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# LAND DEVELOPMENT COMMITTEE MINUTES

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Coast Community College District

Special Meeting of the Land Development Committee

Date: April 28, 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 10:05 a.m.

2. **Roll Call**

Trustees Present: Walter Howald and Jerry Patterson

Trustees Absent: None

**Staff In Attendance** - 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; 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; Ninaz Shadman; President & CEO, OC Fair and Event Center Dr. Steven Beazley and Staff Assistant Tracey Sanders

3. **Opportunity for Public Comment**

There were no requests to address the Committee during Public Comment.

4. **Approval of Minutes - Special Meeting of March 23, 2010**

It was moved by Mr. Patterson and seconded by Mr. Howald to approve the Special Meeting Minutes of March 23, 2010.

Motion carried with the following vote:

Aye: Chair Howald, Mr. Patterson

No: None

Absent: None

5. **Update on the Status of AB 1790 / Costa Mesa Offer on Fairgrounds**

Dr. Steven Beazley, President & CEO, OC Fair and Event Center offered his assistance in answering any questions the Committee had regarding the Fairgrounds knowing that the issue is part of Orange Coast College's strategic planning. Dr. Beazley reported that the City of Costa Mesa did offer a bid of \$96 million for the Fairgrounds but what was missing in the offer was the presence of partnerships. He added that the \$96 million would not have come from taxpayer dollars but when a note for \$96 million is signed, the source of funding needed to be clearly stated and the state wanted to know what the

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plan for payment was. Mr. Beazley added that the city of Costa Mesa had pulled back a bit in pursuing the Fairgrounds until Governor Schwarzenegger leaves office.

Mr. Patterson asked Dr. Beazley who he was speaking for or on behalf of. Mr. Patterson added that, to his knowledge, the Fair Board is appointed by Mr. Schwarzenegger and if the Fairgrounds are sold, the Fair Board would be dissolved. Dr. Beazley replied that yes, if the Fairgrounds were sold the Board would be dormant, but the goal of the Board is preservation of the Fair & Event center at any cost. He added that the Fair Board has no financial gain and since the City of Costa Mesa also seeks preservation, they are willing to help in any way they can.

**a. Contingency Plans for Orange Coast College**

Mr. Howald stated that it is the District's intention to make sure the students are served and that they have a place to park and is hopeful that Orange Coast College will continue its efforts in pursuing the Fairgrounds. Dr. Beazley added that he is available to help in any way.

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

Mr. Brad Avery reported to the Committee that he met with Mr. Martin Dicks of the Costa Mesa Sanitation Department who is in charge of the construction project and he indicated that they are willing to enter into an agreement 180 days after the completion of the pump station which will be completed January 1, 2011. Mr. Avery added that by September 1, 2011 the testing will be complete and the project will be able to proceed.

Mr. Avery suggested negotiations start in January 2011 and the deadline for purchase is May 1, 2011. He stated that this is a sign of goodwill on behalf of the Sanitation District that they are willing to begin negotiations in January, and allow the District to purchase the property giving the Sanitation District easement rights to finish their testing in September 2011.

Mr. Patterson noted that this is a good time to purchase and this should be developed as a win-win situation for both parties. We won't need control of the property initially, just title of ownership for Bond requirements.

Mr. Howald indicated that we need to be proactive now and start working on all the details such as Bond requirements, appraisals, and contingencies, adding that we can only get one Bond project through the Capitol per year and we need to be prepared.

**7. Discussion of Newport Learning Center Easement Proposal**

Mr. McElroy informed the Committee that the City adopted our resolution to approve the updated parcel map and he will be filing the paperwork. Mr. Patterson asked if the two properties are now considered one and Mr. McElroy said they are. Mr. McElroy reported that the next step will be to complete the design development by May and we will submit the plans in June.

**a. Status of Development & Timeline**

Mr. Howald asked Mr. McElroy to provide the Committee with an update of the development and timelines for summer and the remainder of the year at the May Land Development Committee meeting.

**8. Follow-up Items from the March 23, 2010 Committee Meeting**

**a. Bill Kerwin, Risk Services Manager, to provide a status report of the bonds**

Ms. Janet Houlihan reported that legal counsel has given approval to move forward with the Bond requirements.

**b. Ms. Houlihan to provide the Committee with information on the contractor hired for the Boys & Girls Club plus Timeline**

Ms. Houlihan reported that construction has begun on the Boys & Girls Club and that a landscape architect has been hired, adding that they are trying to save or replant some of the existing plants and trees and that some of the irrigation will have to be replaced. Ms. Houlihan further reported that a Boys & Girls Club Kick-Off Event will take place on June 10, 2011.

**9. Current Development Issues on the Orange Coast College Campus**

Mr. Rich Pagel reported to the Committee that an enormous amount of planning is taking place at the campus and provided the Committee with a listing of current and future projects. Dr. Harkins noted the need for high quality and affordable housing for staff and faculty and suggested the OC Fairgrounds would be an ideal location. Dr. Harkins suggested a feasibility study be conducted. Mr. Howald informed Dr. Harkins that there have been studies done in the past. Mr. Brahmhatt added that we are #2 in California with offerings to International Students and the District could collect non-resident housing fees if the District offered student housing.

**10. Set Future Meetings**

The Committee set the next meeting for May 25, 2010 at 9:00 a.m.

**11. 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

The meeting was adjourned by Chair Howald at 11:46 a.m.

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Secretary of the Board of Trustees