

**SOUTH ORANGE COUNTY COMMUNITY COLLEGE DISTRICT
Via Zoom Videoconferencing**

**MINUTES OF THE SPECIAL BOARD OF TRUSTEES' MEETING
October 20, 2020**

PRESENT

Members of the Board of Trustees:

T.J. Prendergast, III, President
Timothy Jemal, Vice President
James R. Wright, Clerk
Marcia Milchiker, Member
David B. Lang, Member
Barbara J. Jay, Member
Terri Whitt Rydell, Member

District Staff and Consultants:

Kathleen F. Burke, Chancellor
Ann-Marie Gabel, Vice Chancellor, Business Services
Victor Negrete, Executive Director of Public Private Partnership Development
Medhanie Ephrem, Executive Director of Facilities Planning
Andrew Bernstein, Jackson Tidus
David Knowlton, NAI Capital
Greg Gotthardt, FTI Consulting
Nader Shah, Hudson Pacific Properties
Eddie Arslanian, Ramboll Group
Amy Manion, Ramboll Group

CALL TO ORDER: 6:00 P.M.

1.0 PROCEDURAL MATTERS

1.1 Call To Order

1.2 Roll Call – Establishment of Quorum

Trustee T.J. Prendergast, Board President
Trustee Tim Jemal, Vice President
Trustee James Wright, Clerk of the Board
Trustee Barbara Jay, Member
Trustee David Lang, Member
Trustee Marcia Milchiker, Member
Trustee Terri Whitt Rydell, Member

All Board members were present at the meeting.

1.3 Public Comments

*Members of the public may address the Board on items listed on the agenda. **Speakers are limited to two minutes each.***

No public comments were submitted.

2.0 DISCUSSION ITEM

2.1 Advanced Technology and Education Park (ATEP) Status Report

Board President Prendergast gave introductory remarks and welcomed everyone in attendance to the virtual study session, including board members, district staff and consultants. Vice Chancellor Gabel provided an overview of the meeting and reviewed with the Board the content of the meeting materials. The PowerPoint presentation is attached as Exhibit A.

The PowerPoint presentation (Exhibit A) focused on the following topics:

- Background
- Market Update
- LIFOC Update

Victor Negrete provided an update on the ATEP land uses, specifically the permitted and prohibited uses.

Market Update

David Knowlton from NAI Capital provided a brief market overview with COVID-19 Impact. He presented the sales and leasing trends during the past three years as they pertain to the Southern California office and industrial markets. Mr. Knowlton discussed the long-term effects that COVID-19 will have on the market and its response since March 2020.

Lease in Furtherance of Conveyance (LIFOC) Update

Medhanie Ephrem, Executive Director of Facilities Planning and Amy Manion from Ramboll provided an update on the LIFOC Sublease and status provided by the Restoration Advisory Board (RAB).

Mr. Ephrem stated that approximately one-half of the ultimate 61.4 acre site is currently under a LIFOC until Finding of Suitability to Transfer (FOST) is issued by the Navy. The county exchange parcel is currently not part of LIFOC. According to the City of Tustin, the Navy is interested in adding County Exchange property to LIFOC in addition to adding the County Exchange property to sublease agreement.

Amy Manion provided updates that were shared in the last RAB meeting. She shared the latest efforts the Department of Navy is undertaking with respect to the remediation of the ground water in the LIFOC area. She gave an update on the Per- and Polyfluoroalkyl Substances (PFAS). Ms. Manion spoke on the upcoming steps and future possibilities. Specifically, the Department of Navy has proactively started the Comprehensive Environmental Response Compensation and Liability Act (CERCLA) process. The steps in the process include 1) Preliminary Assessment, 2) Site inspection, 3) Remedial investigation and 4) Reporting. This process should take 5-10 years.

The open session was adjourned at 7:10 p.m.

ADJOURNMENT TO CLOSED SESSION

3.0 Conference with Real Property Negotiators (GC Section 54956.8)

3.1 Exchange of Property

Agency Designated Negotiators: South Orange County Community College District – Ann-Marie Gabel, CPA, Vice Chancellor, Business Services (Seller), Andrew Bernstein, Jackson Tidus (District Real Estate Legal Counsel), and Gregory G. Gotthardt, FTI Consulting, LLC (District Real Estate Consultant)


Lease of Property by District: Approximately 30.97 acres of real property located at 1610 Valencia Ave., [1693 Victory Road](#), and 1602 Victory Road Tustin, CA 92782 (Property) also known as the Advanced Technology & Education Park (ATEP site)

Negotiating Parties: City of Tustin, The Goddard School, ACS Development Group, Inc., and 7Diamonds Clothing Co. Inc.

Under Negotiation: Instructions to designated negotiators will concern price and terms of payment for the ground lease of the identified Property.

ADJOURNMENT

The closed session meeting adjourned at 8:30 p.m.



Kathleen F. Burke
Secretary