
LAND DEVELOPMENT COMMITTEE MEETING MINUTES

**Coast Community College District
Special Meeting of the Land Development Committee**

Date: September 28, 2009 10:00 a.m.

Board of Trustees Office Conference Room

1370 Adams Avenue, Costa Mesa, CA 92626

- 1. Call to Order** - The meeting was called to order at 10:00 a.m.
 - 2. In Attendance** - Chair Walt Howald; Trustee Jerry Patterson; Interim Chancellor Dr. Currie; Orange Coast College Interim President Denise Whittaker; Orange Coast College Dean Kevin Ballinger; Golden West College President Wes Bryan; Coastline Community College Vice President of Administrative Services Kevin McElroy; Golden West College Vice President of Administrative Services Janet Houlihan, Orange Coast College Foundation Director Doug Bennett; Orange Coast College Marine Program Director Brad Avery; Administrative Fiscal Affairs Director Kim Allen; Environmental Health & Safety Specialist Jerry Marchbank; District Student Council Representative Kris Cutting; Coastline Community College Acting President Vangie Meneses; Orange Coast College Vice President of Administrative Services Richard Pagel; and Secretary of the Board of Trustees, Christian Teeter
 - 3. Opportunity for Public Comment**

There were no requests to address the Committee during Public Comment.
 - 4. Approval of Minutes - Regular and Special Meetings of July 22, 2009**

The Committee reviewed the Special and Regular minutes of July 22, 2009. It was moved by Mr. Patterson and seconded by Mr. Howald to approve the Regular and Special meeting minutes of the July 22 Land Development Committee meetings. The Committee approved the minutes.
 - 5. Newport Center Update – Coastline Community College**

Mr. McElroy provided the committee with a model of the Newport Learning Center, Coastline Community College and provided the committee with an oral timeline of the various stages of the center's architectural progress. Mr. McElroy updated the Committee on the continued progress of the college's activities with the City of Newport Beach.

Mr. Howald asked if the Banning Ranch officials had seen the renditions of the building. Mr. McElroy indicated that they would be briefed and will also inform the City of Newport Beach of the plans.

Trustees asked about the questions concerning 15th Street improvements, and curbs. Mr. McElroy indicated that the District would have no financial responsibility for those
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issues, and that they would be the responsibility of the developer. Mr. Patterson suggested that Mr. McElroy write a letter confirming the status of these issues to the appropriate parties.

Mr. Howald asked if this matter had passed through any committees. Mr. McElroy noted that the building proposal had worked through a Coastline Design Committee. From a design concept, Mr. McElroy indicated that various suggestions came forward to be reviewed by the college and community members.

Concerning the additional purchase of property near the Newport Beach Learning Center, Mr. McElroy provided the committee with an update and the status of the negotiations to purchase the property. Mr. Patterson asked if a Closed Session would need to be held by the Board to discuss this item. Mr. Howald reminded staff of the possibility of acquiring this additional parcel.

Mr. Patterson requested a Closed Session to be held concerning the additional parcel.

Mr. Patterson asked if it was possible to walk into Banning Park. Dr. Currie noted that the parcel was currently open to the building site.

6. Newport Beach Land Acquisition Update – Orange Coast College

Mr. Pagel provided the Committee with photos of the Sailing Center site in Newport Beach.

Mr. Avery provided the committee with an update of the Sailing Center purchase. He stated that the property would be 300 feet behind the current facility, across the street and that the property is close to a park and has an ocean view.

Mr. Avery commented that the parcel is five lots in size, and was looked at 15 years ago. The Orange County Sanitation District eventually purchased the property. Over time, the Sanitation District bought the five parcels for \$2.4 million, but only needed to use one parcel. About one year ago, the Board entered into a MOU, where the District agreed to deal with Orange Coast College only, and would arrive at a price when they were done with their project on the one parcel. Mr. Avery commented on the favorable opportunities in the market for purchasing a property now, and suggested that the Board of Trustees set the purchase amount now, as the discussions with the Sanitation District continue. Ms. Whittaker reinforced the importance of arriving at a number, stating that there is a request from staff to move to the next level.

Mr. Howald provided the committee and staff with additional background on the status of the property. He expressed his support for moving forward and solidifying a number as the discussion continued, adding that the market provides the college with an opportunity to possibly negotiate the dollar price downward.

Mr. Howald indicated that there was strong support from the committee to continue this advancement. Mr. Avery noted that there would be support from the community for the purchase. Consistent donors have been contacted, and the college has received \$1,000,000 in contributions so far. Mr. Avery has spoken privately to many community members about it, and much support has been expressed. Mr. Avery noted that the college's Professional Mariner program is increasing in popularity. Currently there is a crew facility, with 120-130 students participating, which creates parking challenges. He noted that the new parcel would double the available parking for the Sailing Center.

Mr. Howald asked how the Sailing Center programs were financed. Mr. Avery indicated that the Professional Mariner program is a partnership. The cost of instruction is paid by the Coast District, and that there are many costs for the operations of the boats. Some can be covered by the District, but the purchase of the boats and maintenance costs are covered through the Orange Coast College Foundation. Mr. Howald asked if the ultimate purchase of the property would be done through the Foundation. Mr. Avery noted that the total development cost would be approximately \$15,000,000 based on informal estimates, and that there would also be a portion paid by the District and Foundation. Mr. Pagel noted that the college had also submitted a proposal to obtain financing from the State of California.

Mr. Patterson asked for a complete package to be brought to the next Land Development Committee meeting, requesting more details on parking, the bridge to cross Pacific Coast Highway, and other factors, in order to provide the committee more information, such that it would be rooted with the committee and promoted to the full Board of Trustees. Mr. Avery noted that the progress would be made on fully defining the project. Ms. Whittaker noted that in spite of other data needed, there would not be a significant amount of time. Mr. Patterson, further asked what kind of dollars would be coming from the District. Ms. Whittaker replied that there would be none, except the Foundation. Ms. Whittaker noted that she was requesting a “go-ahead” – but would like to have the permission to move ahead and begin a more consistent and firm commitment toward the purchase price. Mr. Patterson advised the staff to negotiate, but to not sign any agreements prior to discussing the matter with the Land Development Committee. Ms. Whittaker noted that the land can only be used for public education: there would be a limited amount of interest in who could purchase the property.

Mr. Howald moved to authorize the college to proceed in the discussions/negotiations with the Sanitation District. The motion was seconded by Mr. Patterson. Motion carried with the following vote: Mr. Howald: Aye; Mr. Patterson: Aye

7. Boys & Girls Club - Golden West College

Ms. Houlihan updated the Committee on issues concerning the Boys and Girls Club. The club staff indicated that they had a goal of having the new facility completed within the next year. Boys and Girls Club staff met with Golden West College administrators to discuss the status of the current contract. Ms. Houlihan noted that some adjustments were discussed and that a Board item requesting authorization for changes would be forthcoming. Ms. Houlihan reported that the Division of State Architects was also reviewing the building proposal. Mr. Howald confirmed that the project was proposed to the DSA approximately 18 months ago.

Mr. Howald requested an update on this item at the November 10 meeting.

8. Orange Coast College Planetarium

Mr. Pagel noted that there was not much update on the Planetarium. Mr. Bennett provided the Committee with an update on the gifts and pledges made to the planetarium at this time. Mr. Patterson asked about the students' input. Mr. Cutting commented that a student subcommittee was reviewing the matter, and that the group would meet in the near future to review and discuss it. Mr. Cutting noted that the subcommittee had met with Mr. Pagel to discuss the project. He reported that students had done a significant amount of research on the issue and were discussing to what extent they would support the project, but given the current economics in mind, could the students afford to contribute, and if so, what would be their contribution? Mr. Patterson asked Mr. Pagel to provide information on this matter at the November 10

meeting. Mr. Patterson noted that he had received varying information on the funds in consideration for this project. He indicated he and would like to know, and that the students would also want to know how much funds are available from students. Mr. Cutting noted that the budget consists of student fees and the student bookstore. Mr. Bennett noted that previous donation requests are now off the table, and that issue is in the students' hands now in terms of how much to contribute. Mr. Howald asked for an estimate of the cost of the planetarium. Ms. Whittaker noted that the cost would be approximately \$7 to \$10 million.

9. Orange Coast College Student Center Update

Mr. Pagel noted that this project had many challenges and that the Division of State Architects' approval has been delayed for three weeks. Pricing issues were also very significant. Mr. Pagel wanted to pull back on this matter, and take the project forward in the Spring. He noted that the timing on this matter is critical, but due to the timing and cost, it may be better to hold on the project, firm up the project with DSA, and put it out to bid in the Spring. Mr. Pagel noted that the college would have to renegotiate with C.W. Driver, on the contract, because of the delay. Ms. Whittaker also noted that delay could be made worse if there is a possible uptick in the economy. Mr. Howald asked if anyone had spoken to C.W. Driver. Mr. Pagel was optimistic about possible discussions. Mr. Cutting noted that the students had allocated \$550,000 to the project, and asked if a delay would come with a request for more money. He added that it was discouraging that the project was delayed. Ms. Whittaker noted that doing the project mid-semester would be disruptive to students, and financially difficult for college revenues.

10. Set Future Meeting Dates

The Committee set November 10, 2009 at 10:00 a.m. for the next Land Development Committee meeting.

Urgent Addition to the Agenda

It was moved by Mr. Patterson and seconded by Mr. Howald to convene the Special Meeting to Closed Session to discuss the following urgent matter that staff was not aware of prior to the publication of the Land Development Committee Agenda for September 10, 2009:

Conference with Real Property Negotiators: (pursuant to Government Code Section 54956.8)

Property: 1535 Monrovia Avenue Costa Mesa, CA
Agency Negotiators: Ding-Jo H. Currie, Interim Chancellor
Negotiating Party: Craig Combs, Growth Capital, LLC

Motion carried with the following vote: Mr. Howald: Aye; Mr. Patterson: Aye

11. Chair Howald convened the meeting to Closed Session at 11:09 a.m. to discuss the following topic:

Conference with Real Property Negotiators: (pursuant to Government Code Section 54956.8)

Property: 1535 Monrovia Avenue Costa Mesa, CA
Agency Negotiators: Ding-Jo H. Currie, Interim Chancellor
Negotiating Party: Craig Combs, Growth Capital, LLC

Chair Howald reconvened the Open Session at 12:21 p.m.

There was no report from Closed Session.

12. Adjourn

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

Motion carried with the following vote: Mr. Howald: Aye; Mr. Patterson: Aye

The meeting was adjourned at 12:22 p.m.

Secretary of the Board of Trustees