

MINUTES OF THE PROPERTY MANAGEMENT COMMITTEE MEETING
WITH BOARD OF DIRECTORS
ORANGE COUNTY WATER DISTRICT
May 17, 2024 @ 12:00 p.m.

Director Bilodeau 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 (attended as member of the public)
Natalie Meeks (attended as member of the public)
Denis Bilodeau
Bruce Whitaker
Roger Yoh

OCWD Staff

John Kennedy, General Manager
Bruce Dosier, Director of IS/Property Management
Jeremy Jungreis, General Counsel
Daniel Park, Property Manager
Dave Mark, Principal Hydrogeologist
Leticia Villarreal, Asst. District Secretary

Alternates

Valerie Amezcua
Dina Nguyen (absent)
Van Tran (absent)
Erik Weigand (absent)
Cathy Green

CONSENT CALENDAR (ITEM NO. 1)

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

Ayes: *Bilodeau, Whitaker, Yoh, Amezcua, Green*

1. Meeting Minutes

The Minutes of the Property Management Committee meeting held April 26, 2024 were approved as presented.

MATTER FOR CONSIDERATION

2. California Department of Transportation (CALTRANS) Property at Burriss Basin and NSM GOLF, INC. D.B.A. The Islands Golf Center Leasehold

Director of IS/Property Management Bruce Dosier recalled Caltrans proposed a 3-year Directly Negotiated Lease Agreement in June 2023 and the Board authorized the General Manager to negotiate and execute the Lease with Caltrans. He reported that Caltrans recently revised its leasing program due to a fire under the Interstate 10 freeway in Los Angeles. He stated that staff was advised that Caltrans would only issue a lease with a one-year term as opposed to a 3-year lease and subleases would be independently reviewed and approved by Caltrans. Property Manager Daniel Park reviewed the process with the Committee and advised that NSM Golf has been advised on the new sublease requirements.

Upon motion by Director Green, seconded by Director Amezcua and carried [5-0], the Committee recommended that the Board at its June 5 Board meeting: 1) Authorize General Manager to negotiate and execute a one-year lease agreement with Caltrans at a monthly rent of \$1,141 and remit all applicable lease review fees, not to exceed \$2,500; 2) Authorize General Manager to negotiate and execute amendment six with NSM Golf to comply with the application requirements for a sublease policy exception; and 3) Authorize staff to apply for

the policy exception to sublease Caltrans property and remit all applicable processing fees, not to exceed \$2,500.

Ayes: Bilodeau, Whitaker, Yoh, Amezcua, Green

INFORMATIONAL ITEM

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

Mr. Dosier stated that staff met with Caltrans two months ago with options for accessing the Imperial Highway property with intersection and roundabout options and Caltrans did not favor any of the suggestions. He mentioned discussion with consultant Adams Streeter who also reviewed the suggestions, and it was his advisement that he did not think Caltrans would agree with these designs. Mr. Dosier informed the Committee that he directed Adams Streeter to finalize the draft of the Site Development analysis and after reviewing will present it to the Committee for further direction.

CHAIR DIRECTION AS TO ITEMS TO AGENDIZE AS MATTERS FOR CONSIDERATION AT THE JUNE 5 BOARD MEETING

It was agreed to place Item No. 2 on the on the Consent Calendar at the June 5 Board meeting.

ADJOURNMENT

There being no further business to come before the Committee, the meeting was adjourned at 12:21 p.m.

DocuSigned by:
Denis Bilodeau
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Denis Bilodeau, Director