
LAND DEVELOPMENT COMMITTEE MINUTES

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

Date: February 17, 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 10:02 a.m.
- 2. In Attendance** - Chair Walt Howald; Trustee Jerry Patterson; Chancellor Dr. Currie; Vice Chancellor of Administrative Services C.M. Brahmhatt; Orange Coast College Vice President of Administrative Services Richard Pagel; 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 Marine Program Director Brad Avery; Boys and Girls Club of Huntington Valley Representatives Bob Hoxsie, Tanya Hoxsie, and John Rich; and Secretary of the Board of Trustees Dr. 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 January 15, 2010

It was moved by Mr. Patterson and seconded by Mr. Howald to approve the Special Meeting Minutes of January 15, 2010.

Motion carried with the following vote:

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

5. Discussion of Status of Sale of the Orange County Fairgrounds

Dr. Currie informed the committee that she had a productive meeting with the successful bidder for the Fairgrounds. She also discussed pending legislation in Sacramento, AB 1790, and Mr. Howald requested an update on the status of this bill. Dr. Currie also mentioned that the City of Costa Mesa had prepared a ballot item concerning the Fairgrounds.

6. Discussion of Orange Coast College Maritime Training Center

a. Organization of Orange County Sanitation District and Identification of the District's Law Firm

Mr. Pagel provided the Committee with an organizational background on the Orange County Sanitation District and noted that the Sanitation District uses an internal general counsel. The Committee reviewed the membership roster of the Sanitation District, and staff answered committee members' questions concerning the organization of the Sanitation District. Mr. Howald requested some talking points for upcoming meetings with Sanitation District staff concerning the Maritime Center. Mr. Avery agreed to provide the Committee with this information.

Mr. Avery invited Trustees to the Sailing and Rowing Facility Opening//Dedication on February 25 at 3:00 p.m.

7. Boys and Girls Club Update – Golden West College

Committee members discussed various matters concerning the Boys and Girls Club project at Golden West College. Mr. Patterson suggested the possibility of "Paragraph 6" being deleted in the proposed agreement with the Boys and Girls Club. Ms. Hoxsie of the Boys and Girls Club provided an update to the Committee on the project, indicating her commitment and enthusiasm to dealing with this project. She noted that Section #6 in the proposed contract would not be something that the Club could agree to. Ms. Hoxsie indicated that they hoped to break ground in March, assuming the Board would agree to the contract without Section #6 included. Committee members, staff, and representatives of the Boys and Girls Club discussed performance bond details for the project. Mr. Patterson discussed the possibility that the proposed contract could be approved by the Board with Section #6 deleted. This would also add to the language "to the satisfaction of the landlord at \$3.5 million for Phase 1". Additionally, Mr. Patterson noted the language would state that if the bond is in excess of \$3.5 million, the District would pay the difference.

On a motion by Trustee Patterson and seconded by Trustee Howald, the Committee voted to recommend to the Board of Trustees that the contract with the Boys and Girls Club of Huntington Valley be approved with the deletion of Section #6 and the addition of language: **"Pursuant to Section 8.3 of the Work Letter (Exhibit 'B' to the Lease), Landlord hereby exercises its discretion to require Tenant to obtain a lien bond for all Phases and for Phase I a completion bond in the amount of \$3.5 million, or another amount satisfactory to the Landlord, and for Phases II and III, a completion bond in an amount sufficient, as determined by Landlord, to ensure the completion of these Phases of construction, naming Landlord as co-obligee, and to have such bonds in place prior to commencement of construction of each Phase."**

Motion carried with the following vote:

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

8. Coastline Community College Newport Learning Center

a. Property Purchase Update

Mr. McElroy provided the Committee with an update on the progress of the Newport Learning Center project. The update is attached as part of the public record. Mr. Howald suggested that a sign and press release be prepared, in conjunction with Newport and Costa Mesa City Councils, concerning Habitat for Humanity's involvement in the Newport Beach Learning Center.

9. Report on Status of Measure C Projects

Mr. Brahmbhatt provided the Committee with a report on the status of Measure C projects within the Coast Community College District. The Vice Presidents of Administrative Services at each college provided further updates to the Committee on specific Measure C projects. A copy of the status reports is attached as part of the public record. Committee members discussed these projects in the context of the District's "Vision 2020" program. Mr. Patterson noted that the Measure C Committee needs to see a clear picture of what happened with all funds, showing which projects are part of Measure C, and which are funded outside of Measure C. He noted that the Measure C Committee also needs a better understanding as to how the District has maximized the use of those funds. Mr. Howald requested Mr. Brahmbhatt to return this item to the next Land Committee meeting so the data in the report could be reformatted in a more user-friendly way, leading up to discussions for a future general obligation bond campaign.

10. Update on IPP and FPP Project Proposals – GWC and OCC

Mr. Brahmbhatt provided the Committee with documentation and plans for Initial Project Proposals and Final Project Proposals for both Orange Coast and Golden West Colleges. Mr. Brahmbhatt noted that a business math and computer center at Orange Coast College, and a language arts center at Golden West College, are proposed. Mr. Brahmbhatt provided additional information to the committee on these projects. He noted that funding would be available as early by 2012-2013 and that the buildings would be occupied by 2015-2016. He noted that IPP's for these items had been approved, and that the State was waiting for the FPP's, which would be due on July 1, 2010.

On a motion by Trustee Howald and seconded by Mr. Patterson it was recommended that additional information on the IPP and FPP programs be presented to the Board.

Motion carried with the following vote:

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

11. Adjourn

The next Land Development Committee Meeting was set for March 23, 2010 at 10:00 a.m.

It was moved by Mr. Patterson and seconded by Mr. Howald 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 12:04 p.m.

Secretary of the Board of Trustees