



Midpeninsula Regional
Open Space District

MIDPENINSULA REGIONAL OPEN SPACE DISTRICT

REAL PROPERTY COMMITTEE

Tuesday, December 8, 2020

The Real Property Committee conducted this meeting in accordance with California Governor Newsom's Executive Order N-29-20. All Committee members and staff participated via teleconference.

DRAFT MINUTES

CALL TO ORDER

Director Kersteen-Tucker called the meeting of the Real Property Committee to order at 2:00 p.m.

ROLL CALL

Members Present: Larry Hassett, Zoe Kersteen-Tucker, and Curt Riffle

Members Absent: None

Staff Present: General Manager Ana Ruiz, General Counsel Hilary Stevenson, Assistant General Manager Susanna Chan, Assistant General Manager Brian Malone, Chief Financial Officer/Director of Administrative Services Stefan Jaskulak, Real Property Manager Mike Williams, Real Property Agent I Jasmine Leong, and District Clerk/Assistant to the General Manager Jennifer Woodworth

District Clerk Jennifer Woodworth announced this meeting is being held in accordance with Governor Newsom's Executive Order allowing Committee members to participate remotely. The District has done its best to conduct a meeting where everyone has an opportunity to listen to the meeting and to provide comment. The public has the opportunity to comment on the agenda, and the opportunity to listen to this meeting through the internet or via telephone. This information can be found on the meeting agenda, which was physically posted at the District's Administrative Office, and on the District website. Ms. Woodworth described the process and protocols for the meeting.

ADOPTION OF AGENDA

Motion: Director Hassett moved, and Director Riffle seconded the motion to adopt the agenda.

ROLL CALL VOTE: 3-0-0

ORAL COMMUNICATIONS

District Clerk Jennifer Woodworth announced no comments were submitted.

COMMITTEE BUSINESS

1. Approval of Real Property Committee Minutes for September 8, 2020.

Motion: Director Hassett moved, and Director Riffle seconded a motion to approve the September 8, 2020 Real Property Committee meeting minutes.

ROLL CALL VOTE: 3-0-0

2. Consideration of a new land purchase for the future regional trail project from the Summit of Mt. Umunhum through the Sierra Azul Open Space Preserve known as the “Mt. Umunhum-to-the-Sea Trail” in unincorporated Santa Clara County (APN: 562-20-001).

Real Property Agent I Jasmine Leong provided the staff presentation describing the Billingsley property, its location, geographical features, natural resources, and displayed photos of the property and improvements on the property. Ms. Leong described the reasons for the purchase, including purchase of an inholding, protection of natural resources, and to support the Mount Umunhum-to-the-Sea Trail. Funds for the proposed purchase is included in Measure AA portfolio 25. Finally, Ms. Leong outlined the terms and conditions of the proposed purchase, including the purchase price, removal of vehicles by the seller, and proposed demolition of the residence and partially built cabin by the District.

Director Riffle inquired regarding potential ongoing maintenance costs for the property.

Senior Real Property Agent Allen Ishibashi reported ongoing costs are associated with the demolition with the residence and cabin.

Director Riffle inquired regarding the wells currently on the property and potential use of the wells.

Mr. Ishibashi reported one of the wells is permitted and has a significant output. The unpermitted wells will require further investigation to understand their condition.

Director Hassett requested and received clarification that the District and Santa Clara Valley Open Space Authority both agree the property is located within the District’s sphere of influence.

Director Hassett inquired regarding the potential removal of the concrete slab and whether the area would be restored.

Mr. Ishibashi reported the concrete slab is in good condition, and the District will determine whether there is a potential for continued use prior to Board consideration of demolition on the property.

Director Hassett suggested reusing the “shop” container structure at another District property or location.

Director Kersteen-Tucker suggested the area could offer a potential staging area for fire prevention staging area due to the presence of water on the site.

Public comments opened at 2:37 p.m.

District Clerk Jennifer Woodworth announced no comments were submitted.

Public comments closed at 2:37 p.m.

Motion: Director Hassett moved, and Director Riffle seconded a motion to recommend to the Board approval of the Billingsley property purchase for the proposed price of \$1,650,000 (\$12,670 per acre).

ROLL CALL VOTE: 3-0-0

Director Riffle suggested notifying the Santa Clara Valley Open Space Authority regarding the purchase since it borders their boundaries.

ADJOURNMENT

Director Kersteen-Tucker adjourned the meeting of the Real Property Committee at 2:44 p.m.

Jennifer Woodworth, MMC
District Clerk