
LAND DEVELOPMENT COMMITTEE MINUTES

Coast Community College District
Special Meeting of the Land Development Committee

Date: May 25, 2010 9:00 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 9:10 a.m.

2. **Roll Call**

Trustees Present: Chair Howald and Mr. Patterson

Trustees Absent: None

In Attendance - Chancellor Dr. Ding-Jo Currie; Vice Chancellor of Administrative Services C.M. Brahmhatt; 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; 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 April 28, 2010**

It was moved by Mr. Patterson and seconded by Mr. Howald to approve the Special Meeting Minutes of April 28, 2010.

Motion carried with the following vote:

Aye: Chair Howald, Mr. Patterson

No: None

Absent: None

5. **Follow-up Items from the April 28, 2010 Committee Meeting**

a. **Newport Learning Center**

1. **Status of Development & Timeline for Summer and Remainder of Year**

2. **Presentation of Design and Development Plans**

Kevin McElroy provided the Committee with a handout containing a design of the Newport Learning Center and a timeline for construction. He indicated that the construction will begin in January 2011 with a completion date of July 2012. Trustee Howald asked if the project was over budget and if so, how much? Mr. McElroy reported that the estimate was 25% over budget but the estimate included many decorative extras that will not be included in the project.

Mr. McElroy reported that the Photovoltaic system will cost approximately \$1 million which would give us a Platinum rating. Without this, we would receive a Silver or Gold. Trustee Howald requested that the Committee receive a breakdown of the percentage of cost for the Photovoltaic expenses for the project. C.M. Brahmbhatt reported that currently the cost is 3% of the total project cost.

Trustee Howald asked Mr. McElroy to provide a breakdown of the "green" technology (Photovoltaic) costs, including estimates, potential payback of electrical energy savings and grant opportunities to fund the project as well as the cost difference between the Gold and Platinum ratings for the Newport Learning Center.

6. Report on Fairgrounds / City of Costa Mesa? Orange Coast College Alternatives?

Dr. Currie reported that Trustee Hornbuckle was asked to serve on the Orange County Fairgrounds Task Force and that Ms. Hornbuckle was going to contact City Manager Allan Roeder to let him know that is the Districts' intent to be a partner. Trustee Patterson was concerned that there may be a conflict if Trustee Hornbuckle was asked to serve as a "City" representative or as a representative of the Coast Community College District. Dr. Currie stated that she would invite Trustee Hornbuckle to the next Land Development Committee meeting.

7. Surplus Land, If Any? Proposed New Developments, If Any?

Trustee Patterson noted that the Committee should not use the term "Surplus Land" as that would indicate it's not of any use and perhaps it should be called undeveloped or uncommitted land.

Trustee Howald indicated that the Committee needs to discuss short-term and long-term alternatives to generate revenue from the land. Trustee Howald requested that an agenda item be added to the next Committee meeting to address short-term suggestions to generate revenue from uncommitted land.

8. Discussion of Orange Coast College Bookstore and Food Service Facilities

Trustee Howald asked Dr. Harkins about the \$700,000 needed for Bookstore improvements that were mentioned in Mr. Kudlik's report at the May 19, 2010 Board Meeting. Dr. Harkins reported that the figure is for various capital improvements that have already been approved and that the Associated Students approved contributing \$160,000 for roof and air conditioning improvements. Trustee Patterson reported that given comments that were made at the May 19th meeting, there seems to be some confusion as to ownership of the Bookstore. The college owns the Bookstore and asking the Associated Students to pay for improvements may imply they have ownership.

Trustee Howald requested the next agenda for the Land Development Committee meeting contain an item to redefine how resources/revenues of the OCC Bookstore and Food Service Facilities are to be allocated.

In addition, Trustee Howald requested another item on the next agenda to develop rules or principles of allocating auxiliary funds/accounts. (Per discussion this item was referred to the next meeting of the Budget Committee)

9. Set Future Meetings

The Committee set the next meeting for July 22, 2010 at 10:00 a.m.

10. 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 11:03 a.m.

Secretary of the Board of Trustees