

MINUTES OF THE
PROPERTY MANAGEMENT COMMITTEE MEETING
WITH BOARD OF DIRECTORS
ORANGE COUNTY WATER DISTRICT
January 26, 2018 @ 12:00 p.m.

Director Sheldon called the Property Management Committee meeting to order at 12:00 p.m. in Conference Room C-2. The Assistant District Secretary called the roll and reported a quorum as follows.

Committee

Steve Sheldon
James Vanderbilt
Vicente Sarmiento
Dina Nguyen (absent)
Roger Yoh

OCWD Staff

Mike Markus - General Manager
Bruce Dosier - Director IS/Property
John Kennedy - Executive Director
Cindy Leinart - Property Manager
Christina Fuller - Assistant District Secretary

Alternates

Phil Anthony (absent)
Cathy Green
Bruce Whitaker
Shawn Dewane (absent)
Denis Bilodeau (absent)

Pamela Galera - City of Anaheim

CONSENT CALENDAR

The Consent Calendar was approved upon motion by Director Green, seconded by Director Yoh and carried [5-0].

Ayes: Sheldon, Vanderbilt, Sarmiento, Yoh, Green

1. Minutes of the Meeting

The Minutes of the Property Management Committee meeting held December 15, 2017 were approved as presented.

2. Amendment to License Agreement with T.E. Roberts for Storing of Construction Equipment Located At Ball Road Basin, Anaheim

Recommended by Committee for approval at February 7 Board meeting: Approve and authorize execution of Amendment One to License Agreement with T.E. Roberts, Inc. to extend the License expiration date to August 31, 2018, with a license fee of \$500 per month, with all other Agreement terms to remain the same.

MATTER FOR CONSIDERATION

3. California Department of Transportation (Caltrans) Property at Burriss Basin and Gentry Golf, Inc. D.B.A. The Islands Center Leasehold

Director of IS/Property Management Bruce Dosier reminded the Committee that staff recently became aware that the lease premises and the southerly portion of Burriss Basin include approximately 1.3 acres of land owned by California Department of Transportation (Caltrans) that was previously believed to be owned by the District. He reported that Caltrans staff advised that if the District wishes to continue to use the 1.3 acres, the District could pursue acquisition of the land by the "decertification" process, and that in the interim, OCWD must enter into a month-to-month lease at a monthly rent of \$12,362, using a Caltrans internal appraisal value of 22 cents per square

foot based upon commercial use. He advised that staff recommends hiring an appraiser to establish a value for the land in negotiations with Caltrans. He further advised that at this time staff recommends determining the value of the 1.3 acres before proceeding with a request for decertification and is not recommending beginning the decertification process. The Board expressed concern over the monthly rent requested by Caltrans and directed staff to negotiate the amount.

Upon motion by Director Green, seconded by Director Sarmiento and carried [5-0], the Committee recommended that the Board at its February 7 Board meeting: 1) Authorize the General Manager to negotiate and execute a month- to-month lease agreement with Caltrans for the 1.3 acre property; and 2) Authorize issuance of a Purchase Order to Fidelity National Title in an amount not to exceed \$6,000 for a preliminary title report; and 3) Authorize issuance of a work order in an amount not to exceed 6,000 to Paragon Partners for the appraisal of the 1.3-acre property.

Ayes: Sheldon, Vanderbilt, Sarmiento, Yoh, Green

INFORMATIONAL ITEMS

4. Status Update on the General Plan Amendment and Zone Change for the Ball Road Basin Property

Mr. Dosier stated the District continues the process to change the General Plan and Zoning from Open Space/Transitional to General Commercial with the City of Anaheim (City) for the Ball Road Basin property. He reported that the District's consultant is finalizing the Draft Environmental Impact Report and will provide it to the City for final review and comments.

5. Status Update on Proposal by Riverside County Parks and Open-Space District for Land Exchange at Prado for Santa Ana River Trail (SART) Easements

Mr. Dosier reminded the committee that staff is negotiating with Parks and the Army Corps of Engineers (Corps) on multiple agreements for the exchange of property rights in the Prado Basin that would potentially include assigning and transferring properties that Parks leases from the Corps and a parcel Parks owns in fee to the District in exchange for permanent easements through District owned parcels for the SART. He reported that On January 5, 2018, staff sent a letter to the Corps requesting to begin the conceptual review phase for a potential lease with the Corps for their Prado lands.

6. Quarterly Report on Leases and Permits/Licenses for the Period Ending December 31, 2017

Property Manager Cindy Leinart reviewed the Quarterly Report on Leases and Permits. She noted that Dan Copp Crushing's increased rent has increased the year to date totals for 2017. She stated that Sandwood Inc., dba Sandbagger is delinquent on November and December rent, in addition to outstanding interest/penalties. Ms. Leinart reported that staff is working with Sandwood to bring rent and delinquent fees current. She advised that all other Lessees and Permittees/Licensees are in full compliance with the terms of their lease/permit/license and all are current with their rent.

ADJOURNMENT

There being no further business to come before the Committee, the meeting was adjourned at 12:40 p.m.



Director Steve Sheldon, Chair