



MINUTES

**BOARD OF DIRECTORS
ORANGE COUNTY
GREAT PARK CORPORATION
REGULAR MEETING
AND
SPECIAL JOINT MEETING WITH THE
IRVINE CITY COUNCIL
AND
SPECIAL MEETING OF
THE IRVINE CITY COUNCIL**

**February 17, 2011
City of Irvine
City Council Chamber
One Civic Center Plaza
Irvine, California**

CALL TO ORDER

A regular meeting of the Orange County Great Park Corporation Board of Directors, special joint meeting with the Irvine City Council, and special meeting of the Irvine City Council was called to order on February 17, 2011 at 10:20 a.m., in the City Council Chamber, Irvine Civic Center, One Civic Center Plaza, Irvine, California, by Chair Agran, presiding officer.

ROLL CALL – Orange County Great Park Board of Directors

PRESENT:	9	DIRECTOR:	STEVEN CHOI
		DIRECTOR:	SUKHEE KANG
		DIRECTOR:	WILLIAM KOGERMAN
		DIRECTOR:	BETH KROM

DIRECTOR	JEFFREY LALLOWAY
DIRECTOR	MIGUEL PULIDO
DIRECTOR	WALKIE RAY
VICE CHAIR	MICHAEL PINTO
CHAIR:	LARRY AGRAN

ABSENT 0 DIRECTOR

ROLL CALL – Irvine City Councilmembers

PRESENT	5	COUNCILMEMBER:	LARRY AGRAN
		COUNCILMEMBER:	STEVEN CHOI
		COUNCILMEMBER:	JEFFREY LALLOWAY
		MAYOR PRO TEMPORE:	BETH KROM
		MAYOR:	SUKHEE KANG

ABSENT 0 COUNCILMEMBER

Also present were Sean Joyce, City Manager; Sharon Landers, Assistant City Manager; Phil Kohn, City Attorney; Mike Ellzey, Chief Executive Officer; Cliff Wallace, Deputy Chief Executive Officer/ Chief Financial Officer; Kurt Mowery, Manager of Finance; Sharie Apodaca, City Clerk; Marie Dickens, Clerk of the Board; and Sarah Balthasar, Administrative Secretary.

PLEDGE OF ALLEGIANCE

Chair Agran led the Pledge of Allegiance.

CONVENE: At 10:22 a.m. to a Regular Meeting of the Orange County Great Park Board of Directors.

CEO ANNUAL REPORT

Mike Ellzey, Chief Executive Officer, provided his annual report to the Board: reviewed the Mission Statement and Guiding Principles of the Great Park; reviewed ongoing construction including nearly 27 acres of current active construction which includes the North Lawn and Palm Court projects; past year advancements of the Great Park Master Plan include Cultural Terrace and Amphitheater feasibility studies; current cooperation with Community Development regarding recently submitted plans by FivePoint Communities; fiscal management and the Governor’s recent proposal to cut redevelopment agencies statewide; overview of property management encompassing amenities such as the Great Park Balloon, film shoots, auto events and festival site rentals; and overview of environmental planning and management including eco-

partnership with TVI and continuation of the Navy's successful remediation process.

ADDITIONS AND DELETIONS

There were no additions or deletions to the agenda.

CONSENT CALENDAR

Consent Calendar items consist of Items Nos. 1 through 5.

Action: Moved by Director Krom, seconded by Director Kang and unanimously carried (9-0) to approve Consent Calendar Items Nos. 1 through 5:

1. APPROVAL OF MINUTES

ACTION: Approve the minutes of a Regular Meeting of the Orange County Great Park Corporation Board of Directors held on January 20, 2011.

The Clerk of the Board was directed to review the meeting tape to determine if Director Lalloway was absent at the time the Consent Calendar was voted upon as reflected in the minutes. If necessary, the Clerk will revise the minutes accordingly.

2. ELECTION OF TREASURER/CHIEF FINANCIAL OFFICER

ACTION: Adopt the proposed resolution GPC-11-01 entitled: A RESOLUTION OF THE BOARD OF DIRECTORS OF THE ORANGE COUNTY GREAT PARK CORPORATION ELECTING THE TREASURER/CHIEF FINANCIAL OFFICER.

3. FISCAL YEAR 2010-11 DECEMBER BUDGET UPDATE

ACTION: Receive and file the Monthly Budget Update for the period ending December 31, 2010.

4. ORANGE COUNTY GREAT PARK CORPORATION 2012 LEGISLATIVE AGENDA

ACTION: Approve the 2012 Legislative Agenda for the Orange County Great Park Corporation.

5. FUNDING AGREEMENT BETWEEN THE CITY OF IRVINE AND THE IRVINE REDEVELOPMENT AGENCY

ACTION: Receive and file a City Council report concerning a Funding Agreement between the City of Irvine and the Irvine Redevelopment Agency.

END CONSENT CALENDAR

CONVENE: At 11:25 a.m. to a Special Joint Meeting with the Irvine City Council.

BUSINESS

6. FISCAL YEAR 2010-11 MID-YEAR BUDGET ADJUSTMENT

Mike Ellzey, Chief Executive Officer, provided a brief introduction of the item and introduced Kurt Mowery, Manager of Finance, who further introduced Debbie Gunderson, Finance Administrator, who presented the item.

Discussion included: the increase in staff by two positions will result in annual savings by bringing two existing expert consultants in-house; staffing calculations include burdened rates; the existing Dudek contract budget will not be expended and any adjustments will show in expenditures to date; the solar and wind light pole program is a pilot program for two poles and includes replacement of the scaffolding in the Balloon Park area; the adjustment to the WRNS contract includes two new feasibility studies, one for the library study and one for the botanic garden, and a comprehensive study of edge condition evaluation between Orange County Great Park property and FivePoint Communities, which is a consequence of FivePoint Communities filing its maps; the Amended and Restated Development Agreement involves the transfer of approximately 131 acres, which includes acreage for a potential police facility.

ACTION: Moved by Director Pulido and seconded by Director Pinto and unanimously carried (9-0) to approve recommended action No. 1 as revised to reflect a correction to the net expenditure increase amount from \$929,110 to \$947,110; and to approve recommended actions Nos. 2 through 4 as presented:

BOARD ACTION:

- 1) Recommend that the Irvine City Council approve the Orange County Great Park Mid-Year Budget Adjustment for Funds 180, 280 and 286 with a \$2,000,000 revenue increase and a net \$947,110 expenditure increase and corresponding transfers necessary to complete the authorized adjustments.
- 2) Recommend that the Irvine City Council approve an amendment to the sole source contract with Irvine Barclay Theatre Operating Company to initiate the planning and programming of the Great Park's summer 2011 Flights and Sounds program.
- 3) Recommend that the Irvine City Council approve an amendment to the WRNS Studio contract in the amount of \$732,000 for additional scope and fees as detailed in the staff report.
- 4) Approve the staffing plan to add two full-time positions, replacing two consultant contractors, as referenced in Sections 4 and 5 of the staff report.

CITY COUNCIL ACTION:

ACTION: Moved by Mayor Pro Tem Krom and seconded by Councilmember Lalloway and unanimously carried (5-0) to approve recommended action No. 1 as revised to reflect a correction to the net expenditure increase amount from \$929,110 to \$947,110; and to approve recommended actions Nos. 2 through 4 as presented:

- 1) Approve the Orange County Great Park Mid-Year Budget Adjustment for Funds 180, 280 and 286 with a \$2,000,000 revenue increase and a net \$947,110 expenditure increase and corresponding transfers necessary to complete the authorized adjustments.
- 2) Approve an amendment to the sole source contract with Barclay Theatre Operating Company to initiate the planning and programming of the Great Park's summer 2011 Flights and Sounds program.
- 3) Approve an amendment to the WRNS contract in the amount of \$732,000 for additional scope and fees as detailed in the staff report.
- 4) Direct the City Manager to prepare the necessary resolution for City Council consideration amending the City's Position Control Resolution to reflect two additional positions in accordance with Sections 4 and 5 of the staff report.

CONVENE: At 11:54 a.m. to a Regular Meeting of the Orange County Great Park Board of Directors.

ANNUAL MEETING

7. ELECTION OF BOARD OFFICERS (CHAIR & VICE CHAIR)

Selection of Chairperson of the Board

Mike Ellzey, Chief Executive Officer, opened nominations for Chair. Director Kang nominated Director Krom. There being no further nominations or objections, Mr. Ellzey declared the nomination period closed.

ACTION: Moved by Director Kang, seconded by Director Pulido to elect Director Krom as Chair of the Board.

The motion carried by the following vote:

AYES:	8	DIRECTORS:	Agran, Kang, Kogerman, Krom, Lalloway, Pinto, Pulido, and Ray
NOES:	1	DIRECTORS:	Choi
ABSENT:	0	DIRECTORS:	

Selection of Vice Chairperson of the Board

Mike Ellzey, Chief Executive Officer, opened nominations for Vice Chair. Director Pinto nominated Director Ray. There being no further nominations or objections, Mr. Ellzey declared the nomination period closed.

ACTION: Moved by Director Pinto, seconded by Director Pulido and unanimously carried to elect Director Ray as Vice Chairman of the Board.

RECESS: Chair Agran recessed the Regular Meeting of the Orange County Great Park Board of Directors at 12:20 p.m.

RECONVENE: At 1:02 p.m., the Orange County Great Park Board of Directors reconvened to a Regular Meeting.

BUSINESS

8. ARTS + CULTURE CENTER MASTER PLAN

Mike Ellzey, Chief Executive Officer, provided a brief introduction of the item and introduced Cliff Wallace, Deputy Chief Executive Officer/Chief Financial Officer, who further introduced Carol Minning, Senior Project Manager; along with Henry

Korn, Arts and Culture Consultant; Mia Lehrer, Principal, Mia Lehrer + Associates; Wright Sherman, Associate Principal; and Sully Sullivan, Chora Creative, who presented the item.

Board discussion included: comments in support of the item; compliments regarding the plans; the square footage of the hangars includes the second level; the theater contained in the plan will accommodate 3D viewing and other technologies; other theaters will be available in addition to the theater in the Arts + Culture Center; the impact of the sun angle into the hangar will be mitigated by a set-off from the sides; open hangar doors will be used as an arcade for plaza areas; the first phase in the master plan is an incubator phase; transition to phase 2 is estimated to take approximately 15 years and is based upon a number of variables including the ability to raise capital; cost of admission is expected to be zero to minimal; and accessibility of the Orange County Great Park will be a regional draw with access to every major arterial in Orange County.

Ellen Breitman, Council Executive Assistant, and a former art museum educator, agreed with comments that there might be difficulty getting support from the community for a museum; however, an arts center is not a collection with a museum. This arts center would be an opportunity for arts organizations in the county to work together and to have a satellite space on a rotating basis.

Director Pulido left the meeting at 1:40 p.m.
Director Choi left the meeting at 2:11 p.m.

ACTION: Moved by Director Pinto and seconded by Vice Chair Ray to:

BOARD ACTION: Approve the Arts + Culture Center Master Plan, finding that this plan furthers the goals, visions and purposes of the Orange County Great Park Corporation, and is consistent with the guiding principles and values of the Orange County Great Park Master Plan.

The motion carried by the following vote:

AYES:	7	DIRECTORS:	Agran, Kang, Kogerman, Krom, Lalloway, Pinto, and Ray
NOES:	0	DIRECTORS:	
ABSENT:	2	DIRECTORS:	Choi, Pulido

Director Pinto left the meeting at 2:30 p.m.

CONVENE: At 2:31 p.m. to a Special Joint Meeting with the Irvine City Council.

9. ORANGE COUNTY GREAT PARK ARTIST-IN-RESIDENCE (AIR) PROGRAM SELECTION PROCESS, EVALUATION CRITERIA, AND POLICIES AND PROCEDURES

Mike Ellzey, Chief Executive Officer, provided a brief introduction of the item and introduced Rod Cooper, Manager of Operations, who further introduced Henry Korn, Arts and Culture Consultant, who presented the item.

Board discussion included: comments in support of the item; the program will be family oriented with a goal to engage the public; obligations of the artists will be carefully vetted so that artists understand the nature of the program; final approval of the artists will be provided by the Board.

ACTION: Moved by Chair Krom and seconded by Director Kang to:

BOARD ACTION:

- 1) Recommend the City Council approve the selection process, evaluation criteria, policies and procedures for a pilot Artist in Residence (AIR) program at the Orange County Great Park.
- 2) Request the Chief Executive Officer return to the Board with recommendations to select four artists-in-residence, authorize the CEO to execute grant agreements with Board approved artists, and return as necessary to the City Council for approval.

The motion carried by the following vote:

AYES:	6	DIRECTORS:	Agran, Kang, Kogerman, Krom, Lalloway, and Ray
NOES:	0	DIRECTORS:	
ABSENT:	3	DIRECTORS:	Choi, Pinto, Pulido

ACTION: Moved by Mayor Pro Tem Krom and seconded by Councilmember Lalloway to:

CITY COUNCIL ACTION: Approve the selection process, evaluation criteria, policies and procedures for a pilot Artist in Residence (AIR) program at the Orange County Great Park.

The motion carried by the following vote:

AYES:	4	COUNCILMEMBER:	Agran, Kang, Krom, and Lalloway
NOES:	0	COUNCILMEMBER:	
ABSENT:	1	COUNCILMEMBER:	Choi

RECESS: At 2:50 p.m., Chair Krom recessed the Special Joint Meeting with the Irvine City Council.

CONVENE: At 3:05 p.m. to a Special Meeting of the Irvine City Council.

CONSENT CALENDAR

The Consent Calendar consists of Item No. 10.

Action: Moved by Mayor Pro Tem Krom, seconded by Councilmember Lalloway to approve Consent Calendar Item No. 10:

The motion carried by the following vote:

AYES:	4	COUNCILMEMBER:	Agran, Kang, Krom, and Lalloway
NOES:	0	COUNCILMEMBER:	
ABSENT:	1	COUNCILMEMBER:	Choi

10. ORANGE COUNTY GREAT PARK WESTERN SECTOR PARK DEVELOPMENT PLAN (PHASE 1) - REMEDIATION OF COVERAGE K SITES, APPROVAL OF PLANS, SPECIFICATIONS AND CONTRACT DOCUMENTS

CITY COUNCIL ACTION: Approve the plans, specifications, and contract documents for the Orange County Great Park Western Sector Park Development Plan (Phase 1) – Remediation of Coverage K sites on file with the Orange County Great Park Corporation.

END CONSENT CALENDAR

STUDY SESSION

11. DISCUSSION OF GENERAL PLAN AMENDMENT AND ZONE CHANGE FILED BY HERITAGE FIELDS EL TORO, LLC

Sean Joyce, City Manager, provided a brief introduction of the item and introduced Tim Gehrich, Manager of Planning and Development Services; and Barry Curtis, Project Administrator; who provided the presentation.

Prior to the presentation, Mayor Kang explained that the special City Council study session is required for a general plan amendment to provide direction to

City staff related to analysis of the submitted application. The study session will allow the City Council, in its capacity as the land use authority, to provide direction to staff on the submitted applications, while also allowing the Orange County Great Park Board of Directors the opportunity to hear the same information about Heritage Fields' submittal and its relationship to the Great Park Master Plan. It is the City Council's sole authority to provide direction to City staff related to the analysis of the submitted application.

Discussion included: Clarification regarding the location of Zone 8.1, the former lifelong learning district, now transit and trail, which will be expanded slightly; the title of transit and trails contemplates pedestrian and transit connectivity; clarification of the yellow highlighted area reflects a zoning change to the new 8.1 zone which was formerly zoned for Great Park amenities. Residential will now be extending into that area. If City Council approves the general plan amendment, an amendment to the Great Park Master Plan will occur.

ACTION: Moved by Mayor Pro Tem Krom and seconded by Councilmember Lalloway to:

CITY COUNCIL ACTION: Receive and file the staff report. Staff was directed to ensure on-going communication and coordination with the Orange County Great Park design team and Heritage Fields, as well as monitor and evaluate impacts the proposed General Plan Amendment and Zone Change will have upon the Orange County Great Park Master Plan. Staff is to continue briefing the City Council throughout the review process.

The motion carried by the following vote:

AYES:	4	COUNCILMEMBER:	Agran, Kang, Krom, and Lalloway
NOES:	0	COUNCILMEMBER:	
ABSENT:	1	COUNCILMEMBER:	Choi

PUBLIC COMMENTS - CITY COUNCIL

None.

ADJOURN CITY COUNCIL

Moved by Councilmember Lalloway, seconded by Mayor Pro Tem Krom and carried unanimously by those members present to adjourn the special meeting of the City Council at 3:25 p.m.

CONVENE: At 3:26 p.m., to a Regular Meeting of the Orange County Great Park Board Of Directors.

DIRECTOR COMMENTS

None.

PUBLIC COMMENTS - ORANGE COUNTY GREAT PARK BOARD OF DIRECTORS

None.

ADJOURNMENT

Moved by Director Kang, seconded by Director Lalloway and unanimously carried by those members present to adjourn the meeting at 3:27 p.m., to an ORANGE COUNTY GREAT PARK CORPORATION REGULAR meeting, March 17, 2011, 10:00 a.m., City of Irvine, City Council Chamber, One Civic Center Plaza, Irvine, California.



CHAIR OF THE ORANGE COUNTY
GREAT PARK



CLERK OF THE BOARD

MARCH 17, 2011

DATE APPROVED



MAYOR OF THE CITY OF IRVINE



CITY CLERK OF THE CITY OF IRVINE

MARCH 22, 2011

DATE APPROVED