



**BOARD OF DIRECTORS  
ORANGE COUNTY GREAT PARK CORP.  
ADJOURNED REGULAR MEETING**

**June 14, 2007  
1:00 P.M.  
City of Irvine  
City Council Chamber  
One Civic Center Plaza  
Irvine, California**

**CALL TO ORDER**

An adjourned regular meeting of the Orange County Great Park Corporation Board of Directors was called to order on June 14, 2007 at 1:09 p.m., in the City Council Chamber, Irvine Civic Center, One Civic Center Plaza, Irvine, California, by Chair Agran, presiding officer.

**ROLL CALL**

PRESENT:	7	DIRECTOR:	STEVEN CHOI
		DIRECTOR:	SUKHEE KANG
		DIRECTOR:	WILLIAM KOGERMAN
		DIRECTOR:	BETH KROM
		DIRECTOR:	CHRISTINA SHEA
		VICE CHAIR:	MICHAEL PINTO
		CHAIR:	LARRY AGRAN
ABSENT:	2	DIRECTORS:	MIGUEL PULIDO
			WALKIE RAY

Also present were Sean Joyce, City Manager, Marty Bryant, Chief Executive Officer; Sharon Landers, Assistant City Manager; Colleen Clark, Deputy Chief Executive Officer; Donna Brady, representing General Counsel; Kurt Mowery, Manager of Finance; Glen Worthington, Manager of Planning and Engineering; Christina Lo, Manager of Engineering; Marsha Burgess, Manager of Public Affairs; Rod Cooper, Manager of Operations; Molly McLaughlin, Clerk of the Board; and Pamela Shaffer, Executive Secretary.

## **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Chair Agran.

## **ADDITIONS AND DELETIONS**

There were none.

## **BUSINESS**

### **1. ELECTION OF PRESIDENT/CHIEF EXECUTIVE OFFICER**

Sean Joyce, City Manager, presented the staff report followed by the presentation of a gift to retiring Chief Executive Officer Marty Bryant, thanking him for his outstanding service to the City of Irvine.

The Board thanked Marty Bryant for his contributions to the City of Irvine and the Orange County Great Park Corporation.

**RECOMMENDED ACTION:** It was moved by Chair Agran, seconded by Vice Chair Pinto and unanimously carried by those members present, to:

Adopt a resolution entitled: A RESOLUTION OF THE BOARD OF DIRECTORS OF THE ORANGE COUNTY GREAT PARK CORPORATION ELECTING AN INTERIM PRESIDENT/CHIEF EXECUTIVE OFFICER

## **PRESENTATIONS**

### **2. CENTER FOR COMMUNITY ORGANIZATIONS**

Marsha Burgess, Manager of Public Affairs, introduced Mike Ruane, Executive Director, The Children and Family Commission of Orange County; China Brodsky, Executive Director of the Non-Profit Center Network; and University of California, Irvine students Linda Tang, Seth Connolly and Riddi Mehta, who presented a PowerPoint presentation and distributed supplemental information on the proposed Center for

Community Organizations (Exhibits 1, 2 and 3, on file in the Clerk of the Board's Office).

Board discussion included non-profit centers in Irvine; history of Irvine's progressive approach to non-profit organizations; enabling non-profits to rent space at market rate; types of organizations that could benefit from a Center for Community Organizations; competing social services resources; exploring the possibilities of utilizing the 100 acres designated to the County of Orange; comparison of this concept to Families Forward; policy decisions needed relative to land leases for non-profit centers; and a non-profit center's need for stability, affordability and visibility.

**3. PROPOSED PURCHASE/SALE AND FINANCING AGREEMENT**

Marty Bryant, Chief Executive Officer, introduced Tina Christiansen, Director of Redevelopment, and Amy Roblyer, Senior Management Analyst, who presented a PowerPoint presentation on the proposed purchase, sale and financing agreement (Exhibit 4 on file in the Clerk of the Board's Office).

Board discussion included providing the presentation to the Orange County Board of Supervisors; complexity of the agreement; Special Fund 180; timing of the approval process; the loan repayment process; and placement of escrow funds.

Director Shea requested this item be agendized at the June 28, 2007, Board of Directors meeting.

**CONSENT CALENDAR**

Director Kogerman requested Agenda Item 5 be removed from the Consent Calendar.

**4. APPROVAL OF MINUTES**

**RECOMMENDED ACTION: It was moved by Director Krom, seconded by Director Kang, and unanimously carried by those members present to:**

Approve the minutes of a regular meeting of the Orange County Great Park Corporation Board of Directors held on May 24, 2007.

**5. TEMPORARY RV STORAGE LEASE EXTENSION**

Director Kogerman requested an abstention citing a potential conflict of interest. Donna Brady, representing General Counsel, stated this was a true absence.

**RECOMMENDED ACTION: It was moved by Director Kang, seconded by Vice Chair Pinto, and carried to:**

Recommend that the City Council approve a ninety (90) day extension of the RV Storage Lease with All Star Services through September 30, 2007.

**The motion carried by the following vote:**

AYES:	6	DIRECTORS:	Choi, Kang, Krom, Pinto, Shea, Agran
NOES:	0	DIRECTOR:	None
ABSTAIN:	1	DIRECTOR:	Kogerman
ABSENT:	2	DIRECTORS:	Pulido and Ray

**BUSINESS (cont.)**

**6. WILDLIFE CORRIDOR AND AGUA CHINON PRIORITY PHASING**

Marty Bryant, Chief Executive Officer, introduced Glen Worthington, Manager of Planning and Environmental Services, who presented the staff report and provided a PowerPoint presentation (Exhibit 5 on file in the Clerk of the Board's Office).

Chair Agran introduced Vice Chair Pinto who provided a brief PowerPoint presentation (Exhibit 6 on file in the Clerk of the Board's Office).

Board discussion included erosion issues and quality of the grading; whether construction drawings were included in the development fees; timing of the Agua Chinon development; public funding and grant opportunities; proximity of the Wildlife Corridor to the active areas of the park; predominant changes from this plan to the previously submitted conceptual plan; importance of a functioning Wildlife Corridor; and referring to the City Council for implementing action.

Chair Agran read into the record, a letter written in support of the Wildlife Corridor by Dr. Dan Silver (Exhibit 7 on file in the Clerk of the Board's Office).

**The following individuals spoke in support of the Wildlife Corridor and Agua Chinon priority phasing:**

- 1) Stephanie Pacheco, representing the Environmental Coalition.
- 2) Mary Fegraus, representing the Laguna Canyon Foundation.
- 3) Elisabeth Brown, representing the Laguna Greenbelt, Inc.
- 4) Scott Thomas, representing Sea and Sage Audubon.
- 5) Bob Ring, representing the Laguna Canyon Foundation.
- 6) David Perlman, representing the Sierra Club and the Orange County Conservation Committee.
- 7) Marty Rhodes, representing the Laguna Canyon Foundation.
- 8) Carolyn Wood, representing the Laguna Canyon Conservancy.

**RECOMMENDED ACTION: It was moved by Vice Chair Pinto, seconded by Director Shea and unanimously carried, by those members present, to:**

- 1) Direct the Chief Executive Officer to include within the new Great Park Design Studio contract the final design of the Wildlife Corridor enhanced features from Irvine Boulevard to the Borrego flood control channel and the final design of the Agua Chinon enhanced features from Irvine Boulevard to the future Marine Way, including construction documents.
- 2) Direct the Chief Executive Officer to coordinate with Heritage Fields for the potential to construct the Wildlife Corridor enhanced features from Irvine Boulevard to the Borrego flood control channel, with a not to exceed budget of \$13,460,854. Should approvals and permits not be available within Heritage Fields' development schedule, direct the Chief Executive Officer to move forward with the construction of this portion of the Wildlife Corridor through a separate contract issued by the City.
- 3) Adopt a resolution entitled: A RESOLUTION OF THE BOARD OF DIRECTORS OF THE ORANGE COUNTY GREAT PARK CORPORATION INCREASING THE FISCAL YEAR 2007-08 BUDGET BY \$13,460,854 TO CONSTRUCT THE WILDLIFE CORRIDOR ENHANCED FEATURES FROM IRVINE BOULEVARD TO THE BORREGO FLOOD CONTROL CHANNEL
- 4) Direct the Chief Executive Officer to return to the Board in September with a program and cost estimate for the design and construction of the Agua Chinon enhanced features.

**7. ALTERNATIVE COST RECOVERY ANALYSIS FOR THE GREAT PARK BALLOON**

Marty Bryant, Chief Executive Officer, introduced Rod Cooper, Manager of Operations, who presented the staff report and PowerPoint presentation (Exhibit 8 on file in the Clerk of the Board's Office).

Board discussion included the City Council action at the City Council meeting of May 8, 2007, relative to the balloon operation costs; a review of potential revenue sources including parking, retail, food and special events; philosophy on charging fees for park features; importance of free access to the park; having a period of free rides in the balloon followed by a nominal charge; advertising on the balloon; endowment opportunities; charging fees to cover operational costs; expectations of the proposed Marketing Consultant; the use of a conservative assumption of users in the staff report; reducing the possible commercialization of the park; advantage of parking fees; combining the fund raising position with the Marketing Consultant; recovering costs in a reasonable period of time; annual operating costs; passive and commercial uses in the park; compromising on the length of time that the balloon rides will be free; and a review of the process for implementing ticket prices.

Director Krom left the meeting at 4:30 p.m.

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

1. Direct staff to return in 30-60 days to provide further exploration of fees for exclusive group use.
2. Commence sponsorship and advertising options with the Lennar Corporation with the intention of forming a template for future opportunities.

**PUBLIC COMMENTS**

There were none.

**CEO REPORT**

Marty Bryant, Chief Executive Officer, introduced Marsha Burgess, Manager of Public Affairs, who provided a brief update on the upcoming July 14, 2007 Balloon Launch event.

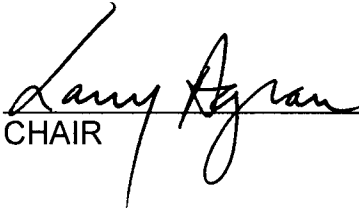
Marty Bryant, Chief Executive Officer, thanked the Board for their outstanding support during his tenure as Chief Executive Officer.

**DIRECTOR COMMENTS**

Chair Agran, on behalf of the Board of Directors, thanked Marty Bryant, Chief Executive Officer, for his outstanding service to the City of Irvine.

**ADJOURNMENT**

**It was moved by Director Shea, seconded by Vice Chair Pinto, and unanimously carried by those members present, to adjourn at 4:55 p.m., to an ORANGE COUNTY GREAT PARK Board of Director's regular meeting, June 28, 2007, 1:00 p.m., City of Irvine, City Council Chamber, One Civic Center Plaza, Irvine, California.**

  
CHAIR

  
INTERIM CLERK OF THE BOARD

July 12, 2007  
DATE APPROVED