

MINUTES OF THE
PROPERTY MANAGEMENT COMMITTEE MEETING
WITH BOARD OF DIRECTORS
ORANGE COUNTY WATER DISTRICT
January 27, 2023 @ 12:00 p.m.

Due to the continuing state of emergency declared by the Governor related to preventing the spread of COVID-19 and pursuant to Government Code Section 54953(e), Committee Chair Sheldon called the Property Management Committee meeting to order via Zoom. Members of the public also participated via Zoom. The Secretary called the roll and reported a quorum as follows:

Committee

Steve Sheldon
Natalie Meeks
Denis Bilodeau
Bruce Whitaker
Roger Yoh

OCWD Staff

John Kennedy, Executive Director
Jeremy Jungreis, General Counsel
Janice Durant, District Secretary
Bruce Dosier, Director of Property/IS
Daniel Park, Property Manager

Alternates

Valerie Amezcua
Dina Nguyen
Van Tran
Kelly Rowe (absent)
Cathy Green

Mike Hefner, Voit Real Estate

CONSENT CALENDAR

The Consent Calendar was approved upon motion by Director Bilodeau, seconded by Director Meeks, and carried [5-0] as follows

Ayes: Sheldon, Meeks, Bilodeau, Whitaker, Yoh

1. Meeting Minutes

The Minutes of the Property Management Committee meeting held October 28, 2022 were approved as presented.

2. Amendment to License Agreement with T.E. Roberts at Huckleberry Basin, Anaheim

The Committee recommended that the Board at its February 15 Board meeting: Approve and authorize execution of Amendment Eight to License Agreement with T.E. Roberts, Inc. extending the expiration date to January 31, 2024, with a fee of \$1,337 per month, and all other Agreement terms to remain the same.

3. License Agreement with SCE for MCAS-10 Monitoring Well Site

The Committee recommended that the Board at its February 15 Board meeting: Approve and authorize General Manager to negotiate and execute License Agreement with Southern California Edison Company for the MCAS-10 well site at a cost of \$2,919 for up to a five-year period December 1, 2022, through November 30, 2027, subject to legal counsel review.

INFORMATIONAL ITEMS

4. Status Update Regarding Potential Lease of Imperial Highway Property

Director of IS/Property Management Bruce Dosier recalled that the District owns a vacant 19-acre parcel of land west of Imperial Highway and south of the Santa Ana River in Anaheim formerly leased to Sunny Slope Tree Farm. He further recalled that access to the property is limited to the gate entrance from the southbound side of Imperial Highway over a portion of the Santa Ana River trail which is under the jurisdiction of CalTrans. Mr. Dosier stated the trail and gate are maintained by the County of Orange and the District retained limited access from Imperial Highway for maintenance purposes following a Grant Deed transfer in 1973 to CalTrans. He indicated that the Board authorized the engagement of Voit Real Estate to market the property for short-term lease. Additionally, he added that staff has contacted Caltrans regarding the approval process for a potential tenant to obtain property access rights from Imperial Highway. A discussion took place regarding the potential for Caltrans to modify the area to perhaps provide for a bridge or a roundabout to improve access to the property. Director Yoh commented that Caltrans is not likely to approve any modification that might impede traffic in the area and Director Meeks indicated likewise for the City of Anaheim. Director Sheldon suggested that the property be put out to bid for a design solution to allow long-term lease of the property.

Voit Executive Vice President Mike Hefner advised that the property is currently on the market and interest is strong. He stated that the challenge to leasing the property is its limited access and advised he would need at least a partial solution to the access issue before proceeding with a Request for Proposals for long-term lease. Director Sheldon suggested that staff come back to the Board with some concepts for an RFP and a map that shows potential access points to the property.

5. Quarterly Report on Leases and Permits/Licenses (Period Ending December 31, 2022)

Property Manager Daniel Park reviewed the Quarterly Report on Leases and Permits/Licenses for the period of October 1, 2022 to December 31, 2022. He noted that the 2022 fourth quarter reflects an increase of 9.81% year over year primarily due to the recordation of annual rent from the Raahauge Duck Lease for \$75,652, the early recordation of the Jan 2023 rent from the Raahauge Shooting Range (\$18,012), and the early recordation of the Oct 2021 rent from NSM Golf (\$9,507). He stated that all Lessees and Permittees/Licensees are in full compliance with the terms of their lease/permit/license, and all rents are current.

CHAIR DIRECTION AS TO ITEMS TO AGENDIZE AS MATTERS FOR CONSIDERATION AT THE FEBRUARY 15 BOARD MEETING

It was agreed to place items No. 2 and 3 on the Consent Calendar at the February 15 Board meeting.

VERBAL REPORTS

There were no reports given.

ADJOURNMENT

There being no further business to come before the Committee, the meeting was adjourned at 12:35 p.m.

DocuSigned by:
Steve Sheldon
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Steve Sheldon, Chair

2/24/2023
