

TWIN RIVERS UNIFIED SCHOOL DISTRICT

Meeting Minutes: 7-11 Committee on Surplus District Property

Date: April 19, 2017

Time: 5:30-7:30 p.m.

Meeting Location:
Board Conference Room
5115 Dudley Blvd. Bay A
McClellan, CA 95652

ITEM	AGENDA/ACTION
I.	Call to Order – 5:30 p.m.
II.	PLEDGE OF ALLEGIANCE
III.	<p>ROLL CALL AND ESTABLISHMENT OF QUORUM</p> <p>Sonja Cameron opened the 7-11 Committee meeting with introductions and an overview of the meeting. After roll call, Ms. Cameron noted that a quorum had been met.</p> <p>Committee Members Present: Jason Sample (Chair), Sonja Cameron (Vice Chair), Sondra Betancourt, Donald Clark, Peggy Curtis, Jacqueline DeWitt, Angelica Guzman, Barbara Longo, Neil Pople, and Michael Shepherd</p> <p>Members Arriving After Roll Call and Approval of Minutes: Donald Clark</p> <p>Committee Members Absent: Janet Edwards</p> <p>Staff Present: Bill McGuire, Armando Orozco, Kim Barnett, Sara Noguchi</p> <p>Consultants Present: Brianna García (facilitator), Kelly Satterfield (staff), School Services of California, Inc.</p>
IV.	<p>PUBLIC COMMENTS</p> <p>Ms. Cameron asked for public comment. There were no public comments.</p>
V.	<p>APPROVAL OF MINUTES – APRIL 5, 2017</p> <p><i>Ms. Cameron asked for approval of the minutes. Sondra Betancourt moved to approve the minutes; Michael Shepherd seconded; all ayes, motion passed 8-0 (Jason Sample and Donald Clark were not present for vote).</i></p>

Twin Rivers 7-11 Committee Surplus Property

	Ascot Site	Bell Ave	Former Harmon Johnson ES	West 4th & Q Street	West 4th & E Street	Chuckwagon Park	Greg Thatch Circle/Terrace Park	RAFT Building	GMTI	Taft Site	Del Paso Shop	Aero Haven ES	Grand Ave Office Complex	Fred K Robinson Center	Rio Linda ES
1. Do you understand the property's existing use?															
2. Do you have sufficient information to make a recommendation on this property? If not, what additional information do you need?															
3. Was the panel discussion sufficient to help you form an opinion about this property?															
4. Is the property needed for any educational purpose by Twin Rivers Unified?															
5. Would you recommend the property be deemed surplus due to lack of an educational purpose for Twin Rivers Unified?															
6. Is there a priority list of uses for the property that will be acceptable to the community?															

Mr. McGuire provided a quick summary of the sites remaining for Committee consideration.

VI.

Ms. Cameron reminded Committee members that they are determining if the property has educational value for Twin Rivers. She asked the six questions noted in the matrix above for each property, and the following votes and recommendations were recorded:

AERO HAVEN ELEMENTARY (FIELD AREA ONLY)—Ms. Cameron asked if the field is being used by the tenant and Mr. McGuire confirmed that it is not.

Neil Pople motioned that the property be deemed surplus; Peggy Curtis seconded; all ayes, motion passed 8-0 (Jason Sample and Donald Clark were not present for vote).

Recommendations—Jacqueline DeWitt requested that priority be given for a baseball field or use by parks and recreation.

GRAND AVENUE OFFICE COMPLEX—Ms. Betancourt asked what would happen to the tenants if the property is deemed surplus. Mr. McGuire stated that leases stay in effect until the Board of Trustees makes a determination to move forward with the sale or lease of the property. Ms. Curtis asked if all the buildings are in bad shape, and Mr. McGuire answered that Highland Charter's building is in the best shape, with the remaining buildings being in various states of disrepair. The police services building is in serious disrepair.

Ms. Longo asked about the revenues generated by the leases versus the costs to maintain the facilities. Kimberly Barnett and Armando Orozco shared the current and estimated repair costs and Mr. McGuire stated that the revenues are keeping up with the operational costs, but not the long-term repair needs.

Angelica Guzman motioned that the property be deemed surplus; Michael Shepherd seconded; all ayes, motion passed 9-0 (Jason Sample was not present for vote).

Recommendations—Barbara Longo requested that priority be given to academic/educational uses or nonprofits.

FRED ROBINSON CENTER (DIXIEANNE SITE)—Ms. Betancourt noted that this property is a crown jewel and Ms. Cameron agreed that it has historical value. Ms. Betancourt stated that she believes the property has educational value for adult education or fine arts by a charter or other entity with the means to make repairs. She could envision it housing an international baccalaureate program in the future. Ms. Cameron stated that the repairs are estimated at \$15 million and that declaring it surplus may be the only way to have the property rehabilitated.

Michael Shepherd motioned that the property be deemed surplus; Donald Clark seconded; all ayes, motion passed 9-0 (Jason Sample was absent from the vote).

Recommendations—Ms. Betancourt requested that priority be given to an educational use for the community and that the buildings not be demolished. Mr. Pople reiterated the point that the property not be demolished due to its historical significance and the need to keep the architectural integrity. Ms. Betancourt further requested that the Board of Trustees consider including a reversionary clause with the sale or lease of the property so that subsequent ownership cannot unilaterally demolish the buildings.

RIO LINDA ELEMENTARY (FORMER DISTRICT OFFICE AND MULTIPURPOSE ROOM)—Mr. McGuire noted that the area under consideration does not include the library or other buildings currently being utilized—only the area shaded in red. Ms. García stated that the property under review is approximately 2.53 acres. Ms. Longo believes that segregating just this area and deeming it surplus could impede future expansion or need for this area given it is part of a larger site. Mr. Pople asked whether deeming the area surplus now would affect any future sale or lease of the remainder of the site. Mr. McGuire noted that it would not and additionally, that the property would likely not be sold, but leased due to the existing uses. Ms. Cameron asked for the cost to bring the buildings up to code in order to lease the property and Mr. McGuire responded that it would be approximately \$9 million to upgrade all of the buildings on the site, with the exception of the library. Ms. Curtis stated that deeming this property surplus allows it to be leased and the District can generate revenue. Mr. McGuire reiterated that in order to lease the property, it has to be deemed surplus.

Barbara Longo motioned to not deem the property surplus due to active District and other uses on the property; Sonja Cameron seconded; Motion failed with two ayes, seven nos, and one abstention.

Jason Sample motioned that the property be deemed surplus; Angelica Guzman seconded; Motion passed with seven ayes, two nos, and one abstention.

Recommendations—Barbara Longo requested that priority be given to educational uses or arts opportunities.

ACTION ITEM: RECOMMENDATION OF SURPLUS PROPERTIES FOR TWIN RIVER’S EDUCATIONAL PURPOSE	YES TR SURPLUS	NOT TR SURPLUS
1. FORMER HARMON JOHNSON ELEMENTARY SCHOOL SITE (PG. 28)	X	
2. WEST 4TH & Q STREET (PG. 34)	X	
3. WEST 4TH AND E STREET (PG. 39)	X	
4. ASCOT (PG. 56)	X	
5. CHUCKWAGON PARK (PG. 74)	X	
6. BELL AVENUE (PG. 81)	X	
7. GREG THATCH CIRCLE/TERRACE PARK (PG. 96)		X
8. GRAND AVENUE OFFICE COMPLEX (PG. 13)	X	
9. RAFT BUILDING (PG. 19)	X	
10. GMTI (PG. 23)	X	
11. TAFT SITE MAINTENANCE AND OPERATIONS YARD (PG. 44)	X	
12. DEL PASO SHOP (PG. 50)	X	
13. FRED K. ROBINSON CENTER (PG. 62)	X	
14. RIO LINDA ELEMENTARY SCHOOL (PG. 68)	X	
15. AERO HAVEN ELEMENTARY SCHOOL (PG. 89)	X	

PRESENTATION, DISCUSSION, AND APPROVAL OF DRAFT REPORT TO BOARD OF TRUSTEES; DELEGATION OF AUTHORITY TO FINALIZE REPORT TO TRUSTEES

Mr. McGuire reviewed the draft report for the Board of Trustees and provided an opportunity for members to provide further comments and/or edits. He noted that the minutes from tonight’s meeting would need to be approved prior to the Board meeting and possibly electronically.

A committee member asked to add a priority to the Chuckwagon property for a skate park.

VII. *Neil Pople motioned to approve the report and delegate staff to finalize the report; Sondra Betancourt seconded; all ayes, motion passed 10-0.*

Bill McGuire reviewed the PowerPoint for the presentation to the Board of Trustees on May 2. Ms. Cameron requested that the presentation be early on in the agenda.

Barbara Longo motioned to approve the PowerPoint presentation; Michael Shepherd seconded; all ayes, Motion passed 10-0.

Mr. McGuire recommended that the Committee attend the board meeting.

VIII.	<p>COMMENTS FROM COMMITTEE MEMBERS</p> <p>Mr. Sample thanked all Committee members and staff and asked if there were any public comments; there were none. Mr. Sample noted that Ms. Cameron, Vice Chair, will make the presentation to the Board of Trustees at the May 2 meeting.</p>
IX.	<p>FUTURE MEETINGS AND ADJOURNMENT</p> <p>The meeting was adjourned at 6:30 p.m.</p> <ul style="list-style-type: none">• May 2, 2017, 7 p.m.--7-11 Committee's Recommendation to the Board of Trustees• May 16, 2017, 7 p.m. —Board of Trustees to Take Action on Recommendation by 7-11 Committee