

MINUTES OF THE
PROPERTY MANAGEMENT COMMITTEE MEETING
WITH BOARD OF DIRECTORS
ORANGE COUNTY WATER DISTRICT
March 23, 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 (absent)
Dina Nguyen
Roger Yoh (absent)

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

Pamela Galera - City of Anaheim

CONSENT CALENDAR

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

Ayes: Sheldon, Vanderbilt, Nguyen, Green, Whitaker

1. Minutes of the Meeting

The Minutes of the Property Management Committee meeting held February 23, 2018 were approved as presented.

2. Agreement with Orange County Transportation Authority (OCTA) for the Acquisition of Property Located at the East Side of Pacific Street at Spencer Avenue for the Caltrans I-405 Improvement Project

Recommended by Committee for approval at April 4 Board meeting: Approve and authorize execution of Orange County Transportation Authority (OCTA) Right-Of-Way Contract, Grant Deed, and Temporary Construction Easement for the District's Deep Well "5" property located on the east side of Pacific Street at Spencer Avenue in Fountain Valley.

MATTERS FOR CONSIDERATION

3. Gentry Golf, Inc. D.B.A the Islands Golf Center at Burris Basin Request to Renew Lease

Director of IS/Property Management Bruce Dosier recalled that Gentry Golf, Inc., d.b.a. The Islands Golf Center (Gentry Golf) operates a golf driving range concession at Burris Basin, located at 14893 Ball Road, Anaheim. He stated the current Gentry Golf lease expires on September 30, 2018. Mr. Dosier advised that staff received a letter from Gentry Golf requesting a long-term lease agreement of twenty years, and to allow upgrades to enhance their business and property. He stated that staff met with Mr. Damoi Park, President of Gentry Golf to discuss the terms of their current lease. He advised that Gentry Golf is aware that the District is currently working with Caltrans to potentially

acquire the 1.3-acre Caltrans property. He reported that District staff met with City of Anaheim staff to review the property for a potential City educational facility, however City staff advised at the time that the City did not have funding to match the current rent being paid by Gentry Golf. Director Bilodeau recommended renewing a short term lease with Gentry Golf during the Caltrans process.

Upon motion by Director Green, seconded by Director Whitaker and carried [5-0], the Committee recommended that the Board at its April 4 Board meeting: Direct staff to negotiate a one year lease extension with Gentry Golf to commence when current lease expires.

Ayes: Sheldon, Vanderbilt, Nguyen, Green, Whitaker

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

Mr. Dosier reminded the Committee that the lease premises includes approximately 1.3 acres of land owned by California Department of Transportation (Caltrans) that was previously believed to be owned by the District. He advised that on March 6, staff received the appraisal report determining the value of the 1.3 acres with an estimated cost of \$140,000. Mr. Dosier advised that OCWD has entered into a month-to-month lease with Caltrans, commencing February 1 and expiring July 31, with a monthly rental rate of \$736.00 while an approach to permanently acquiring the land is developed with Caltrans.

He stated that since OCWD does not own the 1.3 acres and the land is a part of the District's water basin, staff is recommending moving forward with the Caltrans decertification process for the 1.3 acre property and approve an initial deposit to Caltrans in an amount not to exceed \$35,000 for the decertification process.

Upon motion by Director Green, seconded by Director Whitaker and carried [5-0], the Committee recommended that the Board at its April 4 Board meeting: 1) Authorize the General Manager to transmit a letter to Caltrans initiating the "decertification" process for studying the option of selling the 1.3 acres at Burriss Basin; and 2) Approve an initial deposit of \$35,000 to Caltrans to initiate the decertification process; and 3) Approve additional funds of \$10,000 for additional professional services, if required for the decertification process.

Ayes: Sheldon, Vanderbilt, Nguyen, Green, Whitaker

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

Mr. Dosier recalled that the District has been processing a change to the General Plan and Zoning for the Ball Road Basin (BRB) property from Open Space/Transitional to General Commercial with the City of Anaheim (City). He reported that the Draft Environmental Impact Report has been reviewed and finalized by both OCWD and City staffs. Mr. Dosier advised in order to move forward with the General Plan Amendment and Zone Change, OCWD will need to submit a Development Application which provides more detail than the Conceptual Development Review application. He reported that staff is requesting assistance from Sagecrest Planning+Environmental for Land Entitlement and Government Relations Services.

Upon motion by Director Sheldon, seconded by Director Whitaker and carried [5-0], the Committee recommended that the Board at its April 4 Board meeting: Approve and authorize execution of agreement with Sagecrest Planning+Environmental for Land Entitlement and Government Relations Services to manage the entitlement process of Ball Road Basin for a fee not to exceed \$5,000.

Ayes: Sheldon, Vanderbilt, Nguyen, Green, Whitaker

INFORMATIONAL ITEMS

6. Unsolicited Letter of Interest for Property Located At 2424 N. Batavia Street, Orange (Sandbagger Lease Property)

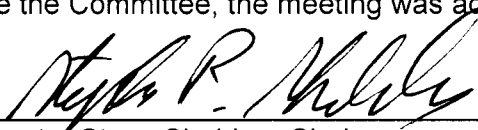
Mr. Dosier reported that staff received a Letter of Intent from Greenlaw Partners expressing interest in purchasing the District's property, located at 2424 N. Batavia Street in Orange. He stated this is the property that Sandwood Enterprises, Inc. d.b.a. the Orange County Sandbagger (Sandwood) has a Lease with the District.

7. Draft Property Book – "At A Glance" Summaries of District Properties

Mr. Dosier recalled that The District owns approximately 3,211 acres of land. He stated that District staff has developed a draft "OCWD Property at a glance" property book that contains summaries of 21 District properties. Mr. Dosier advised the document provides summary information on the history of acquisition, zoning, hydrogeologic & operational evaluations and current uses of each property.

ADJOURNMENT

There being no further business to come before the Committee, the meeting was adjourned at 12:45 p.m.



Director Steve Sheldon, Chair