



**ATEP FACILITIES CORPORATION**  
A California nonprofit public benefit corporation  
**MEETING MINUTES**  
Meeting of the Board of Directors  
March 14, 2023

South Orange County Community College District  
28000 Marguerite Parkway, Mission Viejo, CA 92692  
Saddleback College – Payroll Conference Room HS-337

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**1. Procedural Matters**

**1.1 Call to Order:**

The meeting was called to order at 1:30 pm.

**1.2 Attendance / Quorum:**

Attendance was recorded and a quorum was announced.

Members present were Connie Cavanaugh, Medhanie Ephrem, and Ann-Marie Gabel

Absent: Dr. John Hernandez and Dr. Elliot Stern

Guest: Richard Kudlik

**1.3 Public Comments:**

There were no public comments.

**2. Approve Minutes from December 6, 2022, Meeting:**

A motion was made by Connie Cavanaugh and seconded by Medhanie Ephrem to approve the Minutes from the December 6, 2022, meeting. Motion carried unanimously.

**3. Amend Master Agreement:**

A motion was made by Medhanie Ephrem and seconded by Connie Cavanaugh to approve the amendments to the Master Agreement. Motion carried unanimously.

**4. Good Standing Self-Assessment FY 2021-22:**

A motion was made by Connie Cavanaugh and seconded by Medhanie Ephrem to approve the Good Standing Self-Assessment 2021-22. Motion carried unanimously.

**5. Schedule of Commensurate Return FY 2021-22:**

A motion was made by Medhanie Ephrem and seconded by Connie Cavanaugh to approve the Schedule of Commensurate Return FY 2021-22. Motion carried unanimously.

**6. ATEP Update:**

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

PJRIPA (The Goddard School) – Construction will begin the week of March 20<sup>th</sup>. Final lending documents are still in process and the District is expecting them soon.

Advantech – The Board of Trustees approved an extension for the Access and Option Agreement until May 31, 2023. The Site Plan and CEQA were sent to the City for approval on February 28, 2023. The City will have 30 days to respond.

The Orange County Sheriff's Department is interested in the LIFOC area. A meeting is scheduled with them on March 23, 2023, to discuss their proposal.

Demolition of Remaining Structures – The project is moving forward. For the demolition of the remaining structures, the County will reimburse the District 50% up to \$500,000.

**7. Adjourn:**

The meeting adjourned at 1:41 pm.