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# LAND DEVELOPMENT COMMITTEE MINUTES

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Coast Community College District

Special Meeting of the Land Development Committee

Date: November 8, 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 9:05 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, Dennis Harkins; Orange Coast College Vice President of Administrative Services, Dr. Richard Pagel; Golden West College Vice President of Administration, Janet Houlihan; Senior Director of Facilities, Planning, and Construction, Jerry Marchbank; Board Secretary, Julie Frazier-Mathews; Orange Coast College Marine Program Director, Brad Avery; Orange Coast College Recycling Center Coordinator, Mike Carey; Orange Coast College Student, Josh Stone; Public Private Ventures Project Principal, John Gunn; Public Private Ventures AIA, AICP, Principal, Donald Brackenbush; Public Private Ventures Associate, Tim Sales; Public Private Ventures President, Jim Goodell; Orange Coast College Associated Students Representative, Sol W. Courtney, and TBP Architecture Representative, Julie Barrett.

3. **Opportunity For Public Comment**

Mr. Stone invited the Land Development Committee and Board of Trustees to attend the Orange Coast College Veterans Day Ceremony.

4. **Approval of Minutes – September 18, 2012**

It was moved by Trustee Grant and seconded by Trustee Patterson to approve the Special Meeting Minutes of September 18, 2012.

Motion carried with the following vote:

Aye: Chair Patterson, Trustee Grant

No: None

Absent: None

5. **Status Report on Facilities Management Public Private Ventures Group Study**

Item # 7 on the Agenda was addressed at this time.

Mr. Goodell walked the members of the Land Development Committee through the presentation "Revenue Enhancement Program Phase 1 Interim Report." Topics included: objective, progress, market overview of apartments, market overview of student housing, market overview of senior housing, enterprise opportunities, Orange Coast College facilities master plan, Orange Coast College opportunity areas, parcels 1-

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4, recommended next steps, and major findings. The Committee discussed the pros and cons of the proposed uses for identified campus properties. Mr. Goodell advised that the next step for the District is to initiate the disposition for Parcel 1.

It was moved by Trustee Patterson and seconded by Trustee Grant to present the Public Private Ventures proposals regarding housing for parcels 1 and 2 to the full Board, with RFQ's at least on parcel 1.

Motion carried with the following vote:

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

#### **6. OCC Survey on Student Housing Report**

Item # 10 on the Agenda was addressed at this time.

Dr. Pagel reported that Orange Coast College is working with Public Private Ventures on the housing analysis. Orange Coast College was planning to send out a survey regarding the student housing demand to 12,000 students over Thanksgiving week, Dr. Pagel shared.

#### **7. Student Task Force Report on Relocation/Expansion**

Item # 9 was addressed at this time.

Mr. Courtney reported that the students of Orange Coast College have created a Committee to personally involve the student body in the relocation and expansion of the Orange Coast College Recycling Center.

#### **8. Update on Orange Coast College Sailing Center Developments**

Item # 8 was addressed at this time.

Mr. Avery provided an update on the Orange Coast College Sailing Center developments. He shared that the sailing center has received donations to help fund new developments. Trustee Patterson advised that the sailing center go forward with what was approved by the Board, review the agreement with General Counsel, work with Vice Chancellor Dunn to determine if Measure C or Measure M funds can be used for this project and move forward with negotiations. This item should come back to the next Land Development Committee.

#### **9. Report on Project Management Strategies for Future Projects such as Design/Build and Bond Measure Report**

Items # 5 and item # 6 on the agenda were addressed at this time.

Mr. Dunn walked the Committee through a presentation on project delivery models. He explained which factors may influence delivery choice models, and the benefits and considerations that are measured for design-bid-build, design-build, and lease-leaseback.

It was moved by Trustee Patterson and seconded by Trustee Grant to allow for staff to work with General Counsel on the development of design-build and lease-leaseback documents and to call for a Board Study Session to:

1. Wrap up Measure C
2. Look at the Bond M initial issuance
3. Look at Bond structure
4. Talk about Bond rating

Motion carried with the following vote:

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

**10. Set Future Meeting Dates**

The next meeting of the Land Development will take place on January 17, 2013 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 11:03 a.m.

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Secretary of the Board of Trustees