

**SANTA CLARITA VALLEY FACILITIES FOUNDATION**

**SPECIAL MEETING**

**April 21, 2006**

MINUTES  
(Unapproved)

I – PRELIMINARY

A. Call to Order

The Special Meeting of the Santa Clarita Valley Facilities Foundation was called to order by President Richard A. Patterson at the Foundation office, 26308 Spirit Court, Santa Clarita, California, at 8:08 a.m.

B. Roll Call and Establishment of Quorum

Board Members present:

Mr. Richard Patterson, President  
Mr. Gary Condie, Vice President (arrived at 8:10 a.m.)  
Mr. John Hassel, Treasurer  
Ms. Teresa Todd, Secretary  
Mr. Robert Lee, Member  
Mr. Paul Strickland, Member  
Mr. Jaime Castellanos, Member

C. Approval of Agenda

A motion was made and duly seconded to approve the agenda as presented.

Motion: Hassel	Second: Strickland	Record of Board Vote:
		Carried: 6-0

D. Approval of Minutes

A motion was made and duly seconded to approve the minutes of the Special Meeting of March 17, 2006, as presented.

Motion: Hassel	Second: Strickland	Record of Board Vote:
		Carried: 6-0

The Board adjourned to Closed Session at 8:10 a.m. and reconvened to Public Session at 9:25 a.m.

I-A – CLOSED SESSION

- A. Real Property Transaction - Government Code Section 54956.8. Real Property: Potential land acquisition for junior high and senior high school sites, to be utilized by the William S. Hart Union High School District, located in the northeastern portion of Santa Clarita in the County of Los Angeles. Conference with Real Property Negotiator: Richard Patterson and Bob Lee. Under Negotiation: Terms and conditions.  
Seven Board members were present. No action was taken

- B. Real Property Transaction - Government Code Section 54956.8. Real Property: Approximately 70 acres owned by the Santa Clarita Valley Facilities Foundation located in the County of Los Angeles (TTM 52475). Conference with Real Property Negotiators: Richard Patterson and Bob Lee. Under Negotiation: Terms and conditions.

Seven Board members were present. No action was taken.

- C. Real Property Transaction – Government Code Section 54956.8. Real Property: Potential land acquisition for junior high school site to be utilized by the William S. Hart Union High School District, located in the central and northeastern portions of Santa Clarita in the County of Los Angeles. Conference with Real Property Negotiators: Richard Patterson and Bob Lee. Under Negotiation: Terms and conditions

Seven Board members were present. The Board reviewed a draft agreement between the William S. Hart Union High School District, Synergy-Brookfield LLC, and the Foundation regarding The Keystone Project. The draft agreement will be forwarded to the Foundation's legal counsel for review and coordination with legal counsel representing the District and Developer, respectively.

## II – PUBLIC COMMENTS

Ms. Cam Noltemeyer requested details of The Keystone agreement. Mr. Patterson indicated that the draft version of the agreement is under negotiation and not yet approved by the Board.

## III – SPECIAL ITEMS

- A. Acquisition of Vasquez Canyon Parcels Located in the Northeastern Portion of the Santa Clarita Valley

Mr. Patterson announced that escrow had successfully closed on the purchase of a 20-acre parcel and 60-acre parcel located west of Vasquez Canyon.

- B. Lease Agreement (12.5-Acre Parcel)

A motion was made and duly seconded to negotiate a lease agreement between Mr. Jim Perez and the Foundation for the 12.5-acre parcel recently acquired by the Foundation. The terms of the agreement would include a lease amount of \$1,000 per month, 60 days' written notice for termination, lessee to provide \$1 million liability insurance coverage naming the Foundation as additional insured, with lessee to be responsible for maintenance of the property including building maintenance, weed abatement, and utilities.

Motion: Condie

Second: Todd

Record of Board Vote:

Carried: 7-0

## IV – ADJOURNMENT

The meeting adjourned by consensus at 9:40 a.m.