



## **MINUTES**

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

**September 20, 2012  
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, and special joint meeting with the Irvine City Council was called to order on September 20, 2012 at 9:22 a.m., in the City Council Chamber, Irvine Civic Center, One Civic Center Plaza, Irvine, California, by Chair Krom, presiding officer.

### **ROLL CALL – Orange County Great Park Board of Directors**

|          |   |           |             |
|----------|---|-----------|-------------|
| PRESENT: | 9 | DIRECTOR: | LARRY AGRAN |
|          |   | DIRECTOR  | STEVEN CHOI |
|          |   | DIRECTOR: | SUKHEE KANG |

|            |                   |
|------------|-------------------|
| DIRECTOR   | WILLIAM KOGERMAN* |
| DIRECTOR   | JEFFREY LALLOWAY  |
| DIRECTOR   | MICHAEL PINTO     |
| DIRECTOR   | MIGUEL PULIDO     |
| VICE CHAIR | WALKIE RAY        |
| CHAIR:     | BETH KROM         |

ABSENT     0   DIRECTOR

\*Director Kogerman arrived at 9:23 a.m.

### **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; Carl Petersen, Deputy City Clerk II; Marie Dickens, Clerk of the Board; and Lindsey Bachman, Administrative Secretary.

### **PLEDGE OF ALLEGIANCE**

Chair Krom led the Pledge of Allegiance.

### **ADDITIONS AND DELETIONS**

Mike Ellzey, Chief Executive Officer asked that Item 5, FivePoint Communities Presentation on the Great Park Neighborhoods, be deleted from the Agenda.

### **CEO REPORT**

Mike Ellzey, Chief Executive Officer, reported on: the Flights & Sounds Summer Festival; the status of the Western Sector Park Development Plan Construction; VALOR Program; America's Heartland, a nationally broadcast PBS show; visit by Lieutenant Governor Gavin Newsom; Bosch Foundation Grant; Sempra Energy Grant; XPO Sponsor Briefing; Southern California Edison's ABC Green Home Opening; Farmers to Flyers Reception; Independent and Inspired Film Series;

Fall Gardening Workshops; Scarecrows in the Park Sponsorships; and the Pumpkin Harvest and Food Bank Kick Off.

**CONVENE: At 9:34 a.m. to a Special Joint Meeting with the Irvine City Council.**

## **JOINT BUSINESS**

### **1. ORANGE COUNTY GREAT PARK OFFICE RELOCATION**

Mike Ellzey, Chief Executive Officer introduced Cliff Wallace, Deputy Chief Executive Officer, who provided opening remarks and introduced Jennifer Alvarado, Manager of Finance, Debbie Gunderson, Finance Administrator, and Carol Minning, Senior Project Manager, who presented the item.

Discussion included: the merits and differences between the options located at 38 Discovery and the Irvine Train Station; the improvements required and the cost of improvements at the Irvine Train Station; the term of the lease at 38 Discovery and the option to renew the lease; amortization of improvements at the Irvine Train Station and the amount of rent over a five-year term; adequacy of the space plan at the Irvine Train Station and space plan alternatives; interim move necessary for the Irvine Train Station option; a comparison of costs of the interim move and the move into Irvine Train Station with the move-in allowance for 38 Discovery; improvements and costs for trailers at the Orange County Great Park; the proximity of the Irvine Train Station and 38 Discovery to the Orange County Great Park; provision in the Adjacent Landowner Agreement for the joint headquarters of the Orange County Great Park Corporation and FivePoint Communities at the Orange County Great Park; and the need to explore the options in greater detail.

**MOTION:** Moved by Chair Krom, and seconded by Director Agran, to appoint an ad hoc committee comprised of Chair Krom, Vice Chair Ray, and Directors Lalloway and Pinto to work with corporation staff to further explore in detail the options presented in the staff report, and report back to the Board at a future meeting.

**SUBSTITUTE MOTION:** Director Choi made a substitute motion to install a corporate campus of office trailers. The motion failed for lack of second.

**ACTION:** A vote was then taken on the main motion, which carried unanimously (9-0), as follows:

#### **BOARD ACTION:**

Appointed an ad hoc committee comprised of Chair Krom, Vice Chair Ray, and Directors Lalloway and Pinto to work with corporation staff to

further explore in detail the options presented in the staff report, and to report back to the Board at a future meeting.

**CITY COUNCIL ACTION:**

No City Council action was taken.

**PUBLIC COMMENTS – CITY COUNCIL**

There were none.

**ADJOURNMENT – SPECIAL JOINT MEETING**

Moved by Chair/Mayor Pro Tempore Krom, and carried unanimously by those members present to adjourn the special joint meeting at 11:15 a.m.

**CONVENE: At 11:16 a.m., a Regular Meeting of the Orange County Great Park Board Of Directors.**

**CONSENT CALENDAR**

Consent Calendar items consist of Items Nos. 2 and 3.

**Action: Moved by Director Pinto, seconded by Vice Chair Ray and unanimously carried (9-0) to approve Consent Items Numbers 2 and 3:**

**2. APPROVAL OF MINUTES**

**ACTION:**

Approved the minutes of the regular meetings of the Orange County Great Park Corporation Board of Directors held on June 21, 2012 and July 12, 2012.

**3. FISCAL YEAR 2011-12 MAY BUDGET UPDATE**

**ACTION:**

Received and filed the Budget Update for the month ending May 31, 2012.

**END CONSENT CALENDAR**

## **BUSINESS**

### **4. APPROVAL TO ENTER INTO A MUTUAL INDEMNIFICATION AGREEMENT WITH THE HURTT FAMILY HEALTH CLINIC FOR A HEALTH PROGRAM AT THE GREAT PARK FARMERS MARKET**

Mike Ellzey, Chief Executive Officer, introduced Cliff Wallace, Deputy Chief Executive Officer who further introduced Tom Larson, Manager of Farm, Food & Landscape, and Jordan Perkins, Projects Coordinator, who presented the item.

Discussion included: support for the health clinic at the Orange County Great Park; concern over the amount of insurance coverage required under the indemnification agreement; and support for further investigation into the adequacy of insurance limits required.

Director Pulido left the dais at 11:40 a.m.

**ACTION: Moved by Director Choi, seconded by Director Agran and unanimously carried by those members present (8-0) to adopt staff recommendations subject to confirmation by the Chair, Orange County Great Park staff, and the City's Risk Manager that the insurance coverage limits are appropriate and to modify such limits if deemed warranted:**

#### **ACTION:**

1. Approved and authorized the Chief Executive Officer to execute a mutual indemnification agreement with the Hurtt Family Health Clinic in substantial conformity to the form attached, subject to confirmation by the Chair, Orange County Great Park staff, and the City's Risk Manager that the insurance coverage limits are appropriate and to modify such limits if deemed warranted.
2. Recommended that the City Council approve and authorize the City Manager to execute a mutual indemnification agreement with the Hurtt Family Health Clinic in substantial conformity with the attached form.

### **5. FIVEPOINT COMMUNITIES PRESENTATION ON THE GREAT PARK NEIGHBORHOODS**

This item was removed from the agenda at the request of Mike Ellzey, Chief Executive Officer. See additions and deletions.

## **PUBLIC COMMENTS**

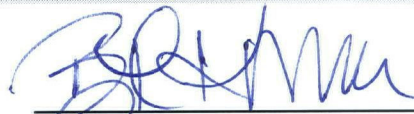
Don Croucher, California Fire Museum, provided an update on the progress of fundraising for a master plan and reported on donations of large historical items for a fire science library.

## **DIRECTOR COMMENTS**

Director Kogerman requested that staff provide for the October Orange County Great Park Corporation Regular meeting, a briefing on the status of the turnover of Building 114 to the Orange County Great Park, which has been identified as an interim Heritage and Aviation Museum site; and to agendize changes to the Bylaws of the Orange County Great Park Corporation.

## **ADJOURNMENT**

Moved by Vice Chair Ray, seconded by Chair Krom and unanimously carried by those members present to adjourn the meeting at 11:51 a.m., to an ORANGE COUNTY GREAT PARK CORPORATION REGULAR meeting, October 18, 2012, 9:00 a.m., City of Irvine, City Council Chamber, One Civic Center Plaza, Irvine, California.



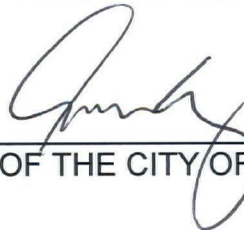
CHAIR OF THE ORANGE COUNTY  
GREAT PARK



CLERK OF THE BOARD

October 23, 2012

DATE APPROVED



MAYOR OF THE CITY OF IRVINE



CITY CLERK OF THE CITY OF IRVINE

October 23, 2012

DATE APPROVED