OF GRANTS AND BUDGET AUGMENTATION

Requested Action: Approval/Ratification

Requested by: Jason Beardsley, Vice President, Academic Affairs; Chris Bonvenuto, Vice President, Business Administration

Grant Manager: Kim Tran, Chief Director Business Service; Walter Butler, Director of Library Services

Reviewed by: Kim Tran, Chief Director, Business Services

Approved by: Christopher M. Bonvenuto, Vice President, Business and Administration

Title of Grant:	COVID-19 Recovery Block Grant		
Granting Agency:	California Community Colleges Chancellor's Office		
Augmentation Amount:	(\$100,000) (Total Award: \$14,090,775)		
Matching Funds:	Not Applicable		
Performance Period:	July 1, 2022 to No end date		
Title of Grant:	Physical Plant and Instructional Support		
Granting Agency:	California Community Colleges Chancellor's Office		
Augmentation Amount:	\$100,000 (Total Award: \$6,609,922)		
Matching Funds:	Not Applicable		
Performance Period:	July 1, 2022 to June 30, 2027 encumbrance date		
Summary:	The 2022-2023 State enacted budget provided districts with greater flexibility in the use of COVID-19 Recovery Block Grant, Physical Plant and Instructional Support/Equipment grant, and Retention and Enrollment funding. For expenditures made after July 1, 2022, districts may transfer funds among these programs in order to attribute expenditures to the program most closely aligned with the expense. The District obtained approval from the Chancellor's Office to transfer \$100,000 from the COVID-19 Recovery Block Grant to the Physical Plant and Instructional Support program for the purchase of instructional equipment to be located in the campus library. The equipment consists of freestanding, soundproof acoustic pods designed to provide students with focused study space and the ability to participate in online classes.		
Budget Augmentation:	Restricted Fund 01.3		
	Revenue		
	8600 State	\$	0
	Expenditures		
	1000 Academic Salaries	\$	0
	2000 Non-Academic Salaries	\$	0
	3000 Employee Benefits	\$	0
	4000 Supplies & Materials	\$	0
	5000 Other Operating Expenditures	(\$	100,000)
	6000 Capital Outlay	\$	100,000
	7300 Other Outgo/Indirect	\$	0
	7500 Student Aid	\$	0
	Total	\$	0

BOARD OF TRUSTEES	ACTION
Santa Monica Community College District	July 7, 2026

CONSENT AGENDA: FACILITIES AND FISCAL

RECOMMENDATION NO. 10 BUDGET TRANSFERS

Requested Action: Approval/Ratification

Reviewed and approved by: Christopher M. Bonvenuto, Vice President, Business and Administration

10-A FUND 01.0 – GENERAL FUND – UNRESTRICTED

Period: May 1-31, 2026

Object Code	Description	Net Amount of Transfer
1000	Academic Salaries	0
2000	Classified/Student Salaries	47,091
3000	Benefits	0
4000	Supplies	222
5000	Contract Services/Operating Exp	-4,147
6000	Sites/Buildings/Equipment	4,837
7100-7699	Other Outgo/Student Payments	0
7900	Contingency Reserve	-48,003
Net Total:		0

10-B FUND 01.3 – Restricted Fund

Period: May 1-31, 2026

Object Code	Description	Net Amount of Transfer
1000	Academic Salaries	135,081
2000	Classified/Student Salaries	-3,114
3000	Benefits	2,804
4000	Supplies	-18,758
5000	Contract Services/Operating Exp	1,588,220
6000	Sites/Buildings/Equipment	-3,749
7100/7699	Other Outgo/Student Payments	-1,700,484
7900	Contingency Reserve	0
Net Total:		0

10-C FUND 40.0 – Capital Projects Fund

Period: May 1-31, 2026

Object Code	Description	Net Amount of Transfer
1000	Academic Salaries	0
2000	Classified/Student Salaries	0
3000	Benefits	0
4000	Supplies	-15,000
5000	Contract Services/Operating Exp	15,500
6000	Sites/Buildings/Equipment	-500
7100/7699	Other Outgo/Student Payments	0
7900	Contingency Reserve	0
Net Total:		0

Comment: The Adopted Budget needs to be amended to reflect the totals of the departmental budgets. The current system of the Los Angeles County Office of Education requires Board approvals each month for budget adjustments. Only the net amount of the transfers in or out of the object codes is shown. In addition to the budget adjustments, transfers result from requests by managers to adjust budgets to meet changing needs during the course of the year.

BOARD OF TRUSTEES	ACTION
Santa Monica Community College District	July 7, 2026

CONSENT AGENDA: FACILITIES AND FISCAL

RECOMMENDATION NO. 11 PAYROLL WARRANT REGISTER

Requested Action: Approval/Ratification

Requested by: Ian Fraser, Payroll Manager

Approved by: Christopher M. Bonvenuto, Vice-President, Business/Administration

Payroll Warrant Register

May 2026 C1J – C2K \$16,355,654.39

Comment: The detailed payroll register documents are on file in the Accounting Department.

RECOMMENDATION NO. 12 AUXILIARY PAYMENTS AND PURCHASE ORDERS

Requested Action: Approval/Ratification

Requested by: Mitch Heskell, Dean, Educational Enterprise

Approved by: Christopher M. Bonvenuto, Vice-President, Business/Administration

Auxiliary Operations Payments and Purchase Orders

May 2026 Covered by check & voucher numbers: 0444440-044692, & 04858-04911, 044893;
004049-004080 & 004863-04892

Bookstore Fund Payments	\$ 192,916.28
Other Auxiliary Fund Payments	\$ 57,650.18
Trust and Fiduciary Fund Payments	<u>\$ 1,026,680.31</u>
	<u>\$ 1,277,246.77</u>

Purchase Orders Issued

May 2026	\$ 8,577.49
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Comment: All purchases and payments were made in accordance with Education Code requirements and allocated to approved budgets in the Bookstore, Trust and Auxiliary Funds. Detailed list on file in the Auxiliary Office.

BOARD OF TRUSTEES	ACTION
Santa Monica Community College District	July 7, 2026

CONSENT AGENDA: FACILITIES AND FISCAL

RECOMMENDATION NO. 13 COMMERCIAL WARRANT REGISTER

Requested Action: Approval/Ratification

Reviewed and approved by: Christopher M. Bonvenuto, Vice President, Business and Administration

Commercial Warrant Register

May 2026 725987 through 773662

ACH Numbers

May 2026 574296 through 586026

Total \$11,427,376.78

Comment: The detailed Commercial Warrant documents are on file in the Accounting Department.

RECOMMENDATION NO. 14 PROVIDERS FOR COMMUNITY AND CONTRACT EDUCATION

Requested Action: Approval/Ratification

Requested by Scott Silverman, Dean, Noncredit and External Programs

Approved by: Jason Beardsley, Vice-President, Academic Affairs

Authorization of payment for delivery of seminars and courses for SMC Community and Contract Education. The list of providers is on file in the office of Community and Contract Education. Payment per class is authorized as stated on the list on file.

RECOMMENDATION NO. 15 ORGANIZATIONAL MEMBERSHIPS

Requested Action: Approval/Ratification

Reviewed and approved by: Christopher M. Bonvenuto, Vice President, Business and Administration

<u>Organizational Memberships</u>	<u>Number of Memberships</u>	<u>Amount</u>
July 2026 FY 2026-2027	3	\$1,923

Funding Sources: General Fund, Fund 01.0

Comment: The list of organizational memberships is on file in the Offices of the Superintendent/President and Fiscal Services. The Los Angeles County Office of Education requires monthly approval of the list on file.

BOARD OF TRUSTEES	ACTION
Santa Monica Community College District	July 7, 2026

CONSENT AGENDA: FACILITIES AND FISCAL

RECOMMENDATION NO. 16 PURCHASING

Requested Action: Approval/Ratification

Requested by: Nyla Cotton, Director of Procurement, Contracts and Logistics

Approved by: Christopher M. Bonvenuto, Vice-President, Business/Administration

16-A AWARD OF PURCHASE ORDERS

Establish purchase orders and authorize payments to all vendors upon delivery and acceptance of services or goods ordered. The amount includes payments related to bond construction projects. All purchases and payments are made in accordance with Education Code requirements and allocated to approved budgets. Lists of vendors on file in the Purchasing Department.

May 2026

\$799,209.59

16-B RENEWAL OF ATHLETICS TRANSPORTATION SERVICES

Renewal of contract in an amount not to exceed \$153,678 with Corporate Coach Charter to provide Athletics charter transportation services for the fiscal year. This represents year two of possible five.

Funding Source: Unrestricted General Fund 01.0

16-C COOPERATIVE PURCHASING AGREEMENTS

The annual award of competitive and piggyback contracts bid through various state and local agencies allows SMC to leverage buying power through strategic sourcing and achieved commodity and services as well as reduce administrative cost. These indirect (MRO) contracts are targeted to the products and services which SMC routinely purchases. Leveraging the aggregate buying power and strategic sourcing is a process that moves SMC away from numerous individual procurements to a broader aggregate approach, allowing SMC to achieve savings ranging from 20 to 65 percent.

- Downey Unified School District Agreement (Contract No. 1695400 / Bid 25/26-18), with Apple Inc., to 06/20/2031 for Computer Equipment, Software, Peripherals and Service
- NASPO Valuepoint, Contract 7-23-70-55-01, with Dell Marketing LP, to 06/30/2027, for Computer Equipment, Peripherals and Related Services.
- NASPO Valuepoint, Contract 7-23-70-55-03, with Hewlett Packard Enterprise to 06/30/2027, for Computer Equipment, Peripherals and Related Services.
- NASPO Valuepoint, Contract 7-22-70-50-05, with Francotyp-Postalia dba FP Mailing Solutions, to 05/14/2027, for Mailing Equipment and Supplies.
- Omnia Partners/U.S. Communities for Region 4 ESC - TX, Contract R250101 with BSN Sports, to 05/31/2028, for Athletic, Physical Education Supplies, and Team Uniforms.
- Foundation for California Community Colleges (FCCC), Contract CB-248-18, with Grainger, to 06/30/2027, for maintenance, repair, operations (MRO) products
- Foundation for California Community Colleges (FCCC), Contract #00004797, with INET Inc., dba IParq to 08/31/2028 for parking permits and parking enforcement software

BOARD OF TRUSTEES	ACTION
Santa Monica Community College District	July 7, 2026

MAJOR ITEMS OF BUSINESS

RECOMMENDATION NO. 17

SUBJECT: **SELECTION OF DEVELOPMENT PARTNER FOR STUDENT HOUSING PROJECT AND AUTHORIZATION TO NEGOTIATE A PRE-DEVELOPMENT AGREEMENT**

SUBMITTED BY: Superintendent/President

REQUESTED ACTION: It is recommended that the Board of Trustees, following consideration of the proposals received, select Michaels Student Living, an affiliate of The Michaels Organization, as the selected development partner for SMC's Student Housing Project (RFP 030426) and authorize the negotiation of a Pre-Development Agreement to be presented for future Board approval.

SUMMARY: At its March 3, 2026, meeting, the Board of Trustees. In accordance with Education Code Section 81390 et seq., adopted a resolution which authorized the Superintendent/President to solicit proposals from the three qualified development teams previously selected through the Request for Qualifications (RFQ) process for the Bundy Campus Student Housing Project. Following a comprehensive Request for Proposals (RFP) process, a Selection Committee evaluated each proposal based on the evaluation criteria established in the RFP. Based on the committee's evaluation and recommendation, the Superintendent/President recommends selection of Michaels Student Living, an affiliate of The Michaels Organization (TMO) as the preferred development partner and requests authorization to negotiate a Pre-Development Agreement (PDA). Execution of the PDA will allow the District and the selected developer to collaboratively advance the project through the pre-development phase, including design development, project programming, financial modeling, entitlement support, environmental coordination, financing strategy, and preparation for financial close. The proposed PDA is anticipated to return to the Board for approval in October 2026.

BACKGROUND: On March 3, 2026, the Board of Trustees adopted a resolution of intent to consider proposals for a public-private partnership to develop student housing at the SMC Bundy Campus (3171 S. Bundy Drive, Los Angeles, CA) through a joint occupancy lease authorized under Education Code Section 81390 et seq. (which permits such leases for up to 66 years). Building on RFQ #110323, issued in November 2023 to identify qualified developer teams, the resolution directs the Superintendent/President or her designee to issue Requests for Proposals to the shortlisted developers, manage the RFP process and any amendments, and bring recommendations back to the Board, while reserving the District's right to reject all proposals or withdraw the property from consideration if doing so serves its best interests. The resolution, which was published in accordance with the Education Code, set a public meeting for July 7, 2026, for the Board to receive and consider the submitted proposals and staff recommendations.

Following the Board's authorization on March 3, 2026, the College issued a Request for Proposal to the three development teams previously shortlisted through the RFQ process:

- Capstone Development Partners
- Martin Group
- Michaels Student Living

All three development teams submitted proposals in accordance with the RFP requirements. On June 8, 2026, each proposer participated in an interview with the Selection Committee, presenting its development and management approach, introducing key team members, and responding to questions regarding its proposal. Following evaluation of the written proposals and interviews, the Selection Committee recommended Michaels Student Living as the preferred development partner.

SELECTION COMMITTEE: The proposals were independently evaluated by a multidisciplinary Selection Committee representing key College departments and project advisors. The Selection Committee consisted of:

- Christopher M. Bonvenuto, Vice President, Business and Administration
- Dr. Tania Acosta, Vice President, Student Success
- Don Girard, Senior Director, Government Relations and Institutional Communications
- Dr. Elizabeth Moore, Dean, SMC Foundation and Institutional Advancement
- Pressian Nicolov, Dean, International Education
- Dr. Susan Fila, Associate Dean, Health and Wellbeing
- Yu-Ngok Lo, Assistant Director, Facilities Planning and Construction
- Robert M. Myers, Campus Counsel

EVALUATION PROCESS: The Selection Committee conducted a comprehensive evaluation of each written proposal and interview presentation using the criteria established in the Request for Proposals. As part of the RFP, proposers were required to provide information addressing the following areas:

- Financial Capacity
- Project Understanding
- Project Vision and Approach
- Project Structure
- Property Management Services
- Project Schedule
- Pre-Development Agreement (PDA) Risk Sharing
- Development and Construction Management Fee
- Local Business Participation
- Student Opportunities

Following an independent review of the written proposals, each development team participated in an interview with the Selection Committee on June 8, 2026.

EVALUATION RESULTS: Each proposal was evaluated using the criteria established in the Request for Proposals, with a maximum possible score of 100 points. The final ranking shown below represent the average evaluation scores across all Selection Committee members and reflect both the written proposals and interview presentations.

1. Michaels Student Living
2. Capstone Development Partners
3. Martin Group

Michaels Student Living received the highest overall score and was identified as the highest-ranked proposer. Therefore, the Selection Committee recommended Michaels Student Living as the preferred development partner for the Bundy Campus Student Housing Project. Based on the written proposals, interviews, and final scoring, the Selection Committee determined that Michaels Student Living presented the proposal that best aligns with the District's objectives for the Bundy Campus Student Housing Project. The committee found that Michaels Student Living demonstrated:

- A comprehensive understanding of Santa Monica College's goals and project objectives.
- A well-developed vision and implementation approach for the project.
- Strong financial capacity and experience delivering public-private partnership student housing developments, prioritizing affordability student success.
- An effective project structure that supports affordability and long-term project success.
- Extensive student housing property management experience.
- A realistic project schedule and implementation plan.
- A collaborative approach to Pre-Development Agreement risk sharing.
- A competitive development and construction management fee structure.
- Meaningful commitments to local business participation and student opportunities.

NEXT STEPS: Selection of the preferred development partner initiates a negotiation of a Pre-Development Agreement (PDA). The PDA, if approved by the Board, remains in place from early planning through Division of State Architecture approval. It is replaced at financial close with a Ground Lease and Coordination Agreement between SMC and the not-for-profit Lessee.

During the period leading up to execution of the Pre-Development Agreement (PDA), the District and the selected development team will negotiate and finalize the terms of the PDA. The selected developer may initiate certain design and pre-development activities with the intent of expediting the overall project schedule. Any such activities will be subject to mutual agreement between the District and the selected developer and at no risk to SMC.

Staff anticipates returning to the Board in October 2026 with the negotiated Pre-Development Agreement for approval.

Once the PDA is executed, the pre-development phase will begin and will include the following work:

- Advancing project from planning through construction documents, and completion of the Division of the State Architect (DSA) approvals.
- Balancing the budget relative to SMC Objectives. This includes affordability relative to a SMC bond commitment.
- Determining the California Environmental Quality Act (CEQA) approval strategy.
- Selecting the not-for-profit owner (501(c)(3)) and underwriter.
- Negotiating the Ground Lease and Coordination Agreement as well as approval of the Development Agreement, Management Agreement, and other agreements and closing documents necessary to achieve financial close.

Ann Volz, President of Volz Company, and AJ Yoon, Vice President of Volz Company will be leading the presentation and discussion and Raoul Amescua, Executive Vice President of Development, Michaels Student Living, and John Mimms, Vice President of Development, Michaels Student Living, will provide a brief presentation on their proposed development approach, relevant experience, and key team members.

Link to: [Capstone Development Partners RFP](#)

Link to: [The Martin Group RFP](#)

Link to: [Michaels Student Living RPF](#)

Link to: [Student Housing P3 Overview—January 2026](#)

Link to: [Student Housing Market and Demand Analysis Updates—May 2026](#)

MOTION MADE BY:	Anastasia Foster
SECONDED BY:	Rob Rader
STUDENT ADVISORY:	Aye
AYES:	5
NOES:	0
ABSENT:	2 (Greenstein, Quiñones-Perez)

BOARD OF TRUSTEES	ACTION
Santa Monica Community College District	July 7, 2026

MAJOR ITEMS OF BUSINESS

RECOMMENDATION NO. 18

SUBJECT: **SECOND READING AND APPROVAL – BOARD OF TRUSTEES PROPOSED GOALS FOR 2026-2027**

SUBMITTED BY: Board Ad Hoc Committee
Trustees Luis Barrera Castañón, Anastasia Foster, and Rob Rader

REQUESTED ACTION: It is recommended that the Board of Trustees conduct a second reading and approval of the Board of Trustees proposed Goals for 2026-2027.

COMMENT: Following the approval of the Board of Trustees 2025-2026 Goals in the fall of 2025, an ad hoc committee of the Board was formed to draft the goals for 2026-2027. The ad hoc committee prepared a draft which was presented for a first reading by the Board of Trustees on June 9, 2026. Goal #2 was revised at the Board of Trustees meeting on June 9, 2026. The revised goals are presented for a second reading and approval.

MOTION MADE BY: Tom Peters
SECONDED BY: Anastasia Foster
STUDENT ADVISORY: Aye
AYES: 5
NOES: 0
ABSENT: 2 (Greenstein, Quiñones-Perez)



Santa Monica College – Proposed 2026–2027 Board Goals
(Aligned with Vision 2030 and the Student-Centered Funding Formula)

THE FUTURE OF THE COLLEGE

- 1. Get out of Hold Harmless in 2026-2027 academic year**
 - Implement steps that guide the college out of Hold Harmless and closer to financial stability and enrollment growth.

EDUCATIONAL ADVANCEMENT, QUALITY, AND EQUITY

- 2. Create a path forward for Santa Monica College’s workforce and career education by expanding opportunities for students to engage with career pathways and develop foundational employability skills.**

FISCAL STEWARDSHIP AND ACCOUNTABILITY

- 3. Develop and launch a fiscal and student outcomes measurement dashboard.**
 - a. Launch a public-facing data dashboard integrating Vision 2030 and SCFF metrics.
 - b. Require biannual disaggregated equity and performance reports to the Board.

FACILITIES AND SUSTAINABILITY

- 4. Phase in the Facilities Master Plan to ensure alignment with SMC’s long-term strategic and educational vision.**
 - a. Ensure best practices in procurement are followed through entire process

CENTENNIAL VISION 2030: THE NEXT 100 YEARS

- 5. Develop and publish the SMC Centennial Roadmap (2026–2030).**
 - Launch signature initiatives and a fundraising campaign that celebrate SMC’s century of impact

BOARD OF TRUSTEES	INFORMATION
Santa Monica Community College District	July 7, 2026

MAJOR ITEMS OF BUSINESS

INFORMATION ITEM NO. 19

SUBJECT: **SUPERINTENDENT/PRESIDENT SEARCH UPDATE**

SUBMITTED BY: Vice-President of Human Resources on Behalf of AGB Search Consultants

SUMMARY OF ACTIVITIES:

Following is a summary of the Superintendent/President search process to date and an overview of upcoming activities.

Recruitment Activities

On June 11th AGB followed up with 154 prospects who clicked on the original email outreach. Consultants reviewed 120 profiles on LinkedIn and contacted 56 resulting in 17 responses.

The search is posted on the AGB Search website [here](#). Santa Monica Marketing and Communications has also created a website for the search [here](#).

Applicant Pool

Statistics

Applicants – 58 - All have been acknowledged.

Interested – 14 - All have been followed up with by a consultant

Nominees – 28 - All were sent a nomination letter.

Upcoming Activities

As per the approved timeline, the search committee has reviewed and approved the Candidate Assessment Form for use in reviewing candidate materials for alignment with the profile. The committee has also reviewed and finalized a set of draft semifinal interview questions provided by AGB Search. This work was done in advance of the committee accessing the AGB Search Candidate Portal to try to mitigate unconscious bias in the editing of the same documents.

On July 8, 2026, the Search Committee will participate in an Anti-Bias Workshop provided by the district. Also, starting on July 8, 2026, the Search Committee will begin the review of applicant files, which are housed on AGB Search's secure site. July 22nd is the application deadline for full consideration.

On July 27, 2026, the Committee will send its top 8-10 unranked candidates to AGB Search, which will prepare a tally of the responses. This phase of the process is not a Committee vote. Rather, it is a summary that the Committee will use in deliberation.

On July 29, 2026, the Committee will meet and select the semifinalists. AGB will initiate its due diligence checks.

On August 10-12, 2026, the Search Committee will interview the semifinalists and recommend an unranked slate of 3-4 candidates for finalist interviews.

There will be candidate open forums on September 8 and 9, 2026.

The finalists will interview with the Board in closed session on September 10, 2026. AGB Search will present the results of the due diligence. Immediately following the selection, the contract negotiations will begin. Once the contract is fully executed, the new Superintendent/President will be announced, and the transition will begin. The start date for the new Superintendent/President will be negotiated.

Board Updates

AGB Search will provide search updates to the Board at its regularly scheduled meetings throughout the search process. A brief timetable for Search Committee activities is provided below. AGB will continue its commitment to assist the Committee in identifying highly qualified, diverse candidates through a rigorous and fair selection process. The appointment of the new Superintendent/President will mark the beginning of an era for Sanita Monica College.

SUMMARY OF SEARCH TIMELINE

June 10 and 17 if necessary	Finalize Interview Questions and Candidate Assessment Form
July 8	Anti-Bias Workshop Committee begins Review of Applications
July 22	Full Consideration Deadline
July 27	Committee sends Top 8 Candidates to AGB Search
July 29	Committee Selects Semifinalists
August 10-12	Committee Interviews Semifinalists and Recommends 3-4 Unranked Finalists
September 8 and 9	Candidate Open Forums
Tuesday, September 8	Regular Board of Trustees Meeting • Develop interview questions in closed session
Thursday September 10 (all day)	Finalists interview with Board of Trustees in closed session
TBD	Special Board Meeting to Select Chosen Candidate
TBD	Contract Negotiations with Chosen Candidate
TBD	Board Announces New Superintendent/President
TBD	Start Date for new Superintendent/President (negotiated)

BOARD OF TRUSTEES	ADJOURNMENT
SANTA MONICA COMMUNITY COLLEGE DISTRICT	July 7, 2026

XIII. BOARD COMMENTS

XIV. ADJOURNMENT – 9:43 p.m.

The meeting was adjourned in memory of Reggie Thomas, Night Shift Custodian in Maintenance and Operations.

The next regular meeting of the Santa Monica Community College District Board of Trustees will be held on Tuesday, August 4, 2026 at 6 p.m. (5 p.m. if there is a closed session) in the Santa Monica College Board Room (Business Building Room 117) 1900 Pico Boulevard, Santa Monica, California. This meeting will be held in-person and via Zoom Webinar to allow for remote attendance.