



ATEP FACILITIES CORPORATION
A California nonprofit public benefit corporation
MEETING MINUTES
Meeting of the Board of Directors
TUESDAY, December 7, 2021
South Orange County Community College District
28000 Marguerite Parkway, Mission Viejo, CA 92692
Saddleback College, Irvine Valley College, and ZOOM Video Conference

1. Procedural Matters

1.1 Call to Order:

The meeting was called to order at 1:34 pm.

Members present were Ann-Marie Gabel, Kim McCord, Dr. Elliot Stern, Dr. John Hernandez, and Medhanie Ephrem

1.2 Public Comments:

There were no public comments.

2. Approve Minutes from August 31, 2021:

Minutes from the August 31, 2021, meeting were unanimously approved following a motion from Kim McCord and a second from Medhanie Ephrem.

3. Tax Returns:

Richard Kudlik reported the corporate tax returns for 2018, 2019, and 2020 were completed and filed.

4. ATEP Update:

Ann-Marie Gabel provided an update on the current potential tenants.

TruAbutment has signed a Letter of Intent (LOI). The District is currently working with the City of Tustin for approval. An access and option agreement will be the next step in the process with this potential tenant. The ground lease has been developed for the Goddard School and they have submitted a conceptual design for their building. A ground lease has also been prepared for Advantech Corp. If plans continue to develop with the current potential partners, the ATEP site will be completely built out; except for the LIFOC area.

5. Adjourn:

The meeting adjourned at 1:40 pm.