

MINUTES OF THE
PROPERTY MANAGEMENT COMMITTEE MEETING
WITH BOARD OF DIRECTORS
ORANGE COUNTY WATER DISTRICT
April 24, 2015 @ 12:00 p.m.

Director Sheldon called the Property Management Committee meeting to order at 12 p.m. in Conference Room C-2. The Recording Secretary called the Roll and reported a quorum as follows.

Committee Members:

Steve Sheldon
Jan Flory
Roman Reyna (arrived 12:10 p.m.)
Dina Nguyen
Roger Yoh

OCWD Staff

Michael Markus – General Manager
Joel Kuperberg – General Counsel
Bruce Dosier - Director IS/Property
Janice Durant – District Secretary
Don Jackson, John Kennedy

Alternates

Phil Anthony
Denis Bilodeau (not present)
Harry Sidhu
Shawn Dewane (not present)
Cathy Green (arrived 12:10 p.m.)

Others:

Pamela Galera– City of Anaheim
Doug Elliot – Corona Recreation
Justin and Karen Ayres – Dan Copp Crushing
Dan Copp – Dan Copp Crushing

VISITOR PARTICIPATION

There were no visitors wishing to address the Board.

CONSENT CALENDAR

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

[Yes- Anthony, Flory, Nguyen, Sheldon, Yoh /No - 0]

1. Minutes of the Meeting

The minutes of the Property Management Committee meeting held March 27, 2015 were approved as presented.

MATTER FOR CONSIDERATION

2. Amendment to Lease and Consent to Parking Sublease with D.G. Performance Specialties at Warner Basin

Director of IT/Property Bruce Dosier reported that Corona Recreation owner Doug Elliott has requested the District consent to a Parking Sublease with D.G. Performance Specialties, Inc. to park 14 vehicles at Warner Basin Monday through Friday each week from 6 a.m. to 4 p.m. He stated the premises would be subleased on a month-to-month basis at a rent of \$500 per month, of which the District would receive 50% of the rent. After discussion, the following action was taken.

Upon motion by Director Flory, seconded by Director Yoh and carried [5-0], the Committee recommended the Board at the May 20 Board meeting: Authorize issuance of Amendment Four to Lease with Corona Recreation and Consent to Parking Sublease that amends the lease premises to include an additional area for the parking of 14 vehicles at Warner Basin by Sublessee D. G. Performance Specialties, Inc.

[Yes- Anthony, Flory, Nguyen, Sheldon, Yoh/ No - 0]

Directors Green and Reyna at 12:10 p.m. during discussion of the following matter.

3. Consent to Assignment of Lease to Dan Copp Crushing

Mr. Dosier recalled that the District's lease with Dan Copp Crushing Corporation expires on March 31, 2017. He stated that staff received notice that Dan Copp is retiring and that Dan Copp Crushing Corporation will be acquiring all of Dan Copp's stock in the Corporation. He stated that per the lease paragraph 9.3.2, Mr. Copp is requesting the District's written consent for the assignment of lease. The Committee noted that the same family would be running the organization and the Committee took the following action.

Upon motion by Director Flory, seconded by Director Anthony and carried [5-0], the Committee recommended the Board at its May 20 Board meeting: Adopt resolution approving the Consent to Assignment of Lease with Dan Copp Crushing Corporation.

[Yes- Flory, Nguyen, Reyna, Sheldon, Yoh/ No - 0]

INFORMATIONAL ITEM

4. Expiring Lease with Elaine Raahauge D.B.A. Mike Raahauge's Shooting Enterprises

Mr. Dosier stated that staff just recently received the draft Limited Preliminary Environmental Management Assessment Report of the Raahauge Shooting Range operations from TRC, Inc. and noted that a Property ad hoc Committee meeting would be scheduled to review the final document upon its receipt.

CHAIR DIRECTION AS TO WHICH ITEMS TO AGENDIZED AS A MATTER FOR CONSIDERATION AT THE MAY 20 BOARD MEETING

Items No. 2 and 3 will be placed on the May 20 consent calendar.

ADJOURNMENT

There being no further business, the meeting was adjourned at 12:15 p.m.



Stephen Sheldon, Chair