

LOS ANGELES COMMUNITY COLLEGE DISTRICT
BOARD OF TRUSTEES
AD HOC COMMITTEE ON PUBLIC/PRIVATE PARTNERSHIPS
Educational Services Center
Board Room – First Floor
770 Wilshire Boulevard
Los Angeles, CA 90017
Wednesday, September 3, 2008
~~11:00~~ 11:30 a.m. – 12:30 p.m.

Committee: Georgia L. Mercer, Chair; Kelly G. Candaele; Sylvia Scott-Hayes

Participants: Adriana Barrera, ESC; David Beaulieu, DAS; A. Susan Carleo, LAVC; Roland Chapdelaine, LATTG; Gary Colombo, ESC; Anne Diga, ESC; Marshall Drummond, ESC; Larry Eisenberg, ESC; Mona Field, Trustee; Jim Goodell, Public Private Ventures; Jeanette Gordon, ESC; Camille Goulet, ESC; Thomas Hall, ESC; Allison Jones, Administrators Association; Javier Mariscal, Public Private Ventures; Dee Patel, Build—LACCD; Mark Rocha, WLAC; Miguel Santiago, Trustee; Ken Sherwood, LACC; Lynn Winter Gross, Build—LACCD

Trustee Mercer called the meeting to order at 11:35 a.m.

PUBLIC SPEAKERS

None.

REPORTS/RECOMMENDATIONS

Charge of the Committee

Trustee Mercer indicated that the District has recently launched into a new area of public/private partnerships. A little of this has been done in the past, but not to the magnitude that is being considered now with all of the Bond Programs. While the Infrastructure Committee deals with the big picture of Master Plans, etc., this is a separate arena. Some issues have been presented to the Board and the Board did not have the ability or the background to evaluate the issues that are involved because this is a new direction for the District.

Chancellor Drummond indicated that the Ad Hoc Committee will evolve over time. These opportunities are different and will require much more discussion regarding advantages and disadvantages. This is a unique opportunity for the Board to “take it all in and then provide direction as to whether or not something should be done.”

Mr. Larry Eisenberg indicated that this presents an opportunity to diversify the District’s revenue base. If the District can structure arrangements that provide a reasonable rate of return, this will create revenue that would make it possible for the District Office and the colleges to work on other projects.

Discussion on Resolution Regarding 10000 and 10100 Jefferson Boulevard

Mr. Larry Eisenberg indicated that an item to approve the joint occupancy process request for this particular property is being presented for action at today’s Board meeting.

Dr. Mark Rocha distributed copies of Com. No. FPD3. Resolution of Intention to Consider Proposals for a Joint Occupancy Lease to Design, Build, and Operate a Mixed-Use Development at West Los Angeles College. He indicated that this is the end of a process that has taken 16 months to present the resolution for the Board’s consideration. He indicated that the goal of land development is to convert a capital asset such as 10100 Jefferson Boulevard into predictable operating revenue that will support the educational mission. He stated that the Board’s approval of the resolution will provide WLAC with the opportunity to determine whether there are any parties that are willing to engage in a partnership with the college to develop this land within the specific parameters that have been established by the Request for Proposal (RFP).

There was discussion regarding the Resolution of Intention with respect to the proposed lease of the real property located at 10000 and 10100 Jefferson Boulevard for purposes of developing and operating a mixed-use development that would generate revenue for the college. Potential mixed-use development opportunities may include an extended stay hotel, restaurant/retail services, research and development, and residential housing including active senior and/or faculty housing.

Trustee Candaele inquired as to who will negotiate the final deal so that the District will have the greatest amount of revenue with the least amount of risk.

Mr. Jim Goodell responded that with respect to Phase I – Request for Qualifications (RFQ) of the joint occupancy lease solicitation process, he will come back to the Committee with his recommendations as to the three or four firms that are qualified to submit more precise proposals.

There was discussion regarding the history of the land acquisition to date including the design of the college's access road.

Southwest/Autry Museum Potential Partnership

Trustee Mercer indicated that this item has been withdrawn until December 2008 or later.

Withdrawn.

New Business

None.

ADJOURNMENT

There being no objection, the meeting was adjourned at 12:29 p.m.