

MINUTES OF THE
PROPERTY MANAGEMENT COMMITTEE MEETING
WITH BOARD OF DIRECTORS
ORANGE COUNTY WATER DISTRICT
February 24, 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), Director Bilodeau 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 (absent)
Natalie Meeks (absent)
Denis Bilodeau
Bruce Whitaker
Roger Yoh (arrived 12:10 p.m.)

OCWD Staff

John Kennedy, Executive Director
Jeremy Jungreis, General Counsel
Christina Fuller, Asst. District Secretary
Bruce Dosier, Director of Property/IS

Mike Vernick, Voit Real Estate

Alternates

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

CONSENT CALENDAR

The Consent Calendar was approved upon motion by Director Whitaker, seconded by Director Green, and carried [3-0-1] as follows:

Ayes: Bilodeau, Whitaker, Green

Abstain: Rowe

1. Meeting Minutes

The Minutes of the Property Management Committee meeting held January 27, 2023 were approved as presented.

Director Yoh arrived during discussion of the following item.

MATTER FOR CONSIDERATION

2. Review of Potential Access Options for the Imperial Highway Property South of Santa Ana River

Director of IS/Property Management Bruce Dosier recalled that at the January Committee meeting, staff was directed to work with Voit Real Estate (Voit) to provide property access options and determine additional information required to issue an RFQ/RFP for development services. He advised that staff worked with Voit to develop conceptual options for access, which presented challenges as acquiring property rights from Caltrans and other parties would be necessary, along with building bridges over the SAR and tunneling under Imperial Highway. He stated that in order to explore issuing an RFQ/RFP for development services, staff recommends contracting for Engineering Support Services to provide conceptual cost estimates for each access option and developing key information about the Property. Mr. Dosier advised that this information includes analyzing the property boundary, plotting existing easements, researching storm drains, sewer, water, and utilities, preparing grading, drainage, and water quality plans, and conceptual street

widening based on access options. He reported that after soliciting quotes from engineering firms, staff will return to the Committee for Board approval to contract with an engineering firm.

Upon motion by Director Bilodeau, seconded by Director Rowe and carried [5-0], the Committee recommended that the Board at its March 15 Board meeting: Direct Staff to engage an engineering firm to provide conceptual cost estimates for each access option and to develop key information about the property.

Ayes: Bilodeau, Whitaker, Yoh, Rowe, Green

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


It was agreed to place item No. 2 on the Consent Calendar at the March 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 12:30 p.m.

DocuSigned by:

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Denis Bilodeau, Director