

THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA

MINUTES

REAL PROPERTY AND ASSET MANAGEMENT COMMITTEE

May 9, 2022

Vice Chair Peterson called the teleconference meeting to order at 12:46 p.m.

Committee Members present: Vice Chair Peterson, Directors Camacho, Dick, Erdman, Record and Smith.

Members absent: Directors Kassakhian, Kurtz and Sutley

Other Board Members present: Chairwoman Gray, Directors Abdo, Ackerman, Atwater, Blois, DeJesus, Dennstedt, Faessel, Fellow, Goldberg, Jung, Lefevre, McCoy, Miller, Morris and Ramos.

Committee Staff present: Chapman, Hagekhalil, Otake, Tucker, Upadhyay and Holland

1. OPPORTUNITY FOR MEMBERS OF THE PUBLIC TO ADDRESS THE COMMITTEE ON MATTERS WITHIN THE COMMITTEE'S JURISDICTION

None

CONSENT CALENDAR ITEMS — ACTION

2. CONSENT CALENDAR OTHER ITEMS – ACTION

- A. Approval of the Minutes of the Meeting of the Real Property and Asset Management Committee held April 11, 2022.

3. CONSENT CALENDAR ITEMS – ACTION

- 7-8 Subject: Authorize granting a new five-year license agreement to West Air Gases and Equipment, Inc., for vehicle parking on Metropolitan fee-owned property in the city of Anaheim, identified as Orange County Assessor Parcel No. 344-221-01; the General Manager has determined that the proposed action is exempt or otherwise not subject to CEQA
- Motion: Authorize granting a five-year license agreement to West Air Gases and Equipment, Inc., for employee vehicle parking.

No presentation was given, Director Record made a motion, seconded by Director Erdman to approve the consent calendar consisting of items 2A and 7-8.

The vote was:

Ayes: Directors Camacho, Dick, Erdman, Peterson, Record and Smith

Noes: None

Abstentions: None

Absent: Kassakhian, Kurtz and Sutley

The motion for items 2A and 7-8 passed by a vote of 6 ayes, 0 noes, 0 abstention, and 3 absent.

7-10 Subject: Authorize the General Manager to update the landlord termination provision for leases with Coxco, LLC and HayDay Farms Venture, LLC; the General Manager has previously determined that the proposed action is exempt or otherwise not subject to CEQA [Conference with real property negotiators; properties identified as Property Group 1: Riverside County Assessor Parcel Nos. 821-100-018; 821-100-019; 821-150-018; 821-160-012; 821-160-013; 824-200-048; 863-140-002; 863-150-001; 863-170-005; 863-170-006; 863-180-003; 863-180-004; 863-180-005; 863-220-005; 866-040-004; 866-040-005; 866-040-007; 866-040-008; 866-080-001; 866-080-002; 866-080-003; 866-080-005; 866-080-012; 866-090-002; 866-090-009; 866-090-010; 866-090-013; 866-090-014; 872-150-005; 872-160-006; 872-160-007; 872-160-008; 872-160-009; 872-180-006; 872-180-009; 878-020-004; 878-020-005; 878-020-008; 878-030-009; 878-030-016; 878-091-001; 878-091-005; 878-091-006; 821-140-002; 821-140-007; 830-110-001 (a portion of); 830-110-002; 830-120-009; 836-031-007; 836-031-008; 863-120-005; 863-170-003; 863-170-009; 863-180-001 (a portion of); 863-180-002; 879-130-010; 879-130-011; Property Group 2: Riverside County Assessor Parcel Nos. 878-081-001; 878-081-002; 878-081-004; 878-081-005; 878-081-006; 878-081-012; 878-082-001; 878-082-007; 878-111-017; 878-112-014; 878-112-015; 878-120-013; 878-120-015; 878-130-010; 878-130-011; 878-161-014; 878-161-015; 878-162-002; 878-162-003; 878-191-004; 878-192-001; 878-192-002; 878-193-007; 878-193-011; 878-193-013; 878-201-001; 878-220-005; 878-220-014; 878-220-015; 878-230-006; 878-230-007; 878-230-008; 878-240-021; 879-210-026; 879-240-007; 879-240-029; 879-240-032; 879-240-033; 879-261-004; 879-262-005; 879-262-011; 879-262-014; 866-130-001; 866-130-002; 866-130-003; 866-130-004; 866-210-006; 866-210-010; 866-240-004; 866-240-009; 866-250-008; 866-250-009; 866-250-011; 869-130-001; 869-270-006; 869-270-010; 869-291-002; 869-291-003; 869-291-005; 869-291-009; 869-292-001; 869-292-002; 869-292-003; 872-080-006; 872-080-007; 872-080-008; 872-090-005; 872-090-006; 872-090-007; 872-090-008; 872-100-001; 872-340-014; 872-340-018; 872-352-003; 872-352-010; 872-352-017; 872-360-001; 872-360-003; 872-370-002; 872-370-008; 872-370-013; 872-370-014; 872-370-016; 872-370-018; 875-021-001; 875-021-002; 875-021-006; 875-021-007; 875-021-008; 875-021-013; 875-021-014; 875-022-003; 875-022-004; 875-022-005; 875-022-006; 875-022-012; 875-030-012; 875-030-014; 875-030-027; 875-030-028; 875-040-006; 875-071-001; 875-071-002; 875-071-003; 875-071-004; 875-071-005; 875-

071-006; 875-071-007; 875-071-012; 875-071-013; 875-071-014; 875-071-015; 875-131-005; 875-131-006; 875-131-009; 875-131-010; 875-171-001; 875-171-002; 875-250-010; 878-040-008; 878-050-003; 878-050-004; 878-050-005; 878-050-006; 878-050-010; 878-050-011; 878-050-012; 878-050-013; 878-060-002; 878-070-001; 878-092-003; 878-092-016; 878-092-017; 878-092-018; 878-101-004; 878-101-005; 878-151-004; 878-151-005; 878-152-003; 878-152-031; 878-202-003; 878-202-005; 878-240-009; 878-240-010; 878-240-011; 878-240-012; and Imperial County Assessor Parcel Nos. 006-090-003; 006-210-009; 006-210-021; 006-210-029; 006-220-010; 006-220-013; 006-220-019; 006-220-021; 006-220-022; 006-220-058; 006-090-008; 006-090-009; 006-090-010; 006-090-011; 006-090-012; 006-090-013; 006-090-029; 006-120-082; 006-120-089; 006-150-065; 006-220-057; agency negotiators: Anna Olvera and Kevin Webb; negotiating parties: Coxco, LLC and HayDay Farms Venture, LLC; under negotiations: price and terms; to be heard in closed session pursuant to Gov. Code Section 54956.8]

Motion: Authorize the General Manager to update the landlord termination without cause provision by extending the written notice to three years for leases with Coxco, LLC and HayDay Farms Venture, LLC.

Presentation was given, Director Dick made a motion, seconded by Director Erdman to approve item 7-10.

After a staff request for clarification, Vice Chair Peterson confirmed that the motion was to authorize Real Property Negotiators for Metropolitan to update the lease termination time or lease termination provisions in the lease agreement, and the voting commenced.

The vote was:

Ayes: Directors Camacho, Dick, Erdman, Peterson, Record, Smith and Sutley

Noes: None

Abstentions: None

Absent: Kassakhian, Kurtz and Sutley

The motion for item 7-10 passed by a vote of 6 ayes, 0 noes, 0 abstention, and 3 absent.

Item 7-10 passed by a vote of 6 ayes, 0 noes, 0 abstention, and 3 absent.

END OF CONSENT CALENDAR ITEMS

4. OTHER BOARD ITEMS – ACTION

None

5. BOARD INFORMATION ITEMS

None

6. COMMITTEE ITEMS

None

7. MANAGEMENT REPORT

- a. Subject: Real Property Group Manager's Report
 Presented by: Octavia Tucker, Section Manager, Real Property Group

 Ms. Tucker informed the committee that staff will provide a Desert Housing update in July; and reported on Desert Housing activities.

Lastly, Ms. Tucker informed the committee that there will be a meeting in June.

The following Director provided a comment or asked a question

1. Director Dick

8. FOLLOW-UP ITEMS

None

9. FUTURE AGENDA ITEMS

1. Director Smith requested a high-level report on the value of property leases and income from potential sales. Also, if income is included in the budget.

Next meeting will be held on June 13, 2022

Meeting adjourned at 1:07 p.m.

Glen Peterson
Vice Chair