

TWIN RIVERS UNIFIED SCHOOL DISTRICT

Meeting Minutes: 7-11 Committee on Surplus District Property

Date: March 1, 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 – 5:32 p.m.
II.	PLEDGE OF ALLEGIANCE
III.	<p>ROLL CALL AND ESTABLISHMENT OF QUORUM</p> <p>Bill McGuire opened the 7-11 Committee meeting with introductions and an overview of the meeting. Jason Sample 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, Janet Edwards, Barbara Longo, Neil Pople, and Michael Shepherd.</p> <p>Staff Present: Bill McGuire, Sara Noguchi, Armando Orozco, Kim Barnett</p> <p>Consultants Present: Dominique Dutra and Leah Denman, DCG; Ron Bennett, Brianna García, Kelly Satterfield, and Rebecca Arent, School Services of California, Inc.</p>
IV.	<p>PUBLIC COMMENTS</p> <p>There were no public comments.</p>
V.	<p>APPROVAL OF MINUTES – FEBRUARY 22, 2017</p> <p><i>Mr. Sample asked for approval of the minutes. Janet Edwards moved to approve the minutes; Sonja Cameron seconded; all ayes, motion passed.</i></p>
VI.	<p>SUBMITTAL OF CONFLICT OF INTEREST STATEMENTS</p> <p>Bill McGuire requested everyone submit their Conflict of Interest Statement forms.</p>
VII.	<p>DISCUSSION OF SURPLUS PROPERTY PROCESS</p> <p>Brianna García presented the surplus property process per handout included in the Committee binders.</p> <p>Don Clark asked if neighbors could come together to purchase property being sold by the District. Ms. García stated that they could, but would need to go through the same surplus property process. Mr. McGuire noted that it needs to be a legal entity. Mr. Bennett gave an example of a Southern California district that had property that the city wanted to use to store gravel and heavy equipment and that the Board ultimately decided would not be used for such a purpose. He noted that this Committee would make recommendations to the Board about the properties.</p> <p>Mr. Sample asked if there were more questions; there were none.</p>
VIII.	<p>DISCUSSION OF DEMOGRAPHIC ANALYSIS & FACILITY CAPACITY STUDY</p> <p>Mr. McGuire announced that the binder contained all of the information that would be discussed and provided an overview of the demographic and facility capacity analysis provided.</p> <p>Barbara Longo questioned why the East Natomas Education Center (ENEC) is off the table. Mr. McGuire stated</p>

	<p>that direction from the Board of Trustees is that this Committee is just reviewing the 15 properties already identified. ENEC has outstanding Certificates of Participation of \$50 million. He estimates that it will be 2031 before the lien can be removed. These 15 properties are ready today and there will be future 7-11 Committees to discuss other properties.</p> <p>Mr. Sample asked if there were more questions; there were none.</p>
IX.	<p>PRESENTATION OF HISTORY AND BACKGROUND OF VACANT LAND</p> <p>Dominique Dutra and Leah Denman provided a presentation and overview of the following properties:</p> <ol style="list-style-type: none"> 1. FORMER HARMON JOHNSON ELEMENTARY SCHOOL (DCG STRATEGIC ASSET REVIEW PG. 28) Vacant parcel; 8 acres; zoned residential; gas line nearby. Best use is PG&E. Ms. Edwards noted that the Harmon Johnson site was a school site, but the school was demolished. 2. WEST 4TH & Q STREET (PG. 34) Vacant agricultural land; 9 acres; flood issues. Bob Bastian, a District trustee and a member of the public, asked the chair if he would allow public comments. Mr. Sample said yes. Trustee Bastian provided history on the name of the site. 3. WEST 4TH AND E STREET (PG. 39) Vacant agricultural land/residential zoning; over 9 acres. Trustee Bastian once again noted the name of the property and the fact that it was named after a teacher. Trustee Bastian noted that it was purchased for possible growth. 4. ASCOT (PG. 56) Vacant land; nearly 25 acres; zoned for industrial. There is a water retention issue on the property. There were questions regarding the intended use of the property when purchased—possible transportation and maintenance. 5. CHUCKWAGON PARK (PG. 74) Vacant park land space; nearly 11.5 acres with a park space. Possible joint use with the city. 6. BELL AVENUE (PG. 81) Light industrial/residential; 21 acres. 7. GREG THATCH CIRCLE/TERRACE PARK (PG. 96) Vacant land; about 8 acres next to park; zoned for single family residential. Trustee Bastian noted many students attend Natomas Unified. Mr. McGuire said that the property was purchased for a school, but there are not enough students in the area to support construction of a new school. The District’s border with Natomas Unified is a block away. <p>There was a question regarding whether or not any of the properties were donated—Harmon Johnson was donated to North Sacramento School District. Ms. Denman stated that depending on how the property was donated, there may be a deed restriction. The law is vague. DCG goes through a detailed process to look for those types of scenarios. A full title report would need to be ordered to determine that information.</p> <p>There was a question on what was paid for the properties vs. the current values. Mr. Dutra noted that the current estimated values were listed in the presentation, but that the original prices might not be able to be found. DCG would however research this. Mr. McGuire said that it may be very difficult to find this information and would look to find the year of purchase at a minimum.</p> <p>A Committee member asked a question about pollution and whether the District would be responsible for cleanup. Ms. Denman stated that the District would not need to pay to clean up the property, but would need to disclose that information to potential buyers.</p>

	<p>Ms. Denman further advised the Committee that all 15 properties would be discussed first and then there would be a meeting on April 5 to decide on the recommendation. Mr. McGuire said that this Committee will make a recommendation regarding the properties, but ultimately, the Board of Trustees will decide how to proceed. The appointment of a 7-11 Committee is required as a first step. Barbara Longo asked for the actual total number of vacant/underutilized properties. Mr. McGuire said there are many. The online presentation lists all of the properties—some have charter schools, leases, etc. This is the first and includes properties with development potential. The executive summary of the DCG report has an overview of all 15 sites.</p> <p>Mr. Sample asked if there were more questions or comments; there were none.</p>
X.	<p>DISCUSSION OF OTHER PROPERTIES – MARCH 22, 2017 AGENDA ITEMS</p> <p>Mr. McGuire indicated that the following properties would be discussed at the next meeting. The binders provided include information for these properties, so the Committee members can review the properties prior to the next meeting.</p> <ol style="list-style-type: none"> 1. GRAND AVENUE OFFICE COMPLEX (DCG STRATEGIC ASSET REVIEW PG. 13) 2. RAFT BUILDING (PG. 19) 3. GMTI (PG. 23) 4. TAFT SITE MAINTENANCE AND OPERATIONS YARD (PG. 44) 5. DEL PASO SHOP (PG. 50) 6. FRED K. ROBINSON CENTER (PG. 62) 7. RIO LINDA ELEMENTARY SCHOOL (PG. 68) 8. AERO HAVEN ELEMENTARY SCHOOL (PG. 89)
XI.	<p>COMMENTS FROM COMMITTEE MEMBERS</p> <p>Ms. Betancourt asked if there were any reasons why the Committee members could not visually inspect the properties and staff said there was no prohibition and the Committee members could drive by the sites. Mr. Shepherd asked for clarification on whether Harmon Johnson has a gas line. It was clarified that it contains storage and not a pipeline on adjacent property.</p> <p>Mr. Sample asked if there were any additional questions; there were none.</p> <p>The next meeting will be held on March 22.</p>
XII.	<p>FUTURE MEETINGS AND ADJOURNMENT</p> <p>The meeting was adjourned at 6:50 p.m.</p> <ul style="list-style-type: none"> • March 22, 2017, 5:30-7:30 p.m.—Third meeting • April 5, 2017, 5:30-7:30 p.m.—Fourth meeting • April 19, 2017, 5:30-7:30 p.m.—Final meeting