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# LAND DEVELOPMENT COMMITTEE MINUTES

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

**Date: March 23, 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. Brahmbhatt; Orange Coast College President Dr. Dennis Harkins; Golden West College President Wes Bryan; Orange Coast College Vice President of Administrative Services Richard Pagel; Coastline Community College Interim President Dr. Marilyn Brock; Golden West College Vice President of Administrative Services Janet Houlihan; Orange Coast College Foundation Director Doug Bennett; Coastline Community College Guest Michele Ma; 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 February 17, 2010**

It was moved by Mr. Patterson and seconded by Mr. Howald to approve the Special Meeting Minutes of February 17, 2010.

Motion carried with the following vote:

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

**5. Update on the Status of AB 1790**

Mr. Patterson provided a brief update on the status of AB 1790. He described a meeting that he and Dr. Currie had with Supervisor Janet Nguyen. Mr. Patterson noted the political issues surrounding the Orange County Fairgrounds. Mr. Patterson commented on the March 16, 2010 Lobby Day, and meetings that were held with legislators in Sacramento. Some of the meetings that day dealt with the Orange County Fairgrounds matter. Since that day, Mr. Patterson noted that the bids for the Fairgrounds have been rejected by the Governor – with a preference to keep the property in the public sector, with a requirement of \$96 million to the state for the fairgrounds. Mr. Patterson noted that a meeting was pending with County Executive Officer Thomas G. Mauk to discuss a possible joint powers authority agreement between the County, District, and City of Costa Mesa.

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Mr. Pagel discussed the possible building of a parking facility on the Orange Coast College campus for which the cost would range from \$40 to \$55 million.

Dr. Currie discussed the possibility of the District becoming a partner with the Orange County Fairgrounds and noted that the discussions with the Fairgrounds' representatives are in early stages. Mr. Howald requested that this update be repeated at the next Land Development Committee meeting, at the end of the meeting agenda. Mr. Howald also requested that Mr. Beasley, of the Orange County Fairgrounds staff, be invited to the next meeting.

**6. Review and Discussion of Talking Points with Orange County Sanitation District Staff**

Mr. Bennett reported that there have been no new discussions with anyone from the Sanitation District since the last Land Development Committee meeting, therefore there was no update to report. Mr. Pagel added that a Memorandum of Understanding is in place with the Sanitation District. Mr. Patterson commented that now is the time to have some numbers fixed, because prices are low. Mr. Howald noted that staff had addressed that matter with someone at the Sanitation District, but that there was no interest in pursuing the issue further. Mr. Patterson indicated that he and Mr. Howald know someone on that Board – and there could be an opportunity to sound them out on the property issues at the Sailing Center. Mr. Patterson expressed interest in knowing talking points for the reasons why their staff was telling the District that it was not ready to discuss the issues between the two organizations. Mr. Pagel offered to bring up talking points in case there is further discussion. Mr. Brahmbhatt referred the Committee members back to the MOU between the two organizations to provide further information on price issues. Mr. Patterson asked for the talking points and indicated that dialogue should commence between the two governing boards. Mr. Howald requested that this item be brought back to the next agenda of the Land Development Committee.

**7. Review and Discussion of Status of Completion Bond, Contract Amendment with the Boys and Girls Club – Golden West College**

Ms. Houlihan provided an update to the Committee on the Boys and Girls Club issues. She requested that the Risk Services Department work with the Club on the bonding issues from the contract amendment that was recently approved. Ms. Houlihan added that the meetings with the Boys and Girls Club have been positive, productive and that the Phase I process is set to commence. The Phase II area is in the planning stages and discussions are underway for submission to the Division of State Architects. Mr. Howald expressed his continued interest in the payment bond and performance bond. Ms. Houlihan noted that work was underway to obtain the bonds that the Board of Trustees has requested.

Mr. Howald indicated that he would appreciate input from Bill Kerwin, Risk Services Manager, on the status of the bonds, for the next Land Development Committee meeting. Mr. Howald also requested to have the bonds reviewed by the District General Counsel. Mr. Patterson asked Ms. Houlihan to provide information on who the Boys and Girls Club had hired as a contractor at the next Land Development Committee meeting.

**8. Discussion of Press Release with Newport Beach and Costa Mesa City Councils concerning Habitat for Humanity's Involvement in the Newport Beach Learning Center**

Ms. Sutliff-Ma provided an update to the Committee on the collaboration with Habitat for Humanity, noting that the Board would review the item at its April 7, 2010 meeting. Ms.

Sutliff-Ma provided an overview of the media efforts that would be made in tandem with the collaboration of Habitat for Humanity. Further, Ms. Sutliff-Ma invited the Committee to attend functions related to this collaboration. Mr. Howald suggested that staff follow up with the Fire Department and Police SWAT teams to ensure their participation in the works with Habitat for Humanity. Mr. Patterson thanked Ms. Sutliff-Ma for her participation and noted what a great press opportunity this program is. Mr. Patterson suggested that the press releases also include a reference to education.

**9. Discussion of Report/Press Release Concerning Newport Beach Police and Fire Departments Demolition of Existing Facility, Newport Beach Learning Center**

Ms. Sutliff-Ma provided the Committee with a copy of the press release concerning the demolition of the existing facilities on the Newport Learning Center site and noted the limitations of the press release options given the police department's role in the matter. She added that there was coverage in the Daily Pilot and another local publication. Mr. Howald requested that the Committee and Chancellor have advance information on future events concerning the property. Mr. Howald also requested to receive information concerning the Newport Beach Fire Department's public information officer. Mr. Howald suggested that Ms. Sutliff-Ma speak to Lynn White, a long time captain with the Newport Beach Fire Department. Dr. Brock reported that the property would be fully cleared by the end of the summer and recommended to the Committee that an easement proposal discussion be placed on the agenda of the next Land Development Committee. Mr. Howald concurred with Dr. Brock's recommendation.

**10. Review and Discussion of Report on Status of Measure C Projects**

Dr. Currie noted that the report format for the Measure C projects is in process and is pending. Dr. Currie added that the Measure C Citizens Oversight Committee provided a commendation of Vice Chancellor Brahmhatt for his fiscal and project management contributions for the Measure C project. Mr. Howald suggested that the District express appreciation to the Measure C Committee members for their efforts, usage of funds and transparency.

**11. Set Future Meetings**

The Committee set the next meeting for April 28, 2010 at 10:00 a.m.

**12. Adjourn**

There being no further business, 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 11:16 a.m.

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Secretary of the Board of Trustees