

RIVERSIDE COMMUNITY COLLEGE DISTRICT
Board of Trustees – Special Meeting – December 23, 2008 – 4:30 p.m. –
Chancellor’s Suite 210, 2nd Floor, Spruce Street Office,
1533 Spruce Street, Riverside, California 92507

AGENDA

ORDER OF BUSINESS

Pledge of Allegiance

Anyone who wishes to make a presentation to the Board on an agenda item is requested to please fill out a “REQUEST TO ADDRESS THE BOARD OF TRUSTEES” card, available from the Public Affairs Officer. However, the Board Chairperson will invite comments on specific agenda items during the meeting before final votes are taken. Please make sure that the Secretary of the Board has the correct spelling of your name and address to maintain proper records. Comments should be limited to five (5) minutes or less.

Anyone who requires a disability-related modification or accommodation in order to participate in this meeting should contact Heidi Wills at (951) 222-8804 as far in advance of the meeting as possible.

Any public record relating to an open session agenda item that is distributed within 72 hours prior to the meeting is available for public inspection at the RCCD District Chancellor’s Office, Suite 210, 1533 Spruce Street, Riverside, California, 92507.

I. Closed Session

- Pursuant to Government Code Section 54956.8, Conference with Real Property Negotiator Interim Chancellor Irv Hendrick, regarding property generally located at the southwest corner of Cactus and Heacock Avenues and included in the March JPA Redevelopment Area.

Recommended Action: To be Determined

II. Non-binding Letter of Intent for Property at Former March Air Force Base for Dental Programs, Moreno Valley Campus

- Recommend authorizing the District to enter into a Non-binding Letter of Intent with March HealthCare Development, LLC for approximately 7.8 acres at former March Air Force Base for the purpose of developing a facility to house the dental programs of the Moreno Valley Campus.

Recommended Action: Request for Approval

III. Comments from the Public

IV. Adjournment

RIVERSIDE COMMUNITY COLLEGE DISTRICT
CHANCELLOR'S OFFICE

Report No.: II

Date: December 23, 2008

Subject: Non-binding Letter of Intent for Property at Former March Air Force Base for Dental Programs, Moreno Valley Campus

Background: Riverside Community College District leases the former March Dental Clinic, through its Moreno Valley Campus, to operate dental hygienist, dental assistant and dental technician programs, and has an existing lease with the March Joint Powers Authority (March JPA) for said facility.

March HealthCare Development, LLC has an exclusive right to negotiate with the March JPA to serve as the Master Developer for property formerly part of March Air Force Base. The March JPA presently holds title to the property, surplused when March Air Force Base was realigned to March Air Reserve Base, through an Economic Development Conveyance.

The property to be master developed is generally located at the southwest corner of Cactus and Heacock Avenues and included in the March JPA Redevelopment Area. The Master Developer is working with the March JPA on a planned medical campus land use specific plan, development and disposition agreement for conveyance of the property and appropriate environmental CEQA document in the form of an EIR to support the master development plan known as the March LifeCare Campus (herein referred to as "Campus").

Through a Non-Binding Letter of Intent both the Master Developer and the District intend to facilitate the redevelopment of former base property by the Master Developer into the Campus, and retain the dental programs the District's Moreno Valley Campus operates at the Campus. In order to undertake the development of the Campus, the Master Developer will need to remove obsolete facilities and buildings; inclusive of the March Dental Clinic, which currently houses the dental programs. As such, it is the intent of the Master Developer to provide property as part of the Campus for the District to develop and operate a new facility to house the dental programs currently residing at the Campus, and vacate the existing March Dental Clinic in a timely manner. Further, the Master Developer and the District shall negotiate in good faith at the earliest possible time following the execution of this Non-Binding Letter of Intent a Definitive Lease Agreement to be presented to the Board of Trustees for consideration.

Recommended Action: It is recommended that the Board of Trustees authorize the District to enter into a Non-Binding Letter of Intent with March HealthCare Development, LLC, for approximately 7.8 acres at former March AFB for the purpose of developing a facility to house the dental programs of the Moreno Valley Campus.

Irving G. Hendrick
Interim Chancellor

Prepared by: Chris Carlson
Chief of Staff
Chancellor's Office