

MINUTES OF THE  
PROPERTY MANAGEMENT COMMITTEE MEETING  
WITH BOARD OF DIRECTORS  
ORANGE COUNTY WATER DISTRICT  
December 15, 2017 @ 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 (absent)  
Dina Nguyen  
Roger Yoh (absent)

OCWD Staff

Bruce Dosier - Director IS/Property  
Christina Fuller - Assistant District Secretary  
John Kennedy - Executive Director  
Cindy Leinart - Property Manager  
Greg Woodside - Executive Director

Alternates

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

Pamela Galera - City of Anaheim

**CONSENT CALENDAR**

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

***Ayes: Sheldon, Vanderbilt, Nguyen, Green, Whitaker***

1. Minutes of the Meeting

**The Minutes of the Property Management Committee meeting held October 27, 2017 were approved as presented.**

2. Amendment to License Agreement with T.E. Roberts for Storing of Construction Equipment Located At Huckleberry Pond, Anaheim

**Recommended by Committee for approval at January 3 Board meeting: Approve and authorize execution of Amendment One to License Agreement with T.E. Roberts, Inc. to extend the License expiration date to July 31, 2018 and allow access utilizing District's maintenance roads, with a license fee of \$1,148, with all other Agreement terms to remain the same.**

**MATTER FOR CONSIDERATION**

3. Amendment to Professional Services Agreement with Voit Real Estate Services to Market the Ball Road Basin Property in Anaheim

Director of IS/Property Management Bruce Dosier reminded the Committee that the District entered into a Professional Services Agreement (PSA) with Voit Real Estate Services (Voit), to represent the District in marketing and leasing or selling the Ball Road Basin property (Property). He stated that the PSA expired on December 1, 2017 and staff recommends extending the term of the PSA to August 31, 2018 so that Voit can continue to represent the District in marketing and leasing or selling the Property.

**Upon motion by Director Green, seconded by Director Nguyen and carried [5-0], the Committee recommended that the Board at its January 3 Board meeting: Approve and authorize execution of First Amendment to the Professional Services Agreement to Voit Real Estate Services to extend the Agreement expiration date to August 31, 2018 and revise the Schedule of Commissions, with all other Agreement terms to remain the same. Ayes: Sheldon, Vanderbilt, Nguyen, Green, Whitaker**

#### **INFORMATIONAL ITEMS**

**4. Status Update on California Department of Transportation (Caltrans) Property at Gentry Golf, Inc. D.B.A. The Islands Center Leasehold at Burris Basin**

Mr. Dosier recalled that the District received a letter from Gentry Golf dated October 13, 2017, notifying the District of Gentry Golf's desire to enter into a new long-term lease agreement of twenty years and staff was directed at the October 27 Property Committee Meeting to determine buildable acreage at the basin for potential alternative tenants. He advised that staff recently became aware that the lease premises and the southerly portion of Burris Basin include approximately 2.49 acres of land apparently owned by California Department of Transportation (Caltrans), which Gentry Golf is utilizing within its lease premises. He stated that on November 30, staff met with Caltrans District 12 Office of Right of Way and Land Survey staff to discuss the property boundaries of the 2.49 acres. Mr. Dosier noted that Caltrans staff advised that per their records and right-of-way maps, that the 2.49 acres belongs to Caltrans. He stated Caltrans advised that if the District wishes to continue to use the 2.49 acres, OCWD must enter into a short-term lease (one year with up to a one year extension) and OCWD may concurrently request to negotiate a long-term lease of up to 30 years or request a "decertification" of the 2.49 acres for acquisition. He reported that since it appears that OCWD may not own the 2.49 acres, staff is likely to recommend in January that the Board authorize negotiations with Caltrans for the continued use of these lands by OCWD and Gentry Golf, and for authority to expend funds for survey and legal description services, and preliminary title report from OCWD's on-call surveyor to confirm ownership of the OCWD and Caltrans land. Mr. Dosier noted further information will be presented to the Board at a future meeting.

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

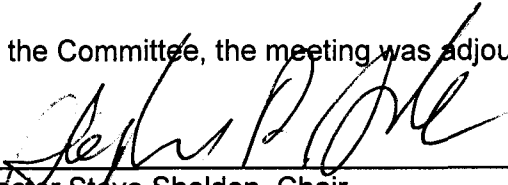
Executive Director Greg Woodside reported that the District continues the process to change the General Plan and Zoning from Open Space/Transitional to General Commercial with the City of Anaheim (City) for the Ball Road Basin property (BRB). He stated that the District's consultant is finalizing the Draft Environmental Impact Report (DEIR) based on the City's comments and will provide it to the City for final review and comments. He advised that the District's real estate representative, Voit Real Estate Services, has been marketing BRB to prospective clients.

**6. 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 reported that staff is still negotiating with Riverside County Parks and the Army Corps of Engineers on multiple agreements and there is nothing to report at this time.

#### **ADJOURNMENT**

There being no further business to come before the Committee, the meeting was adjourned at 12:20 p.m.

  
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Director Steve Sheldon, Chair