

MINUTES OF THE
PROPERTY MANAGEMENT COMMITTEE MEETING
WITH BOARD OF DIRECTORS
ORANGE COUNTY WATER DISTRICT
August 30, 2019 @ 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 Secretary called the roll and reported a quorum as follows.

Committee

Steve Sheldon
Denis Bilodeau (absent)
Kelly Rowe
Dina Nguyen (absent)
Jordan Brandman

OCWD Staff

John Kennedy, Executive Director
Janice Durant, District Secretary
Bruce Dosier, Director IS/Property
Daniel Park, Property Manager
Chris Olsen, Director of Engineering

Alternates

Ahmad Zahra (absent)
Cathy Green
Tri Ta
Roger Yoh
Vicente Sarmiento

Others in attendance

Dave Wabiszewski

CONSENT CALENDAR

The Consent Calendar was approved upon motion by Director Ta, seconded by Director Rowe and carried [4-0].

Ayes: Sheldon, Rowe, Green, Ta

1 Minutes of the Meeting

The Minutes of the Property Management Committee meeting held July 26, 2019 were approved as presented.

2 Amendment Four to Access Permit with Water Replenishment District of Southern California

Recommended for approval at September 18 Board meeting: Approve and authorize execution of Amendment Four to Access Permit with Water Replenishment District of Southern California, extending the permit expiration date to August 31, 2024 for access to three OCWD-owned monitoring wells, OCWD-34L10, OCWD-34N21, OCWD-34U8, to satisfy regulatory monitoring requirements.

3. Amendment to Pheasant Hunting Lease to Elaine Raahauge dba Mike Raahauge's Shooting Enterprises at Prado Basin

Recommended for approval at September 18 Board meeting: Approve and authorize execution of Amendment Fourteen to Pheasant Hunting Lease to Elaine Raahauge d.b.a. Mike Raahauge's Shooting Enterprises that provides for a one-year extension of the lease through September 30, 2020. All other terms and conditions remain the same.

4. Amendment to License Agreement with MWD For Santiago Creek Enhancement Project

Recommended for approval at September 18 Board meeting: Approve and authorize execution of Amendment No. 4 to License Agreement (RL2832) with Metropolitan Water District of Southern California for the Santiago Creek Recharge Enhancement Project amending the license agreement to include 2 environmental provisions and an annual inspection fee increase of 4%.

Directors Sarmiento, Yoh and Brandman arrived at this point in today's meeting.

MATTERS FOR CONSIDERATION

5. Lease Extension, Rent Reduction and Consent to Sublease Request from Gentry Golf, Inc. D.B.A. The Island Golf Center at Burris Basin

Director of Property Management Bruce Dosier stated that the Gentry Golf, Inc., d.b.a. The Islands Golf Center (Gentry) expires on September 30, 2019. He stated that Gentry has proposed to renew its lease for up to five years at a reduced rental rate of \$8,000 per month annually adjusted by the Consumer Price Index (CPI). Mr. Dosier also advised that staff recently became aware that Gentry has been subleasing a portion of the lease premises without consent of the District Board of Directors, in breach of their lease. He stated that Michael Green, General Manager of The Islands Golf Center on behalf of Gentry, has requested that the District consent to a sublease with Smash and Splash Golf Academy to run concurrent to its lease. Mr. Dosier noted that Gentry has paid its overdue rent. The Board requested that Gentry provide additional revenue information if it wishes to pursue a rent reduction. It was also agreed that a three-year extension would be appropriate.

Upon motion by Director Green, seconded by Director Rowe and carried [5-0], the Committee recommended that the Board at its September 18 meeting: Approve and authorize execution of Amendment No. Three to the Lease with Gentry Golf, Inc. d.b.a. The Islands Golf Center providing for a three-year lease extension through September 30, 2022 at the current rent with a six-month termination clause; and consent to Sublease by Smash and Splash Golf Academy, provided that Gentry executes a sublease that is acceptable to OCWD.

Ayes: Sheldon, Rowe, Brandman, Green, Ta

6. Amendment to Exclusive Due Diligence Agreement and License Agreement with David Wabiszewski for the On Water Attraction and Cable Tow Recreational Wakeboarding Facility at Miraloma Basin

Mr. Dosier recalled that the Board approved an Exclusive Due Diligence Agreement (EDDA) and License Agreement (Agreements) to allow David Wabiszewski a 180-day period to explore the feasibility of developing a Cable Tow Recreational Wakeboarding Facility at the Miraloma Basin. During the due diligence period, he stated that Mr. Wabiszewski informed staff that the project would be expanded to include a first phase that would include a separate water attraction (Aqua Park). Mr. Dosier advised that with the Agreements expiring on September 6, 2019, Mr. Wabiszewski has requested additional time to complete the due diligence process and has requested a 180-day extension. The Board then took the following action.

Upon motion by Director Brandman, seconded by Director Rowe and carried [5-0], the Committee recommended that the Board at its September 18 meeting: Approve and authorize execution of Amendment One to Exclusive Due Diligence Agreement and License Agreement with David Wabiszewski to extend the term of Exclusive Due Diligence Agreement for 180 days to a new end date of March 6, 2020 and to extend the term of the License Agreement for 180 days to a new end date of March 6 or upon termination of the Exclusive Due Diligence Agreement.

Ayes: Sheldon, Rowe, Brandman, Green, Ta

INFORMATIONAL ITEM

7 Status Update on Surplus Land Act Legislation (AB 1486)

Director Brandman noted that this Bill has been put in suspension therefore there was no need for discussion.

CHAIR DIRECTION AS TO ITEMS TO AGENDIZE AS MATTERS FOR CONSIDERATION AT THE SEPTEMBER 18 BOARD MEETING

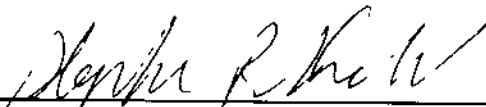
It was agreed to put Items No 2 through 6 on the Consent Calendar for the September 18 Board meeting.

DIRECTORS' COMMENTS/REPORTS

There were no verbal reports.

ADJOURNMENT

There being no further business to come before the Committee, the meeting was adjourned at 12:33 p.m.



Steve Sheldon, Chair