

MINUTES OF THE PROPERTY MANAGEMENT COMMITTEE MEETING
WITH BOARD OF DIRECTORS
ORANGE COUNTY WATER DISTRICT
September 26, 2025 @ 12:00 p.m.

Director Sheldon called the Property Management Committee meeting to order in Conference Room C-2. Members of the public also participated via Zoom. The Secretary called the roll and reported a quorum as follows:

Committee

Steve Sheldon
Natalie Meeks
Fred Jung
Roger Yoh
Cathy Green

OCWD Staff

John Kennedy, General Manager
Daniel Park, Property Manager
Jeremy Jungreis, General Counsel
Christina Fuller, District Secretary

Alternates

Dina Nguyen (absent)
Valerie Amezcua
Van Tran
Erik Weigand (absent)
Denis Bilodeau

CONSENT CALENDAR (ITEMS NO. 1-2)

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

Ayes: Sheldon, Meeks, Jung, Yoh, Green

1. Meeting Minutes

The Minutes of the Property Management Committee meeting held August 22, 2025 were approved as presented.

2. Voit Real Estate Services Agreement To Lease The District's Imperial Highway Property

Recommended for approval at October 15 Board meeting: Authorize re-engagement of Voit Real Estate Services to market and lease the Imperial Highway Property under the same Commission Schedule and Leasing Terms previously approved in November 2022.

MATTER FOR CONSIDERATION

3. Corona Recreation, Inc. Request for Tree Trimming at Warner Basin

Property Director Daniel Park reported that the District leases property at Warner Basin to Corona Recreation, Inc. for operation of a fishing concession and recalled that the Board has previously approved rent credits for tree trimming services to address safety concerns from overgrown Eucalyptus and Ficus trees. He stated that Corona Recreation has requested an additional rent credit to cover the costs of branch removal and tree trimming services. He reported that staff finds the request consistent with prior Board actions and recommends approval of a rent credit not to exceed \$27,000. He noted that given the ongoing maintenance needs, staff further recommends delegating authority to the General Manager to approve future tree trimming requests.

The Committee questioned the number of trees and noted that the price seemed very high. Director Meeks requested that staff obtain recommendation from the arborist performing the tree trimming on a long term plan for the tree trimming cycle.

Upon motion by Director Green, seconded by Director Meeks and carried [5-0], the Committee recommended for approval at the October 15 Board meeting: 1) Authorize a rent credit not to exceed \$27,900 for emergency branch removal and additional tree trimming services retained by Corona Recreation 2) Authorize the General Manager to approve future requests at their discretion, and 3) Obtain recommendation from the arborist performing the tree trimming on a long term plan for the tree trimming cycle.

Ayes: Sheldon, Meeks, Jung, Yoh, Green

INFORMATIONAL ITEMS

4. Status Update Regarding the District's Imperial Highway Property

Mr. Park reported that initial traffic engineering efforts by Dudek and Wood Rodgers (Dudek) have highlighted significant challenges in identifying viable access routes to the Property. He stated that preliminary analyses revealed that certain access configurations could lead to substantial queuing and congestion on Imperial Highway, raising concerns about obtaining approval from Caltrans. He advised that further exploration of alternative access options is underway to determine if there is a solution that balances development potential with transportation standards and Caltrans requirements. Chair Sheldon requested that Dudek provide an update at the next Committee meeting.

5. Status Update on the City of Anaheim's Proposed OC River Walk Project

Mr. Park reported that District staff recently received a draft Memorandum of Understanding (MOU) to guide coordination, define responsibilities, and outline funding obligations which staff is in the process of reviewing. Staff was directed to place this item on the next Board meeting agenda for Closed Session.

ADJOURNMENT

There being no further business to come before the Committee, the meeting was adjourned at 12:16 p.m.

DocuSigned by:
Christina Fuller 10/24/2025
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Christina Fuller, District Secretary