



Midpeninsula Regional
Open Space District

MIDPENINSULA REGIONAL OPEN SPACE DISTRICT

REAL PROPERTY COMMITTEE

330 Distel Circle
Los Altos, CA 94022

**Tuesday, February 28, 2017
12:30 PM**

DRAFT MINUTES

CALL TO ORDER

Director Siemens called the meeting of the Real Property Committee to order at 12:38 p.m.

ROLL CALL

Members Present: Nonette Hanko and Pete Siemens

Members Absent: Cecily Harris

Staff Present: Assistant General Manager Kevin Woodhouse, Assistant General Counsel Hilary Stevenson, Real Property Manager Mike Williams, Senior Real Property Management Agent Allen Ishibashi, and District Clerk Jennifer Woodworth

ADOPTION OF THE AGENDA

Motion: Director Hanko moved, and Director Siemens seconded a motion to adopt the agenda.

VOTE: 2-0-0 (Director Harris absent.)

ORAL COMMUNICATIONS

No speakers present.

COMMITTEE BUSINESS

1. Selection of Committee Chair for Calendar Year 2017

Motion: Director Hanko moved, and Director Siemens seconded the motion to nominate Director Siemens as the Real Property Committee Chair for calendar year 2017.

VOTE: 2-0-0 (Director Harris absent)

2. Approval of Real Property Committee Minutes for July 19, 2016.

Motion: Director Hanko moved, and Director Siemens seconded a motion to approve the July 19, 2016 Real Property Committee meeting minutes.

VOTE: 2-0-0 (Director Siemens absent.)

3. Review and reaffirmation of the use of Rights of First Offer and Rights of First Refusal to purchase and preserve open space lands

Real Property Manager Mike Williams defined right of first offer and right of first refusal and described recent acquisitions using these rights of purchase. Mr. Williams described and displayed location maps for eleven different properties where the District currently has a right of first offer or right of first refusal. In order to meet the shortened timeline for acquiring properties using these rights of purchase, the General Manager is requesting authorization to initiate negotiations directly with the property owner when notified of the owner's intent to sell. The General Manager will inform the Board at the earliest possible date.

The Committee members commented on the importance of being able to act quickly on the properties discussed.

Public comments opened at 1:16 p.m.

A member of the public spoke in favor of the acquisition.

Public comments closed 1:16 p.m.

Motion: Director Hanko moved, and Director Siemens seconded a motion to recommend to the Board of Directors to reaffirm interest in outstanding Rights of First Offer and Rights of First Refusal to preserve open space lands, and to authorize the General Manager or General Manager's designee to initiate negotiations upon notification of owners' intent to sell certain properties.

VOTE: 2-0-0 (Director Harris absent)

Director Siemens recessed the meeting at 1:19 p.m. to reconvene at 2:30 p.m. at the Caltrans parking lot at the intersection of State Highway 9 and State Highway 35 in unincorporated Santa Clara County.

The Committee and staff members drove to the Caltrans parking lot and reconvened the meeting at 2:30 p.m.

Committee and staff members and members of the public drove to the Conley property site.

4. Consideration of a new land purchase as an addition to Long Ridge Open Space Preserve at Shingle Mill Road and Big Basin Way in unincorporated San Mateo County (APNS: 085-170-310, 085-170-290, and 085-170-020)

Mr. Williams provided the staff presentation describing the property, geographical features of the area, the site's history and its resource values, including redwood groves, coho salmon, and steelhead trout. Mr. Williams described an existing conservation easement on the property owned by the Peninsula Open Space Trust, which prohibits timber harvesting except for land management purposes. Finally, Mr. Williams outlined the purchase terms of the property explaining that from the \$500,000 purchase, \$200,000 will be donated to the Peninsula Open Space Trust, and \$300,000 will be donated to the Sonoma Land Trust.

Public comments opened at 2:55 p.m.

No speakers present.

Public comments closed 2:55 p.m.

Motion: Director Hanko moved, and Director Siemens seconded a motion to recommend to the Board of Directors purchase of the Conley property under the terms and conditions as outlined in the presentation.

VOTE: 2-0-0 (Director Harris absent)

ADJOURNMENT

Director Siemens adjourned the meeting of the Real Property Committee at 3:00 p.m.

Jennifer Woodworth, MMC
District Clerk