
LAND DEVELOPMENT COMMITTEE MINUTES

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

Date: January 15, 2010 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 by Chair Howald at 10:04 a.m.
2. **In Attendance** - Chair Walt Howald; Trustee Jerry Patterson; Chancellor Dr. Currie; Orange Coast College President Dr. Dennis Harkins; Coastline Community College Interim President Dr. Marilyn Brock; 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; Student Trustee Robert Lane; 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 - Special Meeting of November 10, 2009**

On a motion by Mr. Patterson and seconded by Mr. Howald the Committee approved the minutes of the November 10, 2009 Special Meeting.

Motion carried with the following vote:

Aye:	Chair Howald, Mr. Patterson
No:	None
Absent:	None

5. **Discussion of Status of Proposed Sale and Bidding Process of Orange County Fairgrounds**

Dr. Currie provided the Committee with an overview of the bidding process for the Fairgrounds property including the bidders, and Craig Realty who placed the highest bid. She noted a letter would be drafted to the Department of General Services to reject the bid and that there could be legal actions against the State if the sale continues. If the process continues, Dr. Currie stated that the successful bidder would be contacted to discuss the District's relationship to the property. Mr. Bennett provided a copy of a local blog discussing the sale and providing information on Craig Realty. Mr. Howald suggested soliciting an interview with Craig Realty to talk about the parking issues and the issues of Orange Coast College. Dr. Currie suggested an in person meeting with the Land Development Committee members.

6. Boys and Girls Club Update – Golden West College

Ms. Houlihan provided the Committee with an update on the Boys and Girls Club. Architectural drawings have been sent to the Division of State Architects. The college was also working on a contract amendment with the Boys and Girls Club that would be coming to the February 3, 2010 Board meeting. Ms. Houlihan noted that a completion bond had also been discussed concerning the project. Mr. Howald suggested that an outside vendor conduct an assessment of the project, and expressed concern about the variances in cost estimates for the total project. Mr. Howald asked for additional research to be done on the performance bond matter, adding further that Ms. Houlihan contact C.W. Driver and another construction firm to provide an approximate for prevailing wage and a non-prevailing wage estimate for the first two phases of the project. Mr. Patterson advised Ms. Houlihan to express interest in the performance bond option. The Committee members discussed the possibility of the District purchasing its own performance bond to ensure that the project can be completed.

7. Orange Coast College Maritime Training Center – Review and Discussion of Purchase Price

a. Possible Meeting with County Supervisor

Mr. Pagel and Mr. Bennett noted that discussions had occurred with the Orange County Sanitation District. Mr. Pagel added that the zero dollar amount that the District originally wanted would not work out. Mr. Patterson asked for the Sanitation District's law firm to be identified. The Committee also asked for more information on the organization of the Sanitation District.

8. Coastline Community College Newport Learning Center

a. Property Purchase Update

Mr. McElroy provided a brief update on the Newport Learning Center. Committee members reviewed the parcels of the property in an attached drawing. Mr. Howald suggested that notice be given as soon as possible for the site demolition being planned at the Newport Learning Center. Mr. Howald suggested that a sign be placed at the location, stating what the project is, the proposed operation date, and all other pertinent information.

9. Set Future Meeting Dates

The Committee set the next meeting of the Land Development Committee for February 17, 2010 at 10:00 a.m.

10. Adjourn

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

Motion carried with the following vote:

Aye: Chair Howald, Mr. Patterson
No: None
Absent: None

There being no further business, the meeting was adjourned by Chair Howald at 11:16 a.m.

Secretary of the Board of Trustees