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# LAND DEVELOPMENT COMMITTEE MEETING MINUTES

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## Coast Community College District

### Regular Meeting

Date: June 3, 2009 2:00 p.m.

Board of Trustees Office Conference Room

1370 Adams Avenue, Costa Mesa, CA 92626

#### 1. Call to Order

Chair Walt Howald called the meeting to order at 2:04

2. **In Attendance** - Chair Walt Howald, Trustee Jerry Patterson, Acting Chancellor Dr. Currie, Vice Chancellor of Administrative Services C.M. Brahmbhatt, President, Golden West College Wes Bryan, Vice President of Administrative Services, Golden West College, Janet Houlihan, Orange Coast College Vice President of Administrative Services, Rich Pagel, Orange Coast College Foundation Director, Doug Bennett, WM Commercial Real Estate Toliver Morris, Orange Coast College Student Lynne Riddle, and Secretary of the Board of Trustees, Christian Teeter.

#### 3. Opportunity for Public Comment

There were no requests to speak during Public Comment.

#### 4. Approval of Minutes

It was moved by Mr. Patterson and seconded by Mr. Howald to approve the committee meeting minutes of May 5, 2009. The Committee approved the Minutes of the May 5, 2009 Land Development Committee Meeting.

#### 5. Coastline Community College Newport Beach Center Update

Dr. Currie provided the Committee with an update on the Newport Learning Center. She noted that the EIR process was moving forward and that the report should be delivered to the College by July 12, 2009. Mr. Morris provided an update, and noted that there was nothing new of consequence that had arisen. Dr. Currie acknowledged Mr. Morris' assistance to the Committee.

Dr. Currie noted that the assessor's report had come back and that the price was in favor of the District, slightly more than what was paid for it. She noted that there is an opportunity for a public challenge. As they suspected, only the City of Newport Beach has been a prospect, but there was no challenge and the deadline of May 19, 2009 has passed.

Dr. Currie discussed the issue of legal requirements for public notice, and gave the Committee information on this matter, and provided an opinion from General Counsel Dr. Lipton.

Dr. Currie provided the Committee with a timeline of the Learning Center project, and expressed confidence that the City of Newport Beach would be able to streamline review

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times. Mr. Patterson inquired as to who holds the CIQA hearing, given that the District is the Lead Agency. Trustee Patterson and Trustee Howald asked that this be reconfirmed. Dr. Currie indicated that this would be double checked and reported back to the Committee.

Mr. Howald noted that the District has until August 12, 2009 to withdraw from the project. He noted that the college is also working on public relations with homeowners' association, including a meeting with the City Manager of Costa Mesa. Costa Mesa City Council Member Wendy Leach would be contacted by Dr. Currie to discuss the project.

Mr. Howald noted that Trustee Hornbuckle could be another person to speak to Ms. Leach on behalf of the District. Dr. Currie noted that the project does not see any Public Relations issues. Mr. Howald suggested that Dr. Currie also brief community member Ed Fawcett. Mr. Howald suggested that Dr. Currie speak to Richard Leuhrs of the Newport Beach Chamber of Commerce. Mr. Howald asked if there had been an update in terms of Homer Blidau, Newport City Manager's replacement.

Concerning the issues with local homeowners' associations, Dr. Currie noted that the response has been the same: a letter has been sent and a copy was provided to the Committee. She noted that all associations have received a brochure, which she also provided to the Committee. Dr. Currie thanked Michelle Ma of Coastline Community College for her efforts on the brochure.

In closing, Dr. Currie informed the Committee that everything was going according to schedule. Mr. Patterson asked about the role of the Board of Trustees in the Monrovia properties, as Lead Agency, what else does the Board need to act on? If the Board is not holding any hearings, what must the Board do? Mr. Howald asked for a copy of the Agreement with the City to be given to the Committee as this would help the Committee and Board understand its role and what would be required.

Mr. Howald asked for a different map of the property that removes the shade so the building and the parking would be easier to see. Dr. Currie noted that the traffic report is due in late June. Mr. Howald noted that there is concern in terms of the impact of the Banning Ranch Road – is the college going to use the road, even though it does not exist. Mr. Howald also noted that there is concern about the traffic impact on Superior, and on 15<sup>th</sup> and 16<sup>th</sup> Streets going to Monrovia Avenue.

## **6. Discussion of District-wide Leased Properties**

Mr. Brahmbhatt provided the Committee with a list of properties leased by the District. He summarized the details and income stream generated by the properties listed and noted that one of the items, Connell Chevrolet, was experiencing difficulty but that the dealer would continue operating in the General Motors bankruptcy.

Mr. Brahmbhatt offered to answer any questions or provide additional information on the leases.

Mr. Patterson asked about the Garden Grove Center. Mr. Brahmbhatt confirmed that the total revenue for that building is approximately \$250,000 on an annual basis. Mr. Brahmbhatt confirmed that the terms of the lease with Garden Grove Center consisted of a "lease back" if the District elects to purchase the building.

## **7. Orange Coast College Fair Ground Partnership on Parking Structure**

Mr. Pagel noted that Fair Grounds are facing budget reductions. The parking structure is on hold. There were concerns about the \$55 million fee. He noted that the project should be considered as part of the Vision 2020 plan for the college. For now, Mr. Pagel stated that the project is on hold.

#### **8. Golden West College Boys & Girls Club Update**

Ms. Houlihan noted that there are some talking points with respect to a contract amendment to go to the Board of Trustees on June 17, 2009. Mr. Howald asked to have the Committee and Chancellor provide an update on the Boys and Girls Club. Dr. Currie noted that the item would be discussed in Closed Session on June 17.

#### **9. Golden West College Criminal Justice Building Update**

Ms. Houlihan provided the Committee with renderings on the Math & Science Building in addition to the Criminal Justice building.

On the Math & Science Building, Ms. Houlihan stated that the college had submitted a final project proposal. The District will be required to contribute 30% from the State. The new building would have approximately 100,000 square feet, and would be adjacent to the new Nursing building. Ms. Houlihan noted that the Department of Finance recently approved the project proposal and the budget issues are now being looked at. Ms. Houlihan and Mr. Bryan reported that additional work would be done on the building's design, in terms of balancing square footage and cost.

Ms. Houlihan provided the Committee with a briefing on the Criminal Justice building. She noted that the total cost is \$16 million, with the State providing 60% and the District providing 40%. Ms. Houlihan noted that the college currently does not have the funding. Mr. Patterson asked about the existing Criminal Justice Building. Ms. Houlihan replied that other college programs would be moved into the existing Criminal Justice facilities.

#### **10. Orange Coast College Planetarium Update**

The Foundation had facilitated a feasibility study in January 2009. There is a \$10 million projected cost. There has been a request of students for a leadership gift over the summer. There are other possible perspective donors in the community and the Foundation is going to be looking at them in the next few months.

Mr. Patterson said that he thought there were people who were interested in helping to fund this Planetarium. Mr. Patterson noted that the ASOCC had been asked for \$2 million and expressed concern regarding the request made of the students. Mr. Patterson expressed concern that students felt pressured regarding the issue. Mr. Bennett noted that ASOCC had contributed to previous capital projects. He indicated that private donors want to have the institution itself to have a stake in the initiative before it continues. Mr. Patterson wanted to know how much money the ASOCC take in during a year. Mr. Pagel indicated that students take \$1.8 million each year, with over \$3 million in reserves. Mr. Pagel indicated that the college hears the Board "loud and clear" that the students won't be pressured to contribute. Mr. Patterson thanked Mr. Pagel and indicated that Trustees should consider a policy on this matter. Mr. Patterson noted that students may need guidance on what is reasonable, and that not all of the students may want a Planetarium. Mr. Howald commented that he would not be in favor of a policy that would give firm rules. From his own experience in fund raising, the public as a whole would like to know that the users of the District's institutions are doing something toward the project in terms of institutional support. He has no opposition to our Foundation directors going to groups and asking them for funds that benefit

students. Mr. Howald noted that the Child Development Centers and other projects are not restrictive and have a broad range of uses and purposes. He noted that perhaps \$2 million is a large gift, but it is important that the community know the college has contributed to the project.

Dr. Currie commented on the “asking” part of this matter, and noted that the Associated Students receive many requests, and it may not be good to prevent a department from asking the students. The issue is of “how” to ask, and then once you have done the asking, what are the pressures applied to the students. Dr. Currie commented that the student governments have fiduciary responsibilities to go through training so that they can allocate and assign funds. She also commented that students may not agree with decisions that the administration makes, and that advisors should guide and counsel students on these matters. Dr. Currie noted that the sum of \$2 million deserves more serious consideration. Additionally, if the funds sit in a Foundation account, there are problems with that arrangement. If the Associated Students’ funds are taken and placed into an account, and sit in an account for a number of years, it is problematic. Mr. Brahmhatt noted that this had not been applied to previous projects. Students would reimburse on these projects: they make a commitment, they don’t contribute up front.

Mr. Brahmhatt noted that the project is in a “moving state” and has not been finalized. Mr. Howald added that students could make a pledge to the Foundation. Mr. Howald noted that all students are not young and inexperienced.

Lynne Riddle, student at OCC, commented that there has been tension concerning this issue. Students don’t wish to see tension and it should be defused. She confirmed that students do feel pressured. She stated that the request came from the Foundation. It did not come from the Administration, and students may not be able to distinguish between the entities. The perception, among the students, is when there are a series of staff coming in with an idea about something that would benefit the college; it is very difficult to ask the questions that need to be asked. Ms. Riddle is interested, as an educator and student, about the students’ education. She emphasized the importance of fiduciary duty, and that students wish to serve the community. Students need, and can benefit from due diligence on every single request that comes with respect to the money that is held in trust by the ASOCC.

Ms. Riddle further commented that the ASOCC has an average age of approximately 26 years old. She noted that students are sophisticated, but there are other students that are more dependent. Lastly, she noted that she had been enormously moved by the State’s budget challenges. She noted that proposed allocations for student expenses would be over \$2 million, and that the student budgets should relate more closely to the annual appropriation. Ms. Riddle noted that she has proposed the idea of having bylaws pertaining student funds. Mr. Howald commented that he would ask students to conduct their due diligence and if they wish to spend money for other projects beside the Planetarium, they should be able to. He said that he has a lot of confidence in the ability of students to look those decisions, as opposed to Trustees reviewing those types of issues. Ms. Riddle noted that students who come in may not have competencies in financial areas. Mr. Patterson noted that he sees three issues in terms of student financial matters. He noted that students should make most of the decisions freely in most of these cases, and that this provides a great educational opportunity for students. Students should have tools and training to manage these issues. Secondly, he felt that there needed to be leadership. What the Foundations and the students do reflects on the entire organization. Mr. Patterson noted that there is a need for a Board policy, to pull something together that makes sense and which provides guidance. Mr. Howald suggested that Mr. Patterson also include the Foundation directors in his discussions. Mr. Patterson concurred and noted that the new policy would have a full vetting.

Mr. Patterson noted that the third issue is that if the college goes forward with a Planetarium, there should be a core group that really wants to have it on the campus, and not to have the project started for the students.

**11. Set Future Meeting Dates**

The Committee set July 22, 2009 at 2:00 p.m. for the next Land Development Committee Meeting.

**12. Adjourn**

It was moved by Mr. Patterson and seconded by Mr. Howald to adjourn the meeting.

There being no further business, the meeting was adjourned by Chair Howald at 3:34 p.m.

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Secretary of the Board of Trustees