

LONG BEACH COMMUNITY COLLEGE DISTRICT
CITIZENS' OVERSIGHT COMMITTEE
SUMMARY NOTES
January 27, 2025

Members Present: Chris Fowler, Secretary, Community at Large; James Choura, Senior Citizens' Organization; Christopher Molessa, Support Organization for the College; Sean Dunbar, Community at Large; Dr. Erica Jacquez, Community at Large; Shamonique Harris, ASB President.

Members Absent: Sumer Temple, Chair, Local Business Community

LBCCD/Bond Program Staff/Guests Present: Michael Gregoryk, Acting VP, Admin Business Services; Jeff Connell, Associate VP, Facilities & Operations; Hakim Chambers, Bond Management Team; John Thompson, Director, Fiscal Services; Stacey Toda, Associate Director, Communications & College Advancement; Nathalie Sevilla, Executive Assistant; Lexi Donovan, Bond Management Team

WELCOME AND ANNOUNCEMENTS (James Choura)

This meeting was called to order at 6:00 p.m.

1.1 Nathalie Sevilla called the roll.

1.2 Vice Chair, James Choura, welcomed the group and introductions were made. New committee members **Paul Barragan-Monge** and **Barry Gadsden** introduced themselves.

PUBLIC COMMENTS (James Choura)

2.1 *Kurt Borsting*, a community member, shared the following:

- He expressed disappointment that the committee only met twice last year.
- Not all community members support the billion-dollar bond, particularly regarding the construction of a student union or student housing.
- He made two suggestions: (1) Encourage the committee to consider the delivery methods used by the college (e.g., Design-Bid-Build vs. Design-Build). (2) Emphasize the importance of moving projects forward quickly.

OLD BUSINESS

3.1 There was no old business.

NEW BUSINESS

4.1 NEW COMMITTEE MEMBERS (James Choura)

New committee members were introduced during Item 1.2.

4.2 APPROVAL OF MARCH 25, 2024 Minutes (James Choura)

Motion by James Choura and seconded by Sean Dunbar. All in favor; none opposed no abstentions.

4.3 PERFORMANCE AND FINANCIAL AUDITS (John Dominguez)

(Refer to "Performance and Financial Audit "handouts) These documents are on file with the minutes.

- **Page 1** of the audit report includes the firm's opinion on the accuracy and completeness of financial data for **Measure B** and **Measure LB**.

- **Page 4** covered balance sheets, with a focus on **Measure LB**, which currently holds significant cash reserves.
- **Page 15** confirmed **no financial statement findings** or questioned costs for FY 2023-2024.
- **Page 4** of the performance audit noted no expenditures for **Measure E**.
- **Page 5** presented the bond program activity summary.
- **Page 7** included the bond projects summary report.

In response to a question from **Jim**, John shared that the current audit firm has been engaged for 3 years, and per policy, auditors are rotated after 3 years.

4.4 APPROVAL OF 2024 ANNUAL REPORT (James Choura)

Motion by James Choura and seconded by Sean Dunbar. All in favor; none opposed no abstentions.

4.5 QUARTERLY EXPENDITURE REPORTS (John Thompson)

- The report covered both **Measure E (2008)** and **Measure LB (2016)** bonds.
- **Measure E** activity has been minimal due to refunding/refinancing efforts.
- **Measure LB**: Voter-approved at \$850M. Budget adjustments reflect project reprioritization and market changes. No funding deficit was identified.
- A condensed version of the quarterly report can be found at the back of the performance audit report.
- Totals for both **Measure E** (\$440M authorization) and **Measure LB** (\$850M authorization) are detailed, including interest earnings and adjusted budgets.

4.6 CURRENT PROJECTS, BOND CLOSEOUT, & FACILITIES MASTER PLAN UPDATE (Hakim Chambers)

Building E Replacement

- DSA Review: Ends Nov 2024
- Bid Process: Begins Jan 2025
- Demolition: May 2025
- Construction End: Aug 2026
- Project Closeout: Feb 2027
- Open for Students: Fall 2027

Building G Music/Theatre Complex

- 71% complete as of Dec 2024
- Completion: Dec 2025
- Open for Students: Spring 2026

Access Control and Security Upgrade (TTC Campus) Start Date: Aug 2025

Stadium and Athletic Sports Complex

- Construction Begins: Apr 2026
- Completion: Summer 2028

Building MM Construction Trade II

- Scope: Demolition of NW and South wings
- Open for Students: Fall 2025

Dreamscape Project (Building L)

- Scope: VR Infrastructure Installation
- In Design Phase
- Estimated Completion: Dec 2025

North Long Beach Housing Project

- Scope: 3-story building, 22 housing units + amenities
- Property acquired from City of Long Beach
- Estimated Completion: Spring 2028

LAC Student Housing

- Scope: Up to 4 stories, ~422 beds, mixed unit types
- Estimated Completion: Aug 2028

Building L Roof Repair: Completion Date: Feb 2025

Building D HVAC Replacement (LAC)

- Scope: Replace 2 HVAC units
- Estimated Completion: One month

5. OTHER

5.1 BOND UPDATES (James Choura): None

6. UPCOMING EVENTS

Black History Month Kick-off- February 6th, 12pm at A Quad

Women's History Month Kick-off- March 5th, 12pm at LAC W-201

Diversity Equity Inclusion and Accessibility Awareness Month Kick-off- April 9th, 12pm at TTC

Cambodian (Khmer) New Year event- April 15th, 12pm at TTC

7. FUTURE AGENDA ITEMS

- Quarterly Expenditure Report
- Construction Update

NEXT MEETING

August 18th, 2025