A scheduled meeting of the Off-Site Committee was called to order at 10:05 am. by Dean Rios, Committee co-chair in the Vocational Education Room.

The Minutes of June 16, 2006 meeting were approved with the following corrections: David Beaulieu’s statement should read pg. 2, 3rd paragraph: “David added that the survey surprised everyone in the committee who have been grumbling about the lack of services.” M/S/P – Moyer/Ortiz.

**Larry Eisenberg’s Presentation**

The District is just about finished with the purchase and sale agreement of the South Gate property near Atlantic. The District is selling the property to the City of South Gate for $30 million making a $4 million profit on the deal. This money will be used by the South Gate project and is available for use by the program. The City of South Gate will resell the property to the developer for $34 million. The developer plans to build an upscale shopping center on the site.

Larry Eisenberg informed participants that they were working on the master plan for the Firestone site. They are also looking into buying the current center. Before the Firestone property can be purchased, the master plan needs to be finalized and the environmental impact report needs to be submitted. The property owners allowed the District to prepare all this work even before finalizing the sale and signing papers. The Firestone property will be sold to the District for $30 million. The property is 17 acres and the current center is 4 acres. The appraisal on the factory site came back higher than $30 million.

Most of the space across the street is leased by companies mainly conducting shipping and storage business operations. The lease rents will generate approximately $1 million revenue annually. The leases are generally for a five-year term. South Gate property has 1 million sq. feet. Approximately 200,000 sq. feet of the space is not occupied presently. The City of South Gate subleases portion of the building to LA Unified.

By spending $30 million on the old factory property and the purchase of the current center for approximately $7-8 million will consume most of the $50 million we have for the South Gate Center. With a few million dollars left, we can’t make much progress on
the permanent facility. They are advancing the idea to the Board of Trustees that we need more money under a future bond program. The Board members have not made up their minds about putting a bond issue on the March 2007 ballot. An independent survey was conducted with 1,000 voters of the District whether they would support a future bond issue. The results came back positive indicating that 65% of the people polled would support a future bond measure. The District would ask for $3 billion more that would let them finish all the master plans of the colleges. For South Gate, that would mean $100 million more in funding.

John Picard’s Presentation
Mr. Picard shared his impressions about the Firestone property. He said that the factory was a remarkable place and based on sustainability we would be able to create a world-class institutional environment without tearing down the existing buildings. The purpose of his idea sharing was to give committee members some food for thought about looking at the Firestone property and its potential from a different point-of-view. He discussed the term “upcycling” which translates to finding a greater value and potential of the existing buildings.

Vice President Moyer had the concern whether we can come up with appropriately sized classrooms for our teaching environment if we work with the current building structure. Raul Escobedo added that the mere idea of reusing the buildings may not appeal to our current students. He said that if we save the buildings, we will not have the ability to provide 2,000 parking spaces for the estimated number of 12,000 students unless we build a parking structure.

Dean Perez noted that the meaning our students place on these buildings is different than of the mainstream American youth. Our students are not all youth. They don’t come directly from high school and they have a lot of negative associations working in those factories. They are trying to escape the environment of concrete and steel and the design of these industrial buildings.

Items from the Floor
B. Moore suggested that faculty members tour the site. She emphasized that faculty should be included in the decision making process and kept updated. The committee agreed that faculty tours should be scheduled in the near future to tour the site. B. Moore recommended that we put in the tour dates and times in the bulletin or announce the tour dates at the faculty opening day.

L. Guidry said that it was hard to prepare the master plan for the South Gate site without knowing whether we are tearing the buildings down or not. Ms. Guidry showed an aerial view map of the Firestone site to committee participants and pointed out different part of the site.

K. Daar asked whether the proposed $100 million from a potential AAA bond could be used for other projects. Several committee members said that the additional $100 million would only be used for the South Gate project. R. Escobedo noted that the $100 million additional funding would not even be enough to complete the South Gate campus development.
B. Moore inquired whether measures were taken to address the current parking problem at the South Gate Educational Center. R. Isomoto noted that there is a site at the end of the block by the power lines they were looking into using for parking. The City of South Gate has approved a parking structure to be built on that site. This new parking site will be leased.

Next Meeting
Friday, September 22, 2006 at 1:00 p.m.

Adjournment
The meeting adjourned at 12:13 p.m.