

*West L.A. College
AFT Faculty Guild 1521
Meeting of February 21, 2008*

President Olga Shewfelt called the meeting to order at 1:10 p.m. Attendance at end of this document.

The minutes of December 6, 2007 were reviewed and accepted.

The main part of the meeting was devoted to Agenda Item 3f, presentations by Dr. Mark Rocha and Jim Goodell a consultant with Public-Private Ventures. We heard about can considered proposals/ideas on Measure J and land development and RFP process related to the Facilities Master Plan. In order to participate in the shared governance process regarding these matters and to seek feedback from the faculty an the AFT Guild position on these issues.

College Facilities Mater Plan: Measure J and Land Development RFP Process (3f)

Dr. Rocha addressed four questions from the Work Environment Committee (WEC):

- (1) *How were the priorities in the Measure J list determined?* Dr. Rocha said the list is not prioritized. Items are listed in descending order of cost. Prioritization would be a task for the future if we do not receive full funding for the new project requests. In a one page document he distributed, he noted the meetings of the Building Program Committee (BPC) of August and September 2007, which included consideration of a Miracle Mile satellite campus. “On September 30, 2007, Chancellor Drummond visited West and in an open two hall Senate meeting reiterated his Measure J charge, which is reproduced in the current College Council action item.” He presented a final draft of the Measure J proposal to at the February College Council meeting.
- (2) *Which of the measure J projects are in the College Master Plan?* Dr. Rocha said that all are in the MP except the Miracle Mile Satellite (5757 Wilshire Blvd.).
- (3) *What connection, if any, exists between Measure J and land development?* On the blue and gold handout, titled “Proposition J: New Project Requests & Prop. AA Gap Project” is the list of 8 proposed Prop J projects:
 - Wellness Center
 - Entertainment Industry Complex & Media Arts
 - Training and Technology Center with Digital Library
 - Athletic Fields & Facilities
 - Second Parking Structure
 - New College “Front Door” Jefferson Blvd. Entry
 - Miracle Mile Satellite Campus
 - LAX Satellite Campus

Dr. Rocha stated that we will submit this list at the end of February, to the Chancellor and that if we get the bond money, then we will build these projects.

The District purchased a parcel of land at 10100 Jefferson Blvd. so the college can put in a road, which is a prerequisite for our occupying the new buildings that are now going up. Some of this land is open for development, as is the land which is currently our Lot 7 parking. Once Plant Facilities is relocated, this parcel will be open for development, and it is to be offered for construction and lease to a school, such as the Willows School or Pacifica Christian School, both of which have already made offers. Together the development and subsequent leasing of these properties can help fund our operations, including new, expenses generated by the new buildings. Dr. Rocha cited the example of the new parking structure, which will carry a yearly maintenance cost of several thousand dollars, a cost not yet funded. He estimates that we could gain up to \$4.9 million annually, to cover our added yearly operating expenses of up to \$1.5 million. The revenue figure is based on a land value of \$4 million per acre for seventeen acres multiplied by seven percent. The district has retained the services of a consulting firm, Public-Private Ventures (PPV) and an appraiser to assist the college in achieving this goal. Dr. Rocha hopes that the college's shared governance bodies will create a process to determine the specific development processes for these parcels of land.

(4) *WEC requests that the college president provide, in writing, more specific land use development options.* This request was addressed by Mr. Jim Goodell of PPV. Mr. Goodell noted three stakeholders in this process, the college community, the community neighbors, and the city of Culver City. The neighbors want a quiet environment free of traffic and glare. The city initially has opposed the college's purchase of the 10100 parcel and it is now, anachronistically, zoned for industrial development. Mr. Goodell stated that there are several development options that could be acceptable to all three stakeholders as well as being desirable to the college's needs to raise revenue:

- An extended-stay hotel with a conference center
- Active senior housing
- UCLA graduate or faculty housing (the university has already indicated interest)
- A high tech research/incubator (for high-tech projects) facility for UCLA
- Light retail use in a strip along the parcel's borders (ex. Starbucks)

The hotel, Mr. Goodell said, would be a good revenue generator for the city and good, also for the college. A conference center could be part of the package. The active senior center would be good for the college, in that residents could be induced to take course here. An RFP process will determine the exact uses of the parcel.

Faculty Questions:

1. *Who gets the profits, the district or the college?* The district is the legal authority; however, all the revenue comes back to the college. Remember, the Jefferson property costs came out of the college's bond funds.

2. *Why is the college building a parking structure, if it cannot currently afford to maintain it?* The decision to go ahead with these projects was made before the current administration took office.
3. *What if the bond issue does not pass?* Then we will have to sell the Jefferson parcel to fund the expense gap.
4. *What's the timeline on making these decisions?* In September, the proposals will be ready.
5. *What is the timeline for selection of developers/tenants for both parcels?* RFPs in mid-April, review of bid/proposals by shared governance as early as September, 2008.
6. *Who assumes liability for the building and operations of the developments?* LACCD is the leaseholder and will seek to shift as much liability to the lessee as possible. College is not liable.
7. *What's the timeline on making these decisions?* By September 2008 proposals will be ready.
8. *Is the senior housing high-end or low-end?* High end.
9. *Will you require a good faith deposit?* Yes.
10. *What are the revenue projections?* The approximate annual ground lease revenue is between \$3.5 and \$4.9 million. (This assumes a land value of approximately \$3 - \$4 million per acre, multiplied by 17 acres, multiplied by 7 %.)

Olga directed Bruce to distribute the minutes of this meeting by email as soon as possible to get the greatest faculty input.

Motion: M/S/P: After hearing the presentation of Dr. Rocha and Mr. Jim Goodell that provided answers to the important questions raised by the AFT Faculty Guild of WLAC and the Work Environment Committee, the WLAC AFT Faculty Guild endorses the proposed additions/changes to the Facilities Master Plan and instructs its College Council Representatives to support these ideas.

Other Business

Olga noted the worsening state budget picture, and that the deficit has now grown to \$16 million. The governor has proposed a \$40 million from community colleges, and the legislature has adopted \$507 million in cuts from K-14 funds. These can come from unused categorical program funds from previous years. On the plus side, West is a little over our WSCH targets and has a small operating surplus. Next year's budget will be very difficult for community colleges. In a letter to Guild members in the wake of the defeat of Proposition 92, President Carl Friedlander stated, "[W]e will shift our focus from the electoral process to the legislative offices."

Olga referred us to a document outlining the AFT Faculty Guild's Initial Proposals for the 2008-11 Agreement. There are fifteen categories of items on the list, and she highlighted several of these. She noted the coming union elections.

Bruce Anders reported on a grievance filed against the administration for what the Guild believes are violations of Article 40C1 which governs class size in online courses. Remedies sought include a stipulation that the 40 students class size limit be applied and enforced the first day of classes; a stipulation that the college adopt enrollment/management practices that allow for enough sections of 40 students in high demand courses, and that the college supply instructors with waitlists; and a stipulation that the college share enrollment data for online courses with the AFT.

Eric Ichon reported on ETUDES courses and training to be offered in the coming months, and noted the next D/DL meeting will be on March 11th.

Meeting adjourned at 3:10 p.m.

Attendance:

N. Jacinto; S. White; F. Leonard; A. Taylor; F. Elahi; B. Blustein; E. Liskin; S. Khoroooshi; M. DuBois; D. Newell; A. Aguilar; E. Ichon; R. Sprague; L. Clowers; P. Blum; F. Israel; C. Titus; L. Cain; B. Anders; M. Rocha

Below is a transcript provided by PPV of their presentation;

QuickTime™ and a
TIFF (LZW) decompressor
are needed to see this picture.

Attendance:

WLAC: Mark Rocha
Olga Shewfelt
Bruce Anders
AFT Members

PPV: Jim Goodell
Javier Mariscal

President Rocha Presentation:

- 10100 Jefferson was purchased with bond funds to enable the construction of new access road pursuant to EIR mandate. The new math and science buildings may not be occupied until the new access road is completed.

- Parcel 7 was identified in campus master plan as potential school site once current physical plant is relocated and new 1000 car parking garage is completed (currently under construction).
- College is pursuing land development agreements as a means to generate revenue for covering added operating expenses (up to \$1.5 million annually) for maintaining new facilities once they are completed.
- College retained services of Public Private Ventures (PPV) to assist College in generating new revenue by negotiating real estate ground lease agreements for 10100 Jefferson and Parcel 7.
- Current projection of potential ground lease revenue for 10100 Jefferson and Parcel 7 combined is calculated at approximately \$4.9 million annually (*assuming a base land value of approximately \$4 million per acre multiplied by 17 acres multiplied by 7%*).
- College shared governance does not need to decide specific land use development concepts right now. Instead, shared governance is being asked to approve a development process that will eventually determine a specific development concept with input from shared governance.

PPV Presentation:

Parcel 7:

- College has received unsolicited proposals from Pacifica Christian and Willows schools.
- PPV believes College District will authorize College to solicit proposals from other schools prior to making a selection for entering a ground lease agreement to allow the operation of a school on Parcel 7.

10100 Jefferson:

- PPV's initial market analysis for 10100 Jefferson indicates that the "highest and best" use of the property would be a mixed-use project including the following general development program (the actual program will be determined through the RFP solicitation process): □
 - Community-serving retail, (e.g. Starbucks, sandwich shop, cleaners, and other convenient services but not large retail users)
 - 120 -150 room extended stay executive hotel with conference facilities
 - Active senior residential

- □UCLA has indicated an interest in the site for a combination of graduate student and faculty housing, as well as an incubator facility to house start-up high-tech companies.
- There are three major stakeholders interested in 10100 Jefferson: 1) College – interested in promoting mission and ground lease revenue; 2) City – interested in compatible land use and sales/hotel tax revenue; and, 3) HOA – interested in compatible land use and protection of property value/quality of life.
- College and PPV have held preliminary meetings with City staff regarding the college’s interest in the eventual development of the Jefferson property. Further collaboration with City Council Sub-committee will be pursued by PPV to establish a mutually acceptable land use entitlement path for the project.
- College and PPV have held preliminary discussions with the adjoining homeowner associations regarding the college’s intent, and will be meeting with these groups on an ongoing basis as the planning proceeds.

AFT Discussion:

Q1: Is senior housing high or low end?

A1: High end.

Q2: Will you require a Good Faith Deposit?

A2: Yes.

Q3: What are the revenue projections?

A3: The approximate annual ground lease revenue is between \$3.5 Million and \$4.9 Million (*assuming a base land value of approximately \$3 million to \$4 million per acre multiplied by 17 acres multiplied by 7%*).

Q4: Does the revenue come back to the College or District?

A4: Comes to the College (per President Rocha).

Q5: What is timing of the selection of developer/school for 10100 Jefferson and Parcel 7?

A5: Assuming release of RFP/Solicitation Letter in mid April 2008, review of potential bidders by shared governance can take place as early as September 2008.

Q6: What is the liability risk by College if this is a District ground lease agreement?

A6: Liability risk proposed to be mitigated with indemnity clause that protects District and College (developer/operator is primary responsible party).

Please notify immediately any correction to these meeting notes by contacting Javier Mariscal directly at 626-795-0919 ext. 105 or by email at Javier@publicprivateventures.net

QuickTime™ and a
TIFF (LZW) decompressor
are needed to see this picture.

DRAFT