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# LAND DEVELOPMENT COMMITTEE MINUTES

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Coast Community College District  
Special Meeting of the Land Development Committee

Date: September 18, 2012 at 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 Patterson at 9:06 a.m.

2. **Roll Call**

Trustees Present: Chair Patterson and Trustee. Grant  
Trustees Absent: None

**In Attendance** - Vice Chancellor of Administrative Services, W. Andrew Dunn; Orange Coast College President, Dr. Dennis Harkins; Orange Coast College Vice President of Administrative Services, Dr. Richard Pagel; Orange Coast College Foundation Director, Doug Bennett; Golden West College Vice President of Administration, Janet Houlihan; Senior Director of Facilities, Planning, and Construction, Jerry Marchbank; Julie Frazier-Mathews, Board Secretary; Coastline Vice President of Administrative Services, Christine Nguyen; TBP Architecture Representative, Julie Barrett, and Chancellor, Dr. Andrew Jones.

3. **Opportunity For Public Comment**

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

4. **Approval of Minutes - Special Meeting of July 17, 2012**

It was moved by Trustee Grant and seconded by Trustee Patterson to approve the Special Meeting Minutes of July 17, 2012.

Motion carried with the following vote:

Aye: Chair Patterson, Trustee Grant  
No: None  
Absent: None

5. **Update on Naming Opportunities at District Facilities**

Item # 5 Update on Naming Opportunities at District Facilities was taken off the September 18, 2012 Land Development Committee Agenda by Chair Patterson.

6. **Brief Update on Entrepreneurial Opportunities**

Mr. Dunn reported that the Project with PPV has just started to unfold and indicated that a more thorough update would be provided in March, when the project is further developed.

Mr. Marchbank provided the members of the Land Development Committee with an update on entrepreneurial activities at Orange Coast College. He shared that the District

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has met with PPV and the City of Costa Mesa, and the City of Costa Mesa has allowed the District to take ownership of the Environmental Impact Report. Mr. Marchbank further shared that the District has also met with Cambridge West regarding potential changes to the Master Plan.

Dr. Pagel informed the members of the Land Development Committee that the students of Orange Coast College have formed a task force to address the issue of the relocation/expansion of the Orange Coast College Recycling Center.

Trustee Patterson emphasized the importance of keeping the recycling center in a visible location.

Dr. Pagel shared that Orange Coast College will conduct a survey on student housing in October 2012. He further shared that Orange Coast College is meeting with the Orange County Fairgrounds to discuss whether they will build a parking structure.

Jerry Marchbank added that the Master Plan calls for one large parking structure, but that Coast is looking at alternatives, such as building several small structures.

Trustee Patterson asked how much power is being generated by solar energy at the District parking site. Jerry Marchbank answered that about 30% of the District's power is being generated by solar energy. This, he said, saves the District an average of 7-9 thousand dollars in the summer months and slightly less in the winter months.

Ms. Houlihan gave the members of the Land Development Committee an update on entrepreneurial activities at Golden West College. She shared that PPV met with the City of Huntington Beach to discuss the property on Gothard and Edinger.

The Land Development Committee discussed mixed use opportunities for potential housing structures.

## **7. Update on Project Management and Delivery Strategies**

Mr. Dunn provided the Land Development Committee with an update on project management and delivery strategies.

Mr. Dunn shared that General Counsel has completed an outline of all the legally permissible delivery models for the California Community College System. The next step, he shared, is a comprehensive review of the models successfully employed by different districts and suggested that this item be brought back to the next meeting to have a more meaningful conversation on the topic.

Mr. Dunn advised that the multi-prime model used by the District has been a successful model.

Trustee Patterson requested that the Land Development Committee be updated on the the various delivery models and that the group discuss the projects at Orange Coast College and Golden West College at the next meeting of the Land Development Committee.

## **8. Bond Measure Report**

Mr. Dunn reminded the Committee that Election Day is on November 6, 2012.

Mr. Marchbank informed the group that Bond Counsel had provided the District with training on what is acceptable for the management team to discuss regarding the Bond Measure. Mr. Marchbank shared that some of the permissible topics included: discussion on facts, benefits and costs, and projects.

Dr. Pagel offered to provide an update on the Orange Coast College Sailing Center at the next meeting of the Land Development Committee.

Trustee Patterson asked that Dr. Jones gather information regarding Cambridge West and their corporate structure.

**9. Report on Facilities Management Group Study**

Mr. Dunn advised that PPV return to the Land Development Committee at a future meeting.

**10. Set Future Meeting Dates**

The next meeting of the Land Development will take place on November 8, 2012 at 9:00 a.m.

**11. Adjourn**

There being no further business, it was moved by Trustee Grant and seconded by Trustee Patterson to adjourn the meeting.

Motion carried with the following vote:

Aye:	Chair Patterson, Trustee Grant
No:	None
Absent:	None

The meeting was adjourned by Chair Patterson at 9:51 a.m.

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Secretary of the Board of Trustees