MINUTES
BOARD OF DIRECTORS
ORANGE COUNTY GREAT PARK CORP.
REGULAR MEETING

April 27, 2006
1:00 P.M.
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 was called to order on April 27, 2006, at 1:06 p.m., in the City Council Chamber, Irvine Civic Center, One Civic Center Plaza, Irvine, California, by Chair Agran, presiding officer.

ROLL CALL

PRESENT:  9  DIRECTOR:  STEVEN CHOI
DIRECTOR:  SUKHEE KANG
DIRECTOR:  WILLIAM KOGERMAN
DIRECTOR:  BETH KROM
DIRECTOR:  MIGUEL PULIDO*
DIRECTOR:  WALKIE RAY
DIRECTOR:  CHRISTINA SHEA
VICE CHAIR:  MICHAEL PINTO
CHAIR:  LARRY AGRAN

ABSENT:  0  DIRECTOR:  None

*Director Pulido arrived at 2:15 p.m.
Also present were Wally Kreutzen, Chief Executive Officer; Colleen Clark, Deputy Chief Executive Officer; Robert Thornton, General Counsel; Marsha Burgess, Manager of Public Affairs; Christina Lo, Manager of Engineering; Glen Worthington, Manager of Planning and Environmental Services; Molly McLaughlin, Clerk of the Board; and Ruth Brogdon, Administrative Secretary.

PLEDGE OF ALLEGIANCE

Chair Agran led the Pledge of Allegiance.

ADDITIONS AND DELETIONS

There were none.

PRESENTATIONS

• LENNAR CORPORATION UPDATE

Wally Kreutzen, Chief Executive Officer, introduced Robert Santos, President, Heritage Fields Land Division, who gave a brief update to the Board regarding integration of planning efforts; expansion of the transit-oriented team at Heritage Fields; the demolition program; removal of the guard gate at the Trabuco Corridor; integration of sustainability efforts; edge deconstruction operation; and donation of trees.

Board discussion included base access by the public; sustainability issues; edge boundary adjustments; observation tower for the public; patrolling security at the Great Park; and the newly occupied LEED certified office building.

PUBLIC COMMENTS

1) Spencer Olin, Professor Emeritus of History at University of California, Irvine, spoke on the importance of proper storage of historical materials and encouraged the hiring of a professional archivist (Exhibit 1 on file in the Clerk of the Board’s Office).

2) Stephanie Pacheco, Chair of the Environmental Coalition, expressed her support for sustainable and ecological design and provided a handout of information to the Clerk for distribution to the Board at a later date (Exhibit 1a on file in the Clerk of the Board’s Office).

CONSENT CALENDAR (Item Nos. 1 and 2)

Chair Agran requested separate action for Consent Calendar items.
1. APPROVAL OF MINUTES

ACTION: It was moved by Director Choi, seconded by Director Krom and unanimously carried, by those members present (Director Pulido absent), to:

1) Approve the minutes of a special meeting of the Orange County Great Park Board of Directors held on April 13, 2006.

2) Approve the minutes of a regular meeting of the Orange County Great Park Corporation Committee of the Whole held on April 13, 2006.

2. RV STORAGE LEASE EXTENSION

Board discussion included the importance of the revenue source provided by the RV Storage Lease; whether this item required City Manager approval; and Director Kogerman recused himself from the item citing a conflict of interest. Rob Thornton, General Counsel, confirmed the absention.

ACTION: It was moved by Director Choi, seconded by Director Krom and carried to:

Recommend to the Irvine City Council an extension of the RV Storage Lease with All Star Services on a month to month basis through June 30, 2007.

The motion carried as follows:

<table>
<thead>
<tr>
<th>AYES:</th>
<th>7</th>
<th>DIRECTORS:</th>
<th>Choi, Kang, Krom, Ray, Shea, Pinto, and Agran</th>
</tr>
</thead>
<tbody>
<tr>
<td>NOES:</td>
<td>0</td>
<td>DIRECTOR:</td>
<td>None</td>
</tr>
<tr>
<td>ABSTAIN:</td>
<td>1</td>
<td>DIRECTOR:</td>
<td>Kogerman</td>
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<tr>
<td>ABSENT:</td>
<td>1</td>
<td>DIRECTOR:</td>
<td>Pulido</td>
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BUSINESS

3. TASK TWO THROUGH FIVE UPDATE - GREAT PARK MASTER PLAN

Wally Kreutzen, Chief Executive Officer, provided a brief background and introduced Glen Worthington, Manager of Planning and Environmental Services, who gave a PowerPoint presentation on the Task Two through Five Update – Great Park Master Plan (Exhibits 2 and 2a on file in the Clerk of the Board’s Office).
Board discussion included accelerating the design issues; concerns with reliance on Gafcon with respect to business modeling; timelines of completion of the preliminary Master Plan, City of Irvine approvals, Phasing Plan and Phase One Plan & Design Illustrations; public outreach opportunities during Tasks Two through Five; appreciation of Gafcon and their expertise; process of hiring the consultants; the hiring and approval of contractors by the Design Studio Team; opportunities should be provided to local businesses and those businesses who have expressed an interest in doing business at the Great Park; a request for itemized cost estimates; if the contract was a "not-to-exceed" amount; scope of work for general design cost standards at 7-15% of construction value; ranges and magnitude of costs as the Corporation moves through the design process; ensuring cost sharing mechanisms are in place; a discussion of geothermal opportunities; design and construction milestones reviewed from a builder perspective; integration of sustainability efforts and leveraging the resources from consultants, Lennar Corporation, the Orange County Great Park Corporation and the Design Studio Team; and a request to provide a comprehensive schedule that would take the park up to the point of construction and through the construction of Phase I.

Yehudi Gaffen, Gafcon, spoke to the Board on the process for hiring consultants.

Pat Fuscoe, Fuscoe Engineering, agreed to pursue geotechnical research on behalf of the Design Studio Team.

The Board requested the need for better understanding of the magnitude of the potential costs and directed staff to provide the information at a future meeting.

Wally Kreutzen, Chief Executive Officer, spoke to the Board regarding agendizing an upcoming Study Session with Bovis-Lend Lease to review upcoming schedules and costs.

Director Pulido arrived at 2:15 p.m.

\textbf{ACTION:} It was moved by Vice Chair Pinto, seconded by Director Choi and unanimously carried to:

Recommend City Council approval of the revised Scope of Work for Tasks Two through Five for the Master Plan of the Orange County Great Park.
4. **SPORTS PARK NEED ASSESSMENT: TASK II FINANCIAL ANALYSIS**

Wally Kreutzen, Chief Executive Officer, introduced Marsha Burgess, Manager of Public Affairs, who briefly updated the Board and introduced representatives from Griffin Structures including Roger Toriero, Bob Hall, and Chuck De Garmo and representatives from Economic Research Associates and Girard Sports Marketing, who presented a PowerPoint presentation and handouts (Exhibits 3 and 4 on file in the Clerk of the Board's Office).

Board discussion included request for an estimate of overall costs to build the sports park; a review of the original estimates; completion date of the sports park; increasing cost estimates; total acreage of facilities; potential revenue sources; shortage of fields and size of the entire facility; waterpark entertainment; outsourcing construction of the park versus building as a public project; a question as to why prevailing wages were used in the estimates in the analysis; ice skating rink opportunity; outsourcing options; financing devices involving tax-exempt monies; comparison of the four different financing analyses; program elements; importance of the sports park and need for a mechanism to justify more land; education and exposure to resources in regards to privately funded parks; and the value of the sports park to the community.

Roger Toriero, representing Griffin Structures, recommended the Board delete Recommended Action No. 4.

Director Kang left the meeting at 3:30 p.m.

It was moved by Vice Chair Pinto, seconded by Director Ray, to approve Recommended Items 1, 2, and 3.

**ACTION:** By a substitute motion, it was moved by Director Choi, seconded by Director Shea, and unanimously carried by those members present, to:

Continue this item to the May 11, 2006, meeting.

5. **OFFER TO AND AGREEMENT WITH NATIONAL ARCHIVES REGARDING ESTABLISHMENT OF NATIONAL ARCHIVES FACILITY WITHIN GREAT PARK**

Marsha Burgess, Manager of Public Affairs, introduced representatives from the National Archives, Mr. Tom Mills, Assistant Archivist for Regional Records Services at the National Archives and Records Administration headquartered in Maryland, and Dr. Shirley Burton, Regional
Administrator of the National Archives and Records Administration Pacific Region, who provided a PowerPoint presentation, video and gift book on the National Archives and Records Administration (Exhibits 5 and 6 on file in the Clerk of the Board’s Office). The National Archives & Records Administration would like to pursue a National Archives West to be located at the Great Park.

Chair Agran spoke in support of this item and apologized for having to leave the meeting early. Chair Agran left at 4:14 p.m.

Board discussion included encouragement of this project; size of the proposed facility; number of projected annual visitors; opportunity for support groups to form and fund raise for educational and outreach programs; National Archives West as part of the Life Long Learning District; using the archives as a resource in gathering Veteran’s records; and a historical opportunity for the Great Park.

**ACTION:** It was moved by Director Pulido, seconded by Director Ray and unanimously carried by those members present (Director Kang and Chair Agran absent), to:

Authorize staff to pursue with the National Archives and Records Administration the possibility of establishing a National Archive Facility at the Great Park.

6. **HISTORY PROGRAM PROPOSAL**

**ACTION:** It was moved by Director Krom, seconded by Director Pulido and unanimously carried by those members present (Director Kang and Chair Agran absent), to:

Continue this item to May 11, 2006.

**CEO REPORT**

Wally Kreutzen, Chief Executive Officer, requested that Marsha Burgess, Manager of Public Affairs, update the Board on the Final Salute to El Toro Event to be held on Saturday, May 20, 2006, 10:00 a.m. to 2:00 p.m.

**DIRECTOR COMMENTS**

There were none.
ADJOURNMENT

By consensus, the Board of Directors adjourned at 5:01 p.m., to an adjourned regular meeting of the Orange County Great Park Corporation Board of Directors, May 11, 2006, 1:00 p.m., City of Irvine, City Council Chamber, One Civic Center Plaza, Irvine, California.

Chair

May 11, 2006

DATE APPROVED