



Mission Valley  
Enterprises

**SDSU Mission Valley Enterprises  
Board of Directors  
Meeting Minutes**

Thursday, March 13, 2025, 8:30 – 10:00 a.m.

Attendees: President de la Torre, Hala Madanat, Vincent Lin, Kim Kilkenny, Agnes Wong Nickerson, Gina Jacobs, Heather Hawkins, Steve Doyle

Absentees: Nikki Clay, Christine Probett

**Minutes**

- I. Call to Order** – President de la Torre called the meeting to order at 8:40am
- II. Approval of the September 12, 2024 Board Meeting Minutes** – Kim Kilkenny moved to approve the September 12, 2024 board meeting minutes, Steve Doyle seconded, and the motion passed unanimously.
- III. Public Comment** – President de la Torre asked if there were any public comments but there were none.
- IV. Nomination of Board Member** – President de la Torre introduced Domenic Drago. He recently retired from Sheppard Mullin and has worked with SDSU and the CSU for many years. President de la Torre nominated Domenic Drago as a board member. Steve Doyle moved, Kim Kilkenny seconded, and the motion passed unanimously.
- V. Approval of 2024 Tax Returns** – Kim Kilkenny explained the SDSU Mission Valley Enterprises Audit Committee met on Thursday, March 6 to review the tax returns and recommended a few clarifications which were incorporated into the final draft. The audit committee recommends approval. Kim Kilkenny moved to approve the 2024 tax returns, Steve Doyle seconded and the motion passed unanimously.
- VI. Vice Chair's Report** – Gina Jacobs, Vice Chair (Information)
  - a. Residential & Retail Project #1 Update –Avalon Bay has submitted their packet for permits and we are in the process of reviewing it. The timeline for construction starting is this summer. Avalon Bay is working on obtaining subcontractors and finalizing pricing.
  - b. Affordable Housing Project #1 Update – Chelsea has submitted additional funding applications for their project. We should know if they are successful in about a month. If so, they will be in line to obtain tax credits for funding. Then they can move toward construction which would start in Spring 2026. Kim Kilkenny asked if the tax credit program could be at risk due to all the recent federal changes. Gina Jacobs responded

so far we have not heard anything but are tracking it, as well as the state budget, closely.

- c. Residential and Retail Project #2 Update – Developers are shortlisted on the RFIQ and RFP proposals are due at the end of April. SDSU plans make a selection by June 2025 with a goal of moving toward ground lease and construction start by June of 2026.
- d. River Park Reservation Platform Launched – The reservation platform launched in October 2024 and the community is using it more and more. Events are held every weekend, and we are attracting large events such as the Making Strides Walk. This is an online platform where community members can reserve for small events. Larger events follow another process which involves contracting support from Aztec Shops Conference Services. The reservation rates are very reasonable, and we will revisit them as part of our budget process. President de la Torre commented that we have University Police Department providing services so we should take that into account as it relates to cost recovery services. Gina Jacobs said we will make sure those services included. If we need additional special event-specific policing, the client is charged directly.
- e. Master Declaration Recorded – The master declaration was recorded earlier this year. It is the governing document that overlays the entire SDSU Mission Valley site, including the university and developers. It was several years in the making. We now provide that document as part of any RFP so there are no questions about the rules. Domenic Drago reiterated it is a key document.
- f. Fenton Parkway Bridge - Gina Jacobs explained we have all permit applications into the wildlife and water agencies. The Water Quality Board has submitted a letter of completion. The wildlife agencies have requested additional information which we are providing. We are in conversations with a land owner who owns part of the river west of the bridge site and we are finalizing an MOU to purchase that property for off-site mitigation and then turning the bridge over to the City afterward. We are on track and will start construction September of 2026.

**VII. Adjournment – Our next meeting is June 12, 2025, at 8:30am.** The meeting was adjourned at 10:00 a.m.