



CITY OF  
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CALIFORNIA



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## WEST HILLS NEIGHBORHOOD COUNCIL

### **JOINT COMMUNITY/SENIOR CENTER AD HOC COMMITTEE/BOARD MEETING MINUTES**

**Tuesday, May 16, 2017 @ 7:30 P.M.**

**Chaminade College Preparatory – Condon Center 2<sup>nd</sup> Floor**

**23260 Saticoy St., West Hills, CA 91304**

**APPROVED**

Committee Chair Steve Randall called the meeting to order at 7:35 PM.

A quorum was established. Committee members in attendance were: Steve Randall, Aida Abkarians, Tom Booth, Dan Brin, Marge Brown, Myrl Schreiberman, Joan Trent and Brad Vanderhoof. Non-committee members in attendance were: Faye Barta (Stakeholder).

The April 24, 2017 meeting minutes were approved as amended.

Comments from the Chair (includes old business item 2): Steve reported that he had contacted Temple Judea regarding the property at Kittridge and Valley Circle and was told the Montessori is currently using the entire site. They will check if some part of the property can be made available. Steve also had a conversation with a representative from Corporate Point, Mr. Heyn, who proposed a couple of possible options. Parts of the campus are for sale; the DeVry building was sold to Thermo Fisher. A 30K sq. ft. building with 20K sq. ft. of office space, 5K sq. ft. of additional storage, and a 5K sq. ft. 144-seat amphitheater is offered for \$6 million. The current lease expires in October 2017 and the tenant does not have an option to renew. Steve suggested the possibility of a partnership with someone who would use most of the office space. The parcel on the corner of Fallbrook and Roscoe is also for sale as a building site. Steve reviewed the parking requirements specified by code for new construction. Steve will pursue arranging a site visit.

Dan reported there are no updates concerning the 501c3 funding, as the FACE Board has not met. Marge expressed frustration at the lack of progress in planning a promotional community event. Dan suggested discussing the community picnic idea at the Operations Committee meeting. Dan also reported the West Hills California Facebook group is about to reach 10K members and a celebration will be in order. Myrl asked Steve and Dan to set up a meeting with Councilmember Englander to discuss the Corporate Point site. Steve said it is too soon for that meeting. Dan suggested involving County Supervisors Barger and Kuehl. Aida suggested involving State Senator Stern and State Assembly member Dababneh. Aida and Steve sent a letter regarding the Highlander campus to Vivian Ekchian and Scott Schmerelson but have not received a response.

Dan stated June is too soon for a formal presentation to the WHNC Board of Directors.

Marge described trust deed funding and suggested soliciting investors. Myrl described using a private placement memorandum with general and limited partners and some of the SEC regulations involved. Steve suggested using a lease with option to buy to avoid the need for capital up front. Faye mentioned a lease with option to purchase could possibly be structured so the lease payments are applied to the purchase price. Marge and Brad both suggested a consultation with a finance professional is needed.

Steve adjourned the meeting at 8:56 PM.

The next meeting of this committee will be: June 20, 2017, 7:30 PM, Chaminade Condon Center, 2nd floor.