



7-11 COMMITTEE ON SURPLUS DISTRICT PROPERTY

Recommendations and Priorities for Uses of District Sites

REPORT TO BOARD OF TRUSTEES
May 2, 2017

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TABLE OF CONTENTS

Executive Summary.....	4
Overview of the Surplus Property Process	5
Summary of 7-11 Committee Meetings	6
Meeting 1: February 22, 2017.....	7
Meeting 2: March 1, 2017.....	7
Meeting 3: March 22, 2017.....	7
Meeting 4: April 5, 2017	7
Meeting 5: April 19, 2017	7
Property Descriptions	8
Ascot	8
Bell Avenue	9
Former Harmon Johnson Elementary School	9
West 4 th and Q Street (Selma Clark Site)	10
West 4 th and E Street (Dorcus Ryan).....	10
Chuckwagon Park.....	11
RAFT Building	11
GMTI (Grant McClellan Technical Institute)	12
Taft Site (Maintenance and Operations Yard)	12
Del Paso Shop.....	13
Aero Haven Elementary School (Play Field Only)	13
Grand Avenue Office Complex.....	14
Fred K. Robinson Center (Dixieanne Site).....	14
Rio Linda Elementary School (Former District Office and Multipurpose Room)	15
Greg Thatch Circle/Terrace Park.....	15
Summary of Recommendations	16
Appendix A—Meeting Agendas and Minutes.....	18

Executive Summary

Before a school district can sell or lease real property, the Education Code requires that a specific process be followed. The first step requires that the governing board of the school district, prior to the sale, lease, or rental exceeding 30 days, appoint a district advisory committee (commonly known and referred to from this point forward as the 7-11 Committee) to advise the governing board regarding the surplus of space and/or real property. The responsibilities of the 7-11 Committee are also specified within the Education Code and, at the conclusion of its work, the Committee is required to provide the district governing board a report recommending uses of surplus space and real property. The governing board, taking into consideration the 7-11 Committee's recommendations, which are advisory and nonbinding, determines whether it will declare some or all of the properties surplus and announce its intent to sell or lease the properties in question.

On February 15, 2017, the Twin Rivers Unified School District's (Twin Rivers Unified) Board of Trustees appointed 10 members to its 7-11 Committee, with the 11th member appointed on March 7, 2017, and tasked it with the review of 15 vacant or underutilized properties. The 7-11 Committee held five public meetings to gather information on the properties and other relevant District data (e.g., facilities capacity, demographic information, etc.). All meetings were open to the public, noticed at least 72 hours in advance, and held in accordance with the Brown Act.

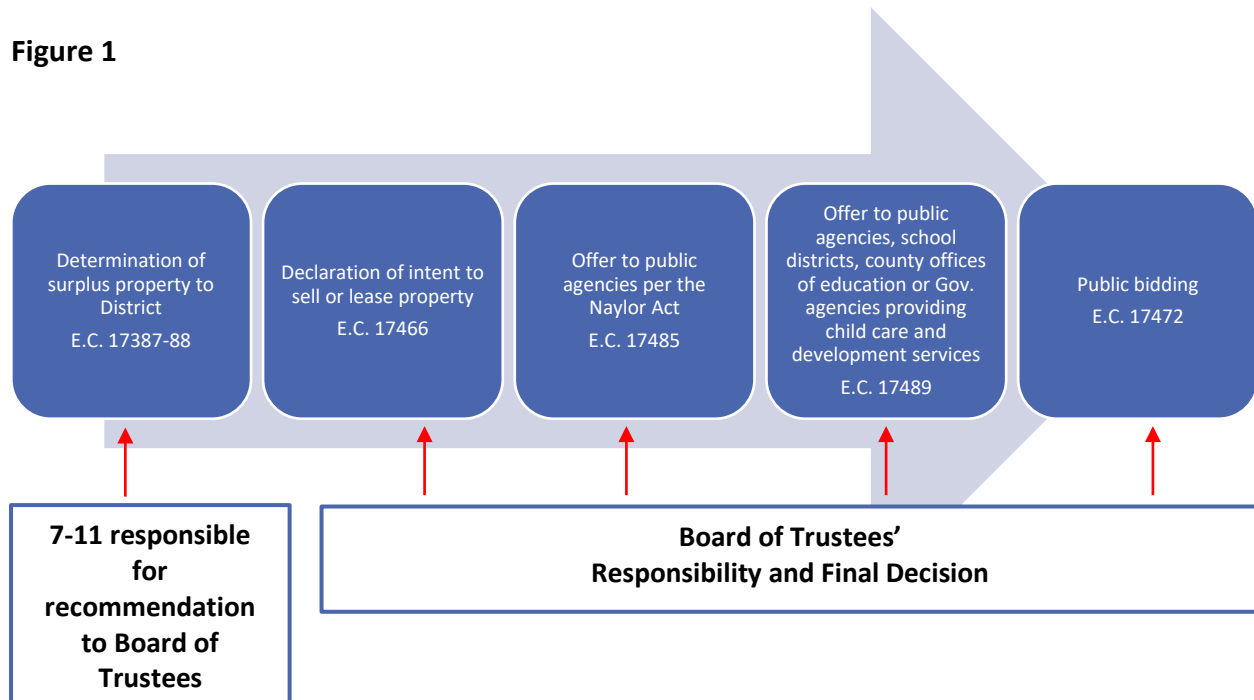
The 7-11 Committee is now recommending to the Twin Rivers Unified Board of Trustees that 14 of the 15 properties be deemed surplus to the educational needs of the District and that the District not surplus the one remaining property as follows:

RECOMMENDATION OF SURPLUS PROPERTIES	YES TO SURPLUS	NO TO SURPLUS
1. ASCOT	X	
2. BELL AVENUE	X	
3. FORMER HARMON JOHNSON ELEMENTARY SCHOOL SITE	X	
4. WEST 4TH AND Q STREET (Selma Clark Site)	X	
5. WEST 4TH AND E STREET (Dorcus Ryan)	X	
6. CHUCKWAGON PARK	X	
7. RAFT BUILDING	X	
8. GMTI	X	
9. TAFT SITE MAINTENANCE AND OPERATIONS YARD	X	
10. DEL PASO SHOP	X	
11. AERO HAVEN ELEMENTARY SCHOOL (Play Field Only)	X	
12. GRAND AVENUE OFFICE COMPLEX	X	
13. FRED K. ROBINSON CENTER (Dixieanne Site)	X	
14. RIO LINDA ELEMENTARY SCHOOL (Former District Office and Multipurpose Room)	X	
15. GREG THATCH CIRCLE/TERRACE PARK		X

Overview of the Surplus Property Process

Before a school district can sell or lease real property, Education Code Sections (E.C.) 17388-17389 require that a specific process be followed (see Figure 1 below for an overview of the process).

Figure 1



The first step requires that the governing board of the school district, prior to the sale, lease, or rental exceeding 30 days, appoint a 7-11 Committee to advise the governing board regarding the surplus of space and/or real property. E.C. 17389 states that the advisory committee must consist of at least 7, but not more than 11 members. The 7-11 Committee must be representative of each of the following:

- The ethnic, age group, and socioeconomic composition of the district
- The business community, such as store owners, managers, or supervisors
- Landowners or renters, with preference to be given to representatives of neighborhood associations
- Teachers
- Administrators
- Parents of students
- Persons with expertise in environmental impact, legal contracts, building codes, and land use planning, including, but not limited to, knowledge of the zoning and other land use restrictions of the cities or cities and counties in which surplus space and real property is located

E.C. 17390 then provides the responsibilities of the 7-11 Committee:

- a. Review the projected school enrollment and other data as provided by the district to determine the amount of surplus space and real property
- b. Establish a priority list of use of surplus space and real property that will be acceptable to the community
- c. Cause to have circulated throughout the attendance area a priority list of surplus space and real property and provide for hearings of community input to the committee on acceptable uses of space and real property, including the sale or lease of surplus real property for child care development purposes pursuant to E.C. 17458
- d. Make a final determination of limits of tolerance of use of space and real property
- e. Forward to the district governing board a report recommending uses of surplus space and real property

At the completion of its work, the 7-11 Committee presents the governing board with a report including its recommendation as to the surplus of property and a list of priorities, if any, for the use of the surplus space or real property. The governing board, taking into consideration the 7-11 Committee's recommendations, which are advisory and nonbinding, determines whether it will declare some or all of the properties surplus and announce its intent to sell or lease the properties in question.

Per E.C. 17485 and 17489, the school district must notify various public and governmental entities (e.g., other school districts, parks and recreation departments, cities, etc.) of the opportunity to bid on the properties. If none of the notified entities respond to the notification, the school district may then sell or lease the properties to the general public. The use of revenues generated by the sale or lease of surplus property is specified by the Education Code.

Summary of 7-11 Committee Meetings

Twin Rivers Unified appointed 11 members to its 7-11 Committee and tasked it with the review of 15 vacant or underutilized properties. The 7-11 Committee held five public meetings to gather information on the properties and other relevant District data (e.g., facilities capacity, demographic information, etc.). All 7-11 Committee meetings were open to the public, noticed at least 72 hours in advance, and held in accordance with the Brown Act. All meetings were held in the Board Room at the Twin Rivers Unified offices, located at 5115 Dudley Boulevard, Bay A, McClellan, CA 95652, from 5:30 p.m. to 7:30 p.m.

Meeting agendas and minutes are included in Appendix A and are available on the District's website at <http://www.twinriversusd.org/misc/surplus-district-property/>.

Meeting 1: February 22, 2017

This meeting was organizational and introductory in nature. The 7-11 Committee members were introduced and provided with an overview of the Brown Act and conflict of interest laws by the District's attorney, Diane Marshall-Freeman of Fagen Friedman & Fulfroest LLP, and Ron Bennett and Brianna García of School Services of California, Inc. (SSC). The role of the Committee and the Committee members was discussed and the Chair and Vice Chair, Jason Sample and Sonja Cameron, respectively, were selected. Deputy Superintendent, Administrative Services, Bill McGuire made a presentation regarding the properties to be considered by the 7-11 Committee. (This is the same presentation that was made to the Board of Trustees on January 24, 2017.)

Meeting 2: March 1, 2017

An overview of the surplus property process was provided to the 7-11 Committee by SSC. District staff then reviewed the demographic analysis and facility capacity study. Dominic Dutra and Leah Denman of Dutra Cerro Graden (DCG), consultant to the District, provided a detailed overview of the 7 of the 15 properties before the 7-11 Committee. Both District staff and consultants were available to address questions from Committee members.

Meeting 3: March 22, 2017

DCG provided a detailed overview of the remaining eight properties before the 7-11 Committee. Both District staff and consultants were available to address questions from Committee members.

Meeting 4: April 5, 2017

District staff provided additional information requested by the 7-11 Committee with regards to the properties under consideration (e.g., information on prior ownership of the properties, the tenants and lease expiration dates for occupied properties, cost analyses, etc.). SSC provided a condensed overview of the surplus property process presented at the March 1 meeting as a refresher to the 7-11 Committee before they began deliberations on the properties. The 7-11 Committee then began to review each property with the assistance of a matrix, which is included on the agenda in Appendix A, to determine whether or not the properties are surplus to the educational needs of the District. The 7-11 Committee voted on 11 of the 15 properties. The remaining four properties are to be discussed at the next meeting.

Meeting 5: April 19, 2017

The 7-11 Committee reviewed the remaining four properties to determine whether or not they are surplus to the educational needs of the District. The 7-11 Committee reviewed and provided edits and comments to District and consulting staff on both the PowerPoint presentation and final report to be presented to the Board of Trustees at its May 2, 2017 meeting. The 7-11 Committee then approved and provided delegated authority to staff to make final edits per the discussion at the meeting. Ms. Sonja Cameron, as Vice Chair, will take the lead in presenting to the Board of Trustees, but all 7-11 Committee members were asked to attend the meeting.

Property Descriptions

The following provides an overview of each of the 15 properties considered by the 7-11 Committee. Each description provides:

1. Location—provides the property's address
2. Size—provides the site acreage and, for those properties where only a portion of the site is under consideration, provides the acreage for both the portion under consideration and the total property
3. Zoning—specifies how and for what purpose each parcel of land may be used
4. General Plan (GP)—establishes a broad range of land use designations for planned land uses, broader than zoning, and identifies appropriate development guidelines for each
5. Property Description—provides a brief description of the property
6. Committee Recommendation—the 7-11 Committee's recommendation
7. Priority Uses—established by the 7-11 Committee, if applicable

Ascot

Location: 1710 Ascot Avenue, Rio Linda

Size: 24.87 acres

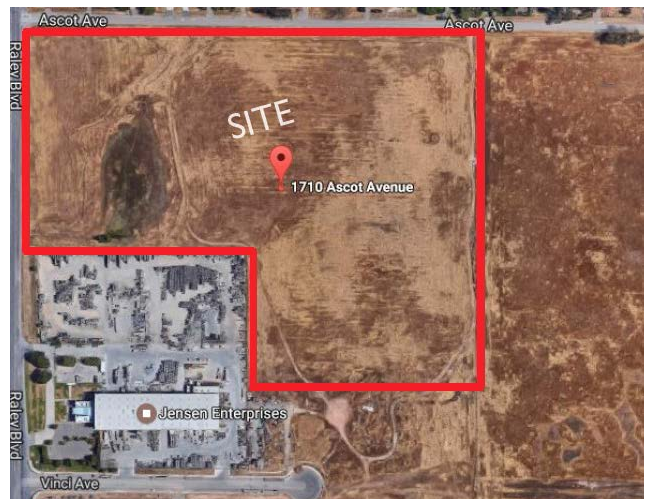
Zoning: M-1 (Light Industrial)

General Plan (GP): Employment Center Low Rise

Property Description: The property is a large vacant parcel of land surrounded by industrial uses and rural residential in close proximity to McClellan Airfield. There is a water retention issue on the site.

Committee Recommendation: The 7-11 Committee recommends that the property be deemed surplus due to lack of an educational use for Twin Rivers Unified.

Priority Uses: None



Bell Avenue

Location: 1690 Bell Avenue, Sacramento

Size: 21.13 acres

Zoning: Upper portion – M-1-SPD (Light Industrial, SPD); lower portion – R-1A-SPD (Single-Family Alternative, SPD)

GP: Employment Center Low Rise

Property Description: The property is a large vacant parcel of land that was originally intended to be the transportation headquarters for Grant Joint Union High School District (HSD). The land is surrounded by single family residential to the southwest, a mobile home park to the east, and commercial/industrial uses to the north and northwest.

Committee Recommendation: The 7-11 Committee recommends that the property be deemed surplus due to lack of an educational use for Twin Rivers Unified.

Priority Uses: The 7-11 Committee requests priority to given to a neighborhood ball park or sports complex as the community could benefit from this type of improvement.



Former Harmon Johnson Elementary School

Location: 2591 Edgewater Road, Sacramento

Size: 8.07 acres

Zoning: R-1 (Single-Unit Dwelling)

GP: Public/Quasi-Public

Property Description: This site is the former location of the Harmon Johnson Elementary School (ES). The students were relocated to another District school site, and the remaining school buildings were demolished due to the presence of a gas line on a nearby property. The site is currently vacant and is leased

to Sacramento Flood Control for one year. The property was acquired by Grant Joint Union HSD.

Committee Recommendation: The 7-11 Committee recommends that the property be deemed surplus due to lack of an educational use for Twin Rivers Unified.

Priority Uses: None



West 4th and Q Street (Selma Clark Site)

Location: West 4th and Q Street, Rio Linda

Size: 9.07 acres

Zoning: AR2 (Agriculture Residential)

GP: AG-RES

Property Description: The property is a square vacant parcel of land surrounded by rural residential and agricultural land in Rio Linda.

Committee Recommendation: The 7-11 Committee recommends that the property be deemed surplus due to lack of an educational use for Twin Rivers Unified.

Priority Uses: The 7-11 Committee requests that priority be given to: 1) the community for a farm to fork and/or agricultural educational institute; and/or 2) the adjacent property owners for expansion of their agricultural interests.



West 4th and E Street (Dorcus Ryan)

Location: West 4th and E Street, Rio Linda

Size: 9.18 acres

Zoning: AR2 (Agriculture Residential [AG-RES])

GP: AG-RES

Property Description: The property is a square vacant parcel of land surrounded by rural residential and agricultural land in Rio Linda. The property was acquired by the Rio Linda Union School District (SD).

Committee Recommendation: The 7-11 Committee recommends that the property be deemed surplus due to lack of an educational use for Twin Rivers Unified.

Priority Uses: The 7-11 Committee requests that priority be given to: 1) the community for a farm to fork and/or agricultural educational institute; and/or 2) the adjacent property owners for expansion of their agricultural interests.



Chuckwagon Park

Location: 1251 Chuckwagon Drive,
Sacramento

Size: 11.46 acres

Zoning: R-1 (Single-Unit Dwelling)

GP: Public/Quasi-Public

Property Description: The property is located in the South Natomas region of the city of Sacramento. The site is currently vacant with the eastern portion of the site incorporated into Chuckwagon Park. Further exploration into the joint use agreement between the District and the city is recommended to determine usage and property boundaries. The property was acquired by Del Paso Heights SD.

Committee Recommendation: The 7-11 Committee recommends that the property be deemed surplus due to lack of an educational use for Twin Rivers Unified.

Priority Uses: The 7-11 Committee requests that priority be given to the city of Sacramento for use as a baseball complex/park or skate park.



RAFT Building

Location: 3136 Howard Street, McClellan Park

Size: 0.85 acres

Zoning: Commercial and Offices

GP: Public/Quasi-Public

Property Description: The site is a single-story building comprised of a large open warehouse space and separate offices in the western portion of the building. There is dedicated parking area with some shared outdoor space. This property is located within McClellan Business Park submarket and was acquired by Twin Rivers Unified after decommissioning of McClellan Air Force Base.

Committee Recommendation: The 7-11 Committee recommends that the property be deemed surplus due to lack of an educational use for Twin Rivers Unified.

Priority Uses: None



GMTI (Grant McClellan Technical Institute)

Location: 5201 Arnold Avenue, McClellan

Size: 1.6 acres

Zoning: Commercial and Offices

GP: Public Government

Property Description: The site is a two-story building with a full basement, a roll-up door on the south side, and a generator room. There is a dedicated parking behind the building. This property is located within McClellan Business Park submarket and was acquired by Twin Rivers Unified after decommissioning of McClellan Air Force Base.

Committee Recommendation: The 7-11 Committee recommends that the property be deemed surplus due to lack of an educational use for Twin Rivers Unified.

Priority Uses: None



Taft Site (Maintenance and Operations Yard)

Location: 2630 Taft Street, Sacramento

Size: Approximately 2.76 acres (Total—11.3 acres)

Zoning: R-1 (Single-Unit Dwelling)

GP: Public/Quasi-Public

Property Description: The site is the former maintenance and operations yard for North Sacramento SD prior to the unification. Its current use is storage for surplus material. The portion under consideration is the lower portion shaded red.

Committee Recommendation: The 7-11 Committee recommends that the property be deemed surplus due to lack of an educational use for Twin Rivers Unified.

Priority Uses: None



Del Paso Shop

Location: 505 Morey Avenue, Sacramento

Size: 0.28 acres

Zoning: R-1 (Single-Unit Dwelling)

GP: Traditional Neighborhood Low

Property Description: The site is the former warehouse and maintenance shed for Del Paso Heights Elementary School District (ESD) prior to the unification. Its current use is storage for surplus material. The property was previously leased to a small landscaping business.

Committee Recommendation: The 7-11 Committee recommends that the property be deemed surplus due to lack of an educational use for Twin Rivers Unified.

Priority Uses: None



Aero Haven Elementary School (Play Field Only)

Location: 5450 Georgia Drive, North Highlands

Size: Approximately 5.14 acres (Total—10.48 acres)

Zoning: RD-5 (Residential)

GP: LDR – Low Density Residential

Property Description: This site is the site of Aero Haven ES. The school site is leased to United Cerebral Palsy of Sacramento and Northern California through June 30, 2017, at a rate of \$0.35 square foot per month (which equates to a starting monthly rent of \$7,147.35). The vacant land under consideration (on the right and shaded red) is approximately 5.14 acres and is currently not in use by the District. The property was acquired by Rio Linda Union SD.

Committee Recommendation: The 7-11 Committee recommends that the property be deemed surplus due to lack of an educational use for Twin Rivers Unified.

Priority Uses: The 7-11 Committee requests that priority be given for a baseball field or use by parks and recreation.



Grand Avenue Office Complex

Location: 1333 Grand Avenue, Sacramento

Size: 8.04 acres

Zoning: R-1 (Single-Unit Dwelling)

GP: Public/Quasi-Public

Property Description: The site is currently being used by the District and leased to a number of different entities. The combined total of permanent structures and relocatable buildings is approximately 54,692 square feet with 31,728 square feet leased to non-District entities. The property was acquired by Grant Joint Union HSD.



Committee Recommendation: The 7-11 Committee recommends that the property be deemed surplus due to lack of an educational use for Twin Rivers Unified.

Priority Uses: The 7-11 Committee requests that priority be given to academic/educational uses or nonprofits.

Fred K. Robinson Center (Dixieanne Site)

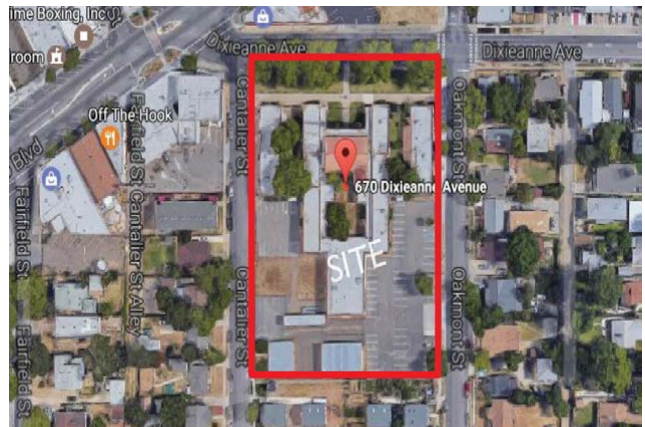
Location: 670 Dixieanne Avenue, Sacramento

Size: 2.53 acres

Zoning: C-2-SPD (General Commercial, SPD)

GP: Public/Quasi-Public

Property Description: The property is the location of a former administrative office for North Sacramento ESD prior to the unification, as well as the home of a former Catholic school that has since vacated the property. The building is in a significant state of disrepair including, but not limited to, presence of lead, asbestos, roof leaks, and floor damage. The estimates to rehabilitate the buildings range from \$15 million to \$24 million.



Committee Recommendation: The 7-11 Committee recommends that the property be deemed surplus due to lack of an educational use for Twin Rivers Unified.

Priority Uses: The 7-11 Committee requests that priority be given to an educational use. In addition, the 7-11 Committee requests that 1) the buildings not be demolished, but preserved due to their historic significance to the community; and 2) 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.

Priority Uses: None

Summary of Recommendations

The 7-11 Committee unanimously recommends that the Twin Rivers Unified Board of Trustees:

1. Deem the Ascot property, located at 1710 Ascot Avenue in Rio Linda, surplus to the educational needs of Twin Rivers Unified.
2. Deem the Bell Avenue property, located at 1690 Bell Avenue in Sacramento, surplus to the educational needs of Twin Rivers Unified and give priority to a neighborhood ball park or sports complex.
3. Deem the former Harmon Johnson ES property, located at 2591 Edgewater Road in Sacramento, surplus to the educational needs of Twin Rivers Unified.
4. Deem the property on the corner of West 4th and Q Street (known as the Selma Clark Site), located in Rio Linda, surplus to the educational needs of Twin Rivers Unified and give priority to a) the community for a farm to fork and/or agricultural educational institute; and/or b) the adjacent property owners for expansion of their agricultural interests.
5. Deem the property on the corner of West 4th and E Street (known as the Dorcus Ryan Site), located in Rio Linda, surplus to the educational needs of Twin Rivers Unified and give priority to a) the community for a farm to fork and/or agricultural educational institute; and/or b) the adjacent property owners for expansion of their agricultural interests.
6. Deem the Chuckwagon Park property, located at 1251 Chuckwagon Drive in Sacramento, surplus to the educational needs of Twin Rivers Unified and give priority to the city of Sacramento for use as a baseball complex or park.
7. Deem the RAFT Building property and buildings, located at 3136 Howard Street in McClellan Park, surplus to the educational needs of Twin Rivers Unified.
8. Deem the GMTI property and buildings, located at 5201 Arnold Avenue in McClellan, surplus to the educational needs of Twin Rivers Unified.
9. Deem an approximately 2.76 acre portion of the Taft property and buildings, located at 2630 Taft Street in Sacramento, surplus to the educational needs of Twin Rivers Unified.
10. Deem the Del Paso Shop property and buildings, located at 505 Morey Avenue in Sacramento, surplus to the educational needs of Twin Rivers Unified.
11. Deem an approximately 5.14 acre portion of Aero Haven ES, located at 5450 Georgia Drive in North Highlands, surplus to the educational needs of Twin Rivers Unified.
12. Deem the Grand Avenue Office Complex property and buildings, located at 1333 Grand Avenue in Sacramento, surplus to the educational needs of Twin Rivers Unified.

13. Deem the Fred K. Robinson Center (known as the Dixieanne Site) property and buildings, located at 670 Dixieanne Avenue in Sacramento, surplus to the educational needs of Twin Rivers Unified.
14. Deem an approximately 1.33 acre portion of Rio Linda ES, located at 627 L Street in Rio Linda, surplus to the educational needs of Twin Rivers Unified.
15. Retain the Greg Thatch Circle/Terrace Park property, located at 891 Greg Thatch Circle in Sacramento, in case of future population growth in the area.

Appendix A—Meeting Agendas and Minutes

TWIN RIVERS UNIFIED SCHOOL DISTRICT

Meeting: 7-11 Committee on Surplus District Property

Date: February 22, 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.	ROLL CALL AND ESTABLISHMENT OF QUORUM
III.	<p>PUBLIC COMMENTS</p> <p>At this time, members of the public may address the Committee regarding a matter of public interest not appearing on the agenda. No action may be taken on comments of off-agenda items unless specifically authorized by law.</p> <p>If the speaker wishes to address the committee on an item on the agenda, time will be provided at the commencement of that item. Comments shall be limited to three minutes per person.</p>
IV.	OVERVIEW OF BROWN ACT
V.	OVERVIEW OF ROLE OF SCHOOL SERVICES OF CALIFORNIA
VI.	OVERVIEW OF ROLE OF COMMITTEE MEMBERS
VII.	SELECTION OF CHAIRPERSON
VIII.	OVERVIEW OF CONFLICT OF INTEREST
IX.	OVERVIEW OF SURPLUS PROPERTY PROCESS
X.	7-11 COMMITTEE ON SURPLUS DISTRICT PROPERTY PRESENTATION TO THE BOARD OF TRUSTEES

XI.	DISCUSSION OF MEETING DATES AND TOPICS
XII.	DISCUSSION OF PUBLIC CONTACT INFORMATION FOR COMMITTEE MEMBERS
XIII.	COMMENTS FROM COMMITTEE MEMBERS
XIV.	<p>ADJOURNMENT AND FUTURE MEETINGS</p> <ul style="list-style-type: none">• March 1, 5:30-7:30 p.m. - Second meeting• March 22, 5:30-7:30 p.m. - Third meeting• April 5, 5:30-7:30 p.m. - Fourth meeting• April 19, 5:30-7:30 p.m. - Final meeting

TWIN RIVERS UNIFIED SCHOOL DISTRICT

Meeting: 7-11 Committee on Surplus District Property

Date: February 22, 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.	<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.</p> <p>Committee Members Present: Sondra Betancourt, Sonja Cameron, Donald Clark, Peggy Curtis, Jacqueline DeWitt, Janet Edwards, Barbara Longo, Neil Pople, Jason Sample, Shepherd, Michael</p> <p>Staff Present: Kim Barnett, Bill McGuire, Sara Noguchi, Armando Orozco</p> <p>Consultants Present: Diane Marshall-Freeman, Fagen Friedman & Fulfroost LLP (attorney), Ron Bennett, School Services of California, Inc. (facilitator), Brianna García, School Services of California, Inc. (facilitator)</p>
III.	<p>PUBLIC COMMENTS</p> <p>No public comments</p>
IV.	<p>OVERVIEW OF BROWN ACT</p> <p>A. Ron Bennett provided an overview of the Brown Act and presented CSBA's "The Brown Act" book. He explained that closed/executive sessions are a common cause of violations and noted that this 7-11 Committee would not have closed/executive sessions. The second most common violation is developing consensus outside of the meetings. He cautioned Committee members to do the work of the Committee within the Committee meetings and noted that anyone who knows there has been a violation should report it.</p> <p>B. Diane Marshall-Freeman discussed agenda posting requirements and the need to follow the Brown Act. She advised Committee members to ensure they do not discuss any business of the Committee outside of the Committee meetings and to not inadvertently violate the Brown Act. This most frequently happens through technology where, for example, an email is sent from one Committee member to another and eventually gets forwarded to all. Ms. Marshall-Freeman noted that members of the public have a right to participate in the meetings as the business of the Committee is public. She cautioned members from engaging in serial meetings—another inadvertent violation, which happens when one Committee member calls another Committee member to discuss an item and then calls another and another. There is nothing wrong with talking with one other Committee member. The issue is when trying to build consensus by talking with a majority of the Committee members.</p> <p>C. Donald Clark asked whether other community organizations are subject to the Brown Act. Mr. Bennett explained why this Committee is subject to the Brown Act and what organizations are required by code to follow the Brown Act. Ms. Marshall-Freeman pointed the members to</p>

Minutes Approved by Committee on 3/1/17

	<p>chapter 2 of The Brown Act book for further detail on who is subject to the Brown Act.</p> <p>D. Bill McGuire noted that Committee members are encouraged to talk to the public and should disseminate information shared at the meetings with the public and emphasized that the Brown Act pertains specifically to the Committee and the work of the Committee.</p>
V.	<p>OVERVIEW OF ROLE OF SCHOOL SERVICES OF CALIFORNIA</p> <p>A. Mr. Bennett explained that School Services of California are facilitators and then walked the Committee through the contents of the binders provided. He also briefly discussed the agenda, items that should be included on the agenda and how items are to be added, and noted that agendas must be posted 72 hours in advance of the meetings.</p>
VI.	<p>OVERVIEW OF ROLE OF COMMITTEE MEMBERS</p> <p>A. Mr. Bennett discussed the Education Code and Twin Rivers USD's Administrative Regulation (AR) 3280 that details how the Committee is formed, who should be included, the responsibilities of the committee, and the report that will be completed by the committee and presented to the Board. He also noted that the report is not binding.</p> <p>B. Mr. Clark asked whether the committee's report to the Board remains in the record in perpetuity and could the public request a copy of the report. Mr. Bennett explained that there will be both a verbal and written report provided to the Board, so therefore, the report would be of public record.</p>
VII.	<p>SELECTION OF CHAIRPERSON</p> <p>A. Mr. Bennett explained the role of chairperson</p> <p>B. Sonja Cameron asked if there would also be a vice chair in case of the chairperson's absence. Mr. Bennett explained that the Committee can chose to appoint a vice chair at its discretion.</p> <p>C. Mr. Bennett opened nominations. Sondra Betancourt nominated Ms. Cameron, who declined. Ms. Cameron then nominated Jason Sample who accepted the nomination. No other nominations were made. Mr. Bennett called for a vote and all voted in favor of Mr. Sample.</p> <p>D. Mr. Sample opened nominations for vice chair. Barbara Longo nominated Michael Shepherd who declined. Ms. Cameron then self-nominated. No other nominations were made. Mr. Sample called for a vote and all voted in favor of Ms. Cameron.</p>
VIII.	<p>OVERVIEW OF CONFLICT OF INTEREST</p> <p>A. Ms. Marshall-Freeman suggested that the Committee follow Robert's Rules of Procedures for the meetings and will provide a cheat sheet to Mr. McGuire to disseminate to the Committee. She informed the members that they cannot benefit personally from their role on the Committee. Ms. Marshall-Freeman defined an economic conflict—wherein a Committee member cannot be involved personally or receive any financial gain from their role on the Committee. The government code notes that a member cannot enter into an agreement with the school district and should also avoid conflicts of personal bias and cannot promote their interests above the interests of the Committee. If any Committee member believes they have a conflict of interest based on personal interest or bias, they should recuse themselves from voting or having discussion on that item. Committee members are required to complete form "CA Form 700 Statement of Economic Interest Cover Page."</p>
	<p>B. Mr. McGuire noted that staff will fill out the form with the boilerplate data and provide to all of the Committee members to fill out the personal data. He also explained that the form would be</p>

	housed at the district's office. The form should be submitted at the next meeting on March 1, 2017.
IX.	OVERVIEW OF SURPLUS PROPERTY PROCESS A. An overview of the process is included in the presentation noted in Item X. below.
X.	7-11 COMMITTEE ON SURPLUS DISTRICT PROPERTY PRESENTATION TO THE BOARD OF TRUSTEES A. Mr. McGuire showed the Committee how to access the Committee's webpage on the district's website and what the webpage contains. He then walked through the presentation that was made to the Board on January 24, 2017 regarding the 7-11 process and the properties that are a focus of the Committee and this process.
XI.	DISCUSSION OF MEETING DATES AND TOPICS A. Mr. McGuire discussed the next meetings and the need for a commitment from everyone to attend all meetings. B. Ms. Longo asked whether all meetings would be held in the same room/building. Mr. McGuire explained that all meetings would be held at the district offices, though the room might change. C. Mr. Bennett explained that staff will work with the chair to develop agendas for the upcoming meetings.
XII.	DISCUSSION OF PUBLIC CONTACT INFORMATION FOR COMMITTEE MEMBERS A. Mr. McGuire discussed that Committee members' information (name and address) will be listed on the district website as this is a public Committee. B. Janet Edwards asked whether it was necessary to include the Committee members' full address and whether or not they could just list the zip code or street name. Ms. Marshall-Freeman will review statutes and see what information needs to be posted. Staff will plan to list just the street name and zip code unless Ms. Marshall-Freeman finds that additional information is required.
XIII.	COMMENTS FROM COMMITTEE MEMBERS A. Ms. Longo asked if the agendas will be posted 72 hours in advance, will the Committee also be provided with data to review in advance of the meetings. Mr. McGuire noted that due to the quick turnaround for the next meeting, the agenda and data is ready and staff will provide that information shortly. In the future, data will be provided to Committee members in advance.
XIV.	ADJOURNMENT AND FUTURE MEETINGS A. Meeting was adjourned at 6:39 p.m. <ul style="list-style-type: none"> • March 1, 2017, 5:30-7:30 p.m. - Second meeting • 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

TWIN RIVERS UNIFIED SCHOOL DISTRICT

Meeting: 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 – 5:30 p.m.		
II.	PLEDGE OF ALLEGIANCE		
III.	<div><div>ROLL CALL AND ESTABLISHMENT OF QUORUM</div><table><tr><td><u>Committee Members</u><ul style="list-style-type: none"><input type="checkbox"/> Sample, Jason (Committee Chair)<input type="checkbox"/> Cameron, Sonja (Committee Vice-Chair)<input type="checkbox"/> Betancourt, Sondra<input type="checkbox"/> Clark, Donald<input type="checkbox"/> Curtis, Peggy<input type="checkbox"/> DeWitt, Jacqueline<input type="checkbox"/> Edwards, Janet<input type="checkbox"/> Longo, Barbara<input type="checkbox"/> Pople, Neil<input type="checkbox"/> Shepherd, Michael</td><td><u>District Staff</u><ul style="list-style-type: none"><input type="checkbox"/> Barnett, Kimbely<input type="checkbox"/> Martinez, Steven<input type="checkbox"/> McGuire, Bill<input type="checkbox"/> Noguchi, Sara<input type="checkbox"/> Orozco, Armando</td></tr></table></div>	<u>Committee Members</u> <ul style="list-style-type: none"><input type="checkbox"/> Sample, Jason (Committee Chair)<input type="checkbox"/> Cameron, Sonja (Committee Vice-Chair)<input type="checkbox"/> Betancourt, Sondra<input type="checkbox"/> Clark, Donald<input type="checkbox"/> Curtis, Peggy<input type="checkbox"/> DeWitt, Jacqueline<input type="checkbox"/> Edwards, Janet<input type="checkbox"/> Longo, Barbara<input type="checkbox"/> Pople, Neil<input type="checkbox"/> Shepherd, Michael	<u>District Staff</u> <ul style="list-style-type: none"><input type="checkbox"/> Barnett, Kimbely<input type="checkbox"/> Martinez, Steven<input type="checkbox"/> McGuire, Bill<input type="checkbox"/> Noguchi, Sara<input type="checkbox"/> Orozco, Armando
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IV.	<div><div>PUBLIC COMMENTS</div><p>At this time, members of the public may address the Committee regarding a matter of public interest not appearing on the agenda. No action may be taken on comments of off-agenda items unless specifically authorized by law.</p><p>If the speaker wishes to address the committee on an item on the agenda, time will be provided at the commencement of that item. Comments shall be limited to three minutes per person.</p></div>		
V.	APPROVAL OF MINUTES – FEBRUARY 22, 2017		
VI.	SUBMITTAL OF CONFLICT OF INTEREST STATEMENTS		
VII.	DISCUSSION OF SURPLUS PROPERTY PROCESS		
VIII.	DISCUSSION OF DEMOGRAPHIC ANALYSIS & FACILITY CAPACTIY STUDY		

IX.	<p>PRESENTATION OF HISTORY AND BACKGROUND OF VACANT LAND</p> <ol style="list-style-type: none"> 1. FORMER HARMON JONNISON ELEMENTARY SCHOOL (DCG STRATEGIC ASSET REVIEW PG. 28) 2. WEST 4TH & Q STREET (PG. 34) 3. WEST 4TH AND E STREET (PG. 39) 4. ASCOT (PG. 56) 5. CHUCKWAGON PARK (PG. 74) 6. BELL AVENUE (PG. 81) 7. GREG THATCH CIRCLE/TERRACE PARK (PG. 96)
X.	<p>DISCUSSION OF OTHER PROPERTIES – MARCH 22, 2017 AGENDA ITEMS</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>
XII.	<p>FUTURE MEETINGS AND ADJOURNMENT</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

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

TWIN RIVERS UNIFIED SCHOOL DISTRICT

Meeting: 7-11 Committee on Surplus District Property

Date: March 22, 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.	<div><div>ROLL CALL AND ESTABLISHMENT OF QUORUM</div><table><tr><td><u>Committee Members</u><ul style="list-style-type: none"><input type="checkbox"/> Sample, Jason (Committee Chair)<input type="checkbox"/> Cameron, Sonja (Committee Vice-Chair)<input type="checkbox"/> Betancourt, Sondra<input type="checkbox"/> Clark, Donald<input type="checkbox"/> Curtis, Peggy<input type="checkbox"/> DeWitt, Jacqueline<input type="checkbox"/> Edwards, Janet<input type="checkbox"/> Guzman, Angelica<input type="checkbox"/> Longo, Barbara<input type="checkbox"/> Pople, Neil<input type="checkbox"/> Shepherd, Michael</td><td><u>District Staff</u><ul style="list-style-type: none"><input type="checkbox"/> Barnett, Kimbely<input type="checkbox"/> Martinez, Steven<input type="checkbox"/> McGuire, Bill<input type="checkbox"/> Noguchi, Sara<input type="checkbox"/> Orozco, Armando</td></tr></table></div>	<u>Committee Members</u> <ul style="list-style-type: none"><input type="checkbox"/> Sample, Jason (Committee Chair)<input type="checkbox"/> Cameron, Sonja (Committee Vice-Chair)<input type="checkbox"/> Betancourt, Sondra<input type="checkbox"/> Clark, Donald<input type="checkbox"/> Curtis, Peggy<input type="checkbox"/> DeWitt, Jacqueline<input type="checkbox"/> Edwards, Janet<input type="checkbox"/> Guzman, Angelica<input type="checkbox"/> Longo, Barbara<input type="checkbox"/> Pople, Neil<input type="checkbox"/> Shepherd, Michael	<u>District Staff</u> <ul style="list-style-type: none"><input type="checkbox"/> Barnett, Kimbely<input type="checkbox"/> Martinez, Steven<input type="checkbox"/> McGuire, Bill<input type="checkbox"/> Noguchi, Sara<input type="checkbox"/> Orozco, Armando
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IV.	<div><div>PUBLIC COMMENTS</div><p>At this time, members of the public may address the Committee regarding a matter of public interest not appearing on the agenda. No action may be taken on comments of off-agenda items unless specifically authorized by law.</p><p>If the speaker wishes to address the committee on an item on the agenda, time will be provided at the commencement of that item. Comments shall be limited to three minutes per person.</p></div>		
V.	APPROVAL OF MINUTES – MARCH 1, 2017		

VI.	<p>DISCUSSION OF OTHER PROPERTIES</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)
VII.	<p>DISCUSSION OF FUTURE MEETING TOPICS</p>
VIII.	<p>COMMENTS FROM COMMITTEE MEMBERS</p>
IX.	<p>FUTURE MEETINGS AND ADJOURNMENT</p> <ul style="list-style-type: none">• April 5, 2017, 5:30-7:30 p.m. - Fourth meeting• April 19, 2017, 5:30-7:30 p.m. - Final meeting

TWIN RIVERS UNIFIED SCHOOL DISTRICT

Meeting Minutes: 7-11 Committee on Surplus District Property

Date: March 22, 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 – 5:00 p.m.
II.	PLEDGE OF ALLEGIANCE
III.	<p>ROLL CALL AND ESTABLISHMENT OF QUORUM</p> <p>Mr. 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, Peggy Curtis, Jacqueline DeWitt, Janet Edwards, Barbara Longo, and Michael Shepherd.</p> <p>Members Arriving After Roll Call and Approval of Minutes: Deacon Clark and Angelica Guzman</p> <p>Committee Members Absent: Neil Pople</p> <p>Staff Present: Bill McGuire, Sara Noguchi, Armando Orozco, Kim Barnett</p> <p>Consultants Present: Dominique Dutra and Leah Denman, DCG; Ron Bennett (facilitator), Brianna García (facilitator), Kelly Satterfield (staff), and Rebecca Arent (staff), School Services of California, Inc.</p>
IV.	<p>PUBLIC COMMENTS</p> <p>There were no public comments.</p>
V.	<p>APPROVAL OF MINUTES – MARCH 1, 2017</p> <p><i>Jason Sample asked for approval of minutes. Sonja Cameron moved to approve; Michael Shephard seconded; all ayes, motion passed 8-0 (three absent).</i></p>
VI.	<p>DISCUSSION OF OTHER PROPERTIES - PowerPoint of eight properties presented by Leah Denman (Dutra Cerro Graden)</p> <ol style="list-style-type: none"> 1. GRAND AVENUE OFFICE COMPLEX (DCG STRATEGIC ASSET REVIEW PG. 13) Occupied buildings-police department, education facilities, offices for Los Rios College, Highlands Community Charter School, and industrial/warehouses. Michael Shephard asked what the percentage of use and when the leases expire. Ms. Denman said that 31,000 square feet is leased for non-district purposes. Charter school lease through 2019; Los Rios is year-to-year, and the nonprofit is month-to-month. 2. RAFT BUILDING (PG. 19) Empty office/warehouse space. Former location of the Resource Area for Teaching (RAFT). It would cost the district more than \$300k to upgrade the space for District use. Barbara Longo asked a question based on the value of the properties and whether they work with that value to prioritize. Ms. Denham explained the Naylor Act. Ms. Longo asked a whether the District could break leases. The lease provisions would need to be reviewed to determine if the lease can be terminated prior to the

end of the lease term.

3. GMTI (PG. 23)

Grant McClellan Technical Institute. Vacant office space with basement level that has housed a number of uses. Many maintenance issues. Not ADA compliant—no wheelchair access and no outdoor space for children. Ron Bennett stated there is value as a building for office use or district office space. A committee member wanted to confirm that the property could be used for adult education or ROP.

4. TAFT SITE MAINTENANCE AND OPERATIONS YARD (PG. 44)

Northwood Elementary once occupied the site. Now vacant and best suited for industrial use. There is no impact to existing school site—only the area on the map below the dotted line is being considered for surplus. Site was previously a bus yard; zoned residential, but being used for industrial.

There was a question regarding underground pollution (not relevant to the TAFT site). For the properties that are part of McClellan, a covenant goes with the site. There is no District obligation for clean-up, just disclosure (similar to disclosure requirements one would have when selling a home). The Federal government has the obligation.

5. DEL PASO SHOP (PG. 50)

Zoned residential; vacant-administrative buildings. Close to Del Paso Elementary and across from a park. Question regarding future needs of Del Paso Elementary in case of increased enrollment. Mr. McGuire stated that the projections show no indication of increased enrollment that would necessitate expanding the school site. In addition, there is land adjacent to the school available if needed that would not require children to cross the street.

6. FRED K. ROBINSON CENTER (PG. 62)

Currently a vacant administrative building. Sondra Betancourt noted that it was the first school built in North Sacramento. Significant repairs are needed (e.g., water damage, broken windows, etc.). There are vandalism problems on the site. Mr. McGuire said an architectural company has been hired to estimate the cost to either renovate or demolish the site and will provide that information at the next meeting. A developer has offered the District \$350,000 for the site. Public Comment - Chris Stambaugh from Grace City discussed issues he has witnessed and requested when they might have the opportunity to bid on the property. Mr. McGuire said that after the 7-11 process is complete, entities will have an opportunity to bid on the site and that Mr. Stambaugh should contact Mr. McGuire. Ms. Denman stated that government agencies and nonprofit will be notified before the property goes on the open market. A member asked about the historical value. Ms. Denman stated that that information will be disclosed and reviewed prior to sale or lease. Mr. Bennett reminded members that their charge is to determine if the property has an educational use for Twin Rivers.

7. RIO LINDA ELEMENTARY SCHOOL (PG. 68)

Only two acres of the 8.55 acres are to be considered for surplus. Buildings are not in great shape. Library, preschool, and satellite portables on the rest of property. Ms. Longo asked the term of the lease for the library and was informed it is 30 years. Public Comment - Stacey Bastian stated that the grassy area is still a safe place for kids to go and play and used by the community. They have volunteers that are there in the evenings to watch over the kids. There was a reminder that the Committee is here to determine if the property is of educational value to Twin Rivers. The Committee's recommendation will then be taken to the Board who will make the final decision as to disposition of the property. Public Comment - General Manager of Rio Linda Water District, confirming which portion of the Rio Linda property is being considered for surplus.

	<p>8. AERO HAVEN ELEMENTARY SCHOOL (PG. 89)</p> <p>School closed in 2010. United Cerebral Palsy is occupying a building and their lease expires in summer 2017. There are two schools within a half a mile from the site (Madison and F.C. Joyce). There would be significant amount of deferred maintenance. A Committee member asked if there would be a need for a school in the area if the land were sold and residential developed. Mr. McGuire stated that the other two school have sufficient capacity to absorb any new development.</p>
VII.	<p>Additional Comments: Janet asked, for those properties where only portions are being considered for surplus, how the portions were determined. Mr. McGuire noted that buildings currently in use remain, while vacant buildings are being considered. Dominique stated that whether or not a lot line adjustment would be required depends on who is buying the property. There could be a lot line adjustment or a legal subdivision. This would happen first in order to transfer ownership. A request was made for a map showing the properties and the other schools around them.</p> <p>Peggy Curtis commented on the Rio Linda field—the District is maintaining it for public access. Mr. McGuire said that Twin Rivers is not using the portion of the property being considered for surplus. Keeping that portion would require a substantial investment. Public Comment - Stacy Bastian asked why not keep the property for educational use. Public Comment – Regarding Rio Linda and whether there was a long-term plan for the use of the grassy area. Noted that that portion is not up for consideration by the Committee, the Committee is considering the property below the dotted line on the map.</p> <p>DISCUSSION OF FUTURE MEETING TOPICS</p> <p>Next steps - go through each property and decide whether there is an educational need for Twin Rivers USD or to surplus the property. Mr. McGuire will provide maps, Grand Avenue complex square footage and lease information. Once the Committee has made its decision, the recommendations will be taken to the Board of Trustees at a future meeting. These recommendations are only suggestions for the Board. Ms. Garcia will give a quick recap of her presentation from 3/1/17 as it pertains to the Naylor Act. Ms. Edwards said that since Ms. Denman and Mr. Dutra will not be at future meetings that any questions for them should be emailed to Mr. McGuire. Ms. Edwards asked for a map of all Twin River USD schools. Ms. Curtis asked for the usage of the properties.</p>
VIII.	<p>COMMENTS FROM COMMITTEE MEMBERS</p> <p>There were no comments from Committee members.</p>
	<p>FUTURE MEETINGS AND ADJOURNMENT</p> <ul style="list-style-type: none"> • April 5, 2017, 5:30-7:30 p.m. - Fourth meeting • April 19, 2017, 5:30-7:30 p.m. - Final meeting <p>The meeting was adjourned at 6:46 p.m.</p>

TWIN RIVERS UNIFIED SCHOOL DISTRICT

Meeting: 7-11 Committee on Surplus District Property

Date: April 5, 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.	<div><div>ROLL CALL AND ESTABLISHMENT OF QUORUM</div><table><tr><td><u>Committee Members</u><ul style="list-style-type: none"><input type="checkbox"/> Sample, Jason (Committee Chair)<input type="checkbox"/> Cameron, Sonja (Committee Vice-Chair)<input type="checkbox"/> Betancourt, Sondra<input type="checkbox"/> Clark, Donald<input type="checkbox"/> Curtis, Peggy<input type="checkbox"/> DeWitt, Jacqueline<input type="checkbox"/> Edwards, Janet<input type="checkbox"/> Guzman, Angelica<input type="checkbox"/> Longo, Barbara<input type="checkbox"/> Pople, Neil<input type="checkbox"/> Shepherd, Michael</td><td><u>District Staff</u><ul style="list-style-type: none"><input type="checkbox"/> Barnett, Kimbely<input type="checkbox"/> Martinez, Steven<input type="checkbox"/> McGuire, Bill<input type="checkbox"/> Noguchi, Sara<input type="checkbox"/> Orozco, Armando</td></tr></table></div>	<u>Committee Members</u> <ul style="list-style-type: none"><input type="checkbox"/> Sample, Jason (Committee Chair)<input type="checkbox"/> Cameron, Sonja (Committee Vice-Chair)<input type="checkbox"/> Betancourt, Sondra<input type="checkbox"/> Clark, Donald<input type="checkbox"/> Curtis, Peggy<input type="checkbox"/> DeWitt, Jacqueline<input type="checkbox"/> Edwards, Janet<input type="checkbox"/> Guzman, Angelica<input type="checkbox"/> Longo, Barbara<input type="checkbox"/> Pople, Neil<input type="checkbox"/> Shepherd, Michael	<u>District Staff</u> <ul style="list-style-type: none"><input type="checkbox"/> Barnett, Kimbely<input type="checkbox"/> Martinez, Steven<input type="checkbox"/> McGuire, Bill<input type="checkbox"/> Noguchi, Sara<input type="checkbox"/> Orozco, Armando
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IV.	<div><div>PUBLIC COMMENTS</div><p>At this time, members of the public may address the Committee regarding a matter of public interest not appearing on the agenda. No action may be taken on comments of off-agenda items unless specifically authorized by law.</p><p>If the speaker wishes to address the committee on an item on the agenda, time will be provided at the commencement of that item. Comments shall be limited to three minutes per person.</p></div>		
V.	APPROVAL OF MINUTES – MARCH 22, 2017		
VI.	<div><div>FOLLOW-UP ITEMS FROM PRIOR MEETING</div><div><div>A. PRIOR CORRESPONDENCE</div><div>B. PROCESS REVIEW AND RECOMMENDATION FOR SURPLUS PROPERTY (PRESENTATION)</div><div>C. REVIEW AND ADDITIONAL INFORMATION ON PROPERTIES UNDER REVIEW (PRESENTATION)</div></div></div>		

VII.	ADDITIONAL INFORMATION A. COST ANALYSIS OF FRED ROBINSON CENTER (DIXIEANNE FACILITIES ASSESSMENT REPORT) B. COST ANALYSIS OF RIO LINDA ELEMENTARY (TRUSD FACILITIES MASTER PLAN)																											
VIII.	<h2 style="text-align: center;">Twin Rivers 7-11 Committee Surplus Property</h2>													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
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IX.	DISCUSSION OF NEXT MEETING TOPICS
X.	COMMENTS FROM COMMITTEE MEMBERS
XI.	<p>FUTURE MEETINGS AND ADJOURNMENT</p> <ul style="list-style-type: none">• April 19, 2017, 5:30-7:30 p.m. - Final meeting• May 5, 2017, 7 p.m. – 7-11 Committee’s Recommendation to the Board of Trustees• May 26, 2017, 7 p.m. – Board of Trustees to Take Action on Recommendation by 7-11 Committee

TWIN RIVERS UNIFIED SCHOOL DISTRICT

Meeting Minutes: 7-11 Committee on Surplus District Property

Date: April 5, 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
	ROLL CALL AND ESTABLISHMENT OF QUORUM Jason Sample opened the 7-11 Committee Meeting with introductions and an overview of the meeting. After roll call, Mr. Sample noted that a quorum had been met. Committee Members Present: Jason Sample (Chair), Sonja Cameron (Vice Chair), Sondra Betancourt, Donald Clark, Peggy Curtis, Jacqueline DeWitt, Barbara Longo, Neil Pople, and Michael Shepherd. Committee Members Absent: Janet Edwards
III.	Members Arriving After Roll Call and Approval of Minutes: Angelica Guzman Staff Present: Bill McGuire, Armando Orozco, Kim Barnett Consultants Present: Ron Bennett (facilitator), Brianna García (facilitator), Kelly Satterfield (staff), School Services of California, Inc. Michael Shepherd stated for the record that he has a possible conflict of interest regarding the Rio Linda Elementary property due to his membership in a masonic lodge that previously expressed interest in purchasing the property. Mr. Shepherd is no longer on the board of the lodge. Ron Bennett explained that he would simply need to recuse himself from discussion and voting on that particular property.
IV.	PUBLIC COMMENTS Mr. Sample asked for public comment and noted that speakers would be limited to three minutes. He further informed the public that this would be their one opportunity to speak as discussion regarding individual properties would be limited to committee members. Billie Booth, Dixieanne Association, commented that there is so much history with the Dixieanne property and she hopes that this property will be removed from the list. Jody Sizer, President of Hagginwood Community Association, hopes that the Committee reconsiders selling and even possibly rehabilitating the Dixieanne property to use for office space. She commented on the architecture. She noted that Aero Haven Elementary School is an awesome place with family ties and that there are a lot of kids in the program; please consider enhancing.

Minutes Approved by Committee on 4/19/17

	<p>Ron Anderson commented that he finds it refreshing that the community is coming together through this Committee in the best interest of the community.</p> <p>Mr. Sample asked for further comments; there were none. He reminded everyone that there will be no further public comments.</p>
V.	<p>APPROVAL OF MINUTES – MARCH 22, 2017</p> <p>There is an edit on page 1 of the minutes—change Deacon Clark to Donald Clark.</p> <p><i>Mr. Sample asked for approval of the minutes. Sondra Cameron moved to approve the minutes as revised; Michael Shepherd seconded; all ayes, motion passed.</i></p>
VI.	<p>FOLLOW-UP ITEMS FROM PRIOR MEETING</p> <p>A. PRIOR CORRESPONDENCE</p> <p>Mr. McGuire advised the Committee that additional information had been provided in their packets, which became available since the last meeting. Mr. Sample asked for questions; there were none.</p> <p>B. PROCESS REVIEW AND RECOMMENDATION FOR SURPLUS PROPERTY (PRESENTATION)</p> <p>Brianna García reviewed the surplus property process, including the Naylor Act, and noted that the handouts provided in their packets include the Education Code Sections for reference.</p> <p>Donald Clark asked about various state and public agencies' ability to acquire the properties. Ms. García noted that those entities would be notified as part of the surplus property process, if the Board of Trustees adopts a declaration of intent to sell or lease. Jacqueline DeWitt asked how the agencies are to be notified. Mr. Sample advised the Committee that nothing will happen until the Committee does its part. Mr. McGuire informed the Committee that every governmental agency has to follow this process—it's not just for school agencies. Barbara Longo asked about the public having a voice in the process. Mr. McGuire answered yes—everything is open to the public. There were no further questions.</p> <p>C. REVIEW AND ADDITIONAL INFORMATION ON PROPERTIES UNDER REVIEW (PRESENTATION)</p> <p>Mr. McGuire went over the map of the properties and provided a quick summary of each property.</p> <p>ASCOTT—There were no questions.</p> <p>BELL AVENUE—There were no questions.</p> <p>FORMER HARMON JOHNSON ELEMENTARY SCHOOL SITE—Ms. Betancourt stated that Harmon Johnson was donated, but was unclear whether the lease includes any reversionary clauses. Ms. Longo asked if the lease amount was a one-time payment or only for a specific period of time. Mr. McGuire noted that it was a set amount for a fixed period of time and that they were also required to install a permanent fence.</p>

	<p>WEST 4TH AND Q ST—Bob Bastian stated that the site was named Selma Clark. There were no questions.</p> <p>WEST 4TH & E STREET—Mr. Bastian stated that the official name is Dorkus Ryan. There were no questions.</p> <p>CHUCKWAGON PARK—The property line runs through the middle of a park. The Naylor Act would come into play. Unsure if the property was donated or purchased and the year of acquisition. Ron Bennett said to expect the city to state, ‘that’s our park,’ and possibly claim adverse possession.</p> <p>GREG THATCH CIRCLE/TERRACE PARK. Majority of children going to Natomas USD. The site is vacant and there is no lease information. It is unclear whether the property was gifted by a developer as part of the neighboring development or acquired. Ms. García noted that research will be conducted prior to disposition if the Board declares its intent to sell or lease.</p> <p>RAFT BUILDING – There were no questions.</p> <p>GMTI (Grant McClellan Technical Institute)—There were no questions.</p> <p>TAFT—There were no questions.</p> <p>DEL PASO SHOP—There were no questions.</p> <p>AERO HAVEN— Ms. Longo wanted to confirm that the portion of the property being considered was the area in red and that it was indeed vacant.</p> <p>GRAND AVE.—Ms. Cameron wanted to confirm the facilities costs being charged to the charter school. It was explained that their use of the site was not under Proposition 39 and the 3% being charged was separate and apart from their oversight fee.</p> <p>FRED ROBINSON (AKA DIXIEANN)—There were no questions.</p> <p>RIO LINDA ELEM. SCHOOL— There were no questions.</p> <p>Mr. Shepherd asked about the square footage of the RAFT building and was informed that information was included in the materials previously provided and located in the binder.</p>
VII.	<p>ADDITIONAL INFORMATION</p> <p>A. COST ANALYSIS OF FRED ROBINSON CENTER (DIXIEANNE FACILITIES ASSESSMENT REPORT) Mr. McGuire stated that the building appeared as it did when it was vacated in 2008, as if everyone had simply walked out. There was significant asbestos, which had to be cleaned up. Armando Orozco and his crew completed some work and hired a company for the asbestos removal. It still looks horrible, but is much better than it was. With the rains, more ceiling tiles have fallen. The estimates to rehabilitate the buildings range from \$15 to \$24 million.</p> <p>Mr. Bennett stated that if the District chose to restore it, they would have to meet current standards according to the Field Act—structural, fire/life safety, ADA compliance—which is a</p>

much higher bar to cross and costs more than if another entity were to acquire and rehabilitate it for non-school use.

B. COST ANALYSIS OF RIO LINDA ELEMENTARY (TRUSD FACILITIES MASTER PLAN)

It would cost approximately \$11.9 million to renovate and bring up to standards of comparable school.

VIII.

Twin Rivers 7-11 Committee Surplus Property

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?

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

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

ASCOT—*Sonja Cameron motioned that the property be deemed surplus; Neil Pople seconded; all ayes, motion passed 10-0.*

Recommendations—There were none.

BELL AVENUE—*Peggy Curtis motioned that the property be deemed surplus; Jason Sample seconded; all ayes, motion passed 10-0.*

Recommendations—Barbara Longo requested consideration for a neighborhood ballpark or sports complex as the community could benefit from that type of improvement.

FORMER HARMON JOHNSON ELEMENTARY—Sondra Betancourt asked about any reversionary clauses in the deed. Ms. García stated that this will be researched if the Board declares its intent to sell or lease the property.

Neil Pople motioned that the property be deemed surplus; Michael Shepherd seconded; all ayes, motion passed 10-0.

Recommendations—There were none.

WEST 4TH AND Q ST—*Peggy Curtis motioned that the property be deemed surplus; Sonja Cameron seconded; all ayes, motion passed 10-0.*

Recommendations—Barbara Longo would like priority given to the community for a farm-to-fork and/or agricultural educational institute. Sondra Betancourt would like adjacent property owners to be given the opportunity to acquire the property to expand their agricultural interests.

WEST 4TH & E STREET—*Sondra Betancourt motioned that the property be deemed surplus; Neil Pople seconded; all ayes, motion passed 10-0.*

Recommendations—Peggy Curtis requested that the same recommendations for the West 4th and Q Street property also apply here: 1) priority given to the community for a farm-to-fork and/or agricultural education institute; and 2) that adjacent property owners be given the opportunity to acquire the property to expand their agricultural interests.

CHUCKWAGON PARK—Sonja Cameron thinks this property is a little murky—how much of the park belongs to the school district versus the city? Mr. McGuire stated the red line shown is the property line. Jacqueline DeWitt asked how many acres would remain for the park. Mr. McGuire informed her that that is unknown at this time. Peggy Curtis asked if anyone has talked to the city or park district about ownership or their interest in this property if the District were to declare its intent to sell. Mr. McGuire stated that those discussions will come later if a determination is made to surplus the property. If that is decided, then the first option, under the Naylor Act, will go to the city.

Sonja Cameron motioned that the property be deemed surplus; Peggy Curtis seconded; motion passed with nine ayes and one abstention.

Recommendations—Jacqueline DeWitt said priority should go to the city for a baseball complex/park.

GREG THATCH CIRCLE/TERRACE PARK—Barbara Longo asked for clarification regarding the school boundaries and why the students in that area are not attending Twin Rivers USD. Mr. McGuire turned to the provided map to illustrate that one side of the street is in Twin Rivers USD and the other is in Natomas USD. Children find it easier and perceive it better to go to Natomas USD. Sonja Cameron commented that perhaps those students would stay within Twin Rivers USD if the school that was promised for this site was built. Neil Pople said he is concerned about the potential future need for the site even if there is no educational use today. Ms. García reminded the committee about the capacity study previously shared by District staff that showed there is sufficient and even excess capacity for many years to come. The construction of an additional school would simply increase existing capacity. Mr. McGuire also noted that if there is growth, it would be to the north of Elkhorn and that is where the students would attend. He noted that growth in Natomas is slow. Sonja Cameron said that eventually, Natomas will be impacted and this property may be needed.

Barbara Longo motioned to not deem this a surplus property; Neil Pople seconded; Motion passed with seven ayes, two nos, and one abstention.

Sondra Betancourt said that this was a vote of protection for the District. This property should be held for this cycle of the surplus property process, so that the District does not find itself needing to acquire property at a higher price in the future.

Note: Sonja Cameron left the meeting and did not vote on the remaining properties

RAFT—*Jacqueline DeWitt motioned that the property be deemed surplus; Michael Shepherd seconded; all ayes, motion passed 9-0.*

Recommendations—There were none.

GMTI—Sondra Betancourt asked if the property could be used for administrative purposes and if it is deemed surplus, where would that leave the District? Mr. McGuire advised that declaring the property as surplus gives the option to sell or lease. Ms. García stated that the Committee is providing the Board with options. If the Board votes to surplus the property it could still be used for administration, if that is the Board's determination. A vote not to surplus leaves the property as is. Jacqueline DeWitt asked if it is an adult school. It is vacant now.

Jason Sample motioned that the property be deemed surplus; Peggy Curtis seconded; all ayes, motion passed 9-0.

Recommendations—There were none.

TAFT—*Angelica Guzman motioned that the property be deemed surplus; Michael Shepherd seconded; all ayes, motion passed 9-0.*

Recommendations—There were none.

DEL PASO SHOP—*Neil Pople motioned that the property be deemed surplus; Angelica Guzman seconded; all ayes, motion passed 9-0.*

	Recommendations—There were none.																																																		
VIII.	<table><tr><th>ACTION ITEM: RECOMMENDATION OF SURPLUS PROPERTIES FOR TWIN RIVER'S EDUCATIONAL PURPOSE</th><th>YES TO SURPLUS</th><th>NOT TO SURPLUS</th></tr><tr><td>1. FORMER HARMON JOHNSON ELEMENTARY SCHOOL SITE (PG. 28)</td><td>X</td><td></td></tr><tr><td>2. WEST 4TH & Q STREET (PG. 34)</td><td>X</td><td></td></tr><tr><td>3. WEST 4TH AND E STREET (PG. 39)</td><td>X</td><td></td></tr><tr><td>4. ASCOT (PG. 56)</td><td>X</td><td></td></tr><tr><td>5. CHUCKWAGON PARK (PG. 74)</td><td>X</td><td></td></tr><tr><td>6. BELL AVENUE (PG. 81)</td><td>X</td><td></td></tr><tr><td>7. GREG THATCH CIRCLE/TERRACE PARK (PG. 96)</td><td></td><td>X</td></tr><tr><td>8. GRAND AVENUE OFFICE COMPLEX (PG. 13)</td><td colspan="2">NOT COVERED</td></tr><tr><td>9. RAFT BUILDING (PG. 19)</td><td>X</td><td></td></tr><tr><td>10. GMTI (PG. 23)</td><td>X</td><td></td></tr><tr><td>11. TAFT SITE MAINTENANCE AND OPERATIONS YARD (PG. 44)</td><td>X</td><td></td></tr><tr><td>12. DEL PASO SHOP (PG. 50)</td><td>X</td><td></td></tr><tr><td>13. FRED K. ROBINSON CENTER (PG. 62)</td><td colspan="2">NOT COVERED</td></tr><tr><td>14. RIO LINDA ELEMENTARY SCHOOL (PG. 68)</td><td colspan="2">NOT COVERED</td></tr><tr><td>15. AERO HAVEN ELEMENTARY SCHOOL (PG. 89)</td><td colspan="2">NOT COVERED</td></tr></table>	ACTION ITEM: RECOMMENDATION OF SURPLUS PROPERTIES FOR TWIN RIVER'S EDUCATIONAL PURPOSE	YES TO SURPLUS	NOT TO 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)	NOT COVERED		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)	NOT COVERED		14. RIO LINDA ELEMENTARY SCHOOL (PG. 68)	NOT COVERED		15. AERO HAVEN ELEMENTARY SCHOOL (PG. 89)	NOT COVERED			
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IX.	<p>DISCUSSION OF NEXT MEETING TOPICS</p> <p>Remaining properties not covered at tonight's meeting:</p> <ul style="list-style-type: none">• GRAND AVENUE OFFICE COMPLEX• FRED K. ROBINSON CENTER (DIXIEANNE SITE)• RIO LINDA ELEMENTARY• AERO HAVEN ELEMENTARY																																																		
X.	<p>COMMENTS FROM COMMITTEE MEMBERS</p> <p>There were no additional comments from Committee members or staff. Mr. McGuire stated that the Committee will need to come up with recommendations for the Board at the next meeting and that a consensus will need to be reached on the recommendations.</p>																																																		
XI.	<p>FUTURE MEETINGS AND ADJOURNMENT</p> <p>The meeting was adjourned at 7:24 p.m.</p> <ul style="list-style-type: none">• April 19, 2017, 5:30-7:30 p.m.—Final meeting• 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																																																		

	<p>*Note that the agenda listed incorrect dates.</p>
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TWIN RIVERS UNIFIED SCHOOL DISTRICT

Meeting: 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.	<div><div>ROLL CALL AND ESTABLISHMENT OF QUORUM</div><table><tr><td><u>Committee Members</u><ul style="list-style-type: none"><input type="checkbox"/> Sample, Jason (Committee Chair)<input type="checkbox"/> Cameron, Sonja (Committee Vice-Chair)<input type="checkbox"/> Betancourt, Sondra<input type="checkbox"/> Clark, Donald<input type="checkbox"/> Curtis, Peggy<input type="checkbox"/> DeWitt, Jacqueline<input type="checkbox"/> Edwards, Janet<input type="checkbox"/> Guzman, Angelica<input type="checkbox"/> Longo, Barbara<input type="checkbox"/> Pople, Neil<input type="checkbox"/> Shepherd, Michael</td><td><u>District Staff</u><ul style="list-style-type: none"><input type="checkbox"/> Barnett, Kimbely<input type="checkbox"/> Martinez, Steven<input type="checkbox"/> McGuire, Bill<input type="checkbox"/> Noguchi, Sara<input type="checkbox"/> Orozco, Armando</td></tr></table></div>	<u>Committee Members</u> <ul style="list-style-type: none"><input type="checkbox"/> Sample, Jason (Committee Chair)<input type="checkbox"/> Cameron, Sonja (Committee Vice-Chair)<input type="checkbox"/> Betancourt, Sondra<input type="checkbox"/> Clark, Donald<input type="checkbox"/> Curtis, Peggy<input type="checkbox"/> DeWitt, Jacqueline<input type="checkbox"/> Edwards, Janet<input type="checkbox"/> Guzman, Angelica<input type="checkbox"/> Longo, Barbara<input type="checkbox"/> Pople, Neil<input type="checkbox"/> Shepherd, Michael	<u>District Staff</u> <ul style="list-style-type: none"><input type="checkbox"/> Barnett, Kimbely<input type="checkbox"/> Martinez, Steven<input type="checkbox"/> McGuire, Bill<input type="checkbox"/> Noguchi, Sara<input type="checkbox"/> Orozco, Armando
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IV.	<div><div>PUBLIC COMMENTS</div><p>At this time, members of the public may address the Committee regarding a matter of public interest not appearing on the agenda. No action may be taken on comments of off-agenda items unless specifically authorized by law.</p><p>If the speaker wishes to address the committee on an item on the agenda, time will be provided at the commencement of that item. Comments shall be limited to three minutes per person.</p></div>		
V.	APPROVAL OF MINUTES – APRIL 4, 2017		

<h1 style="text-align: center;">Twin Rivers</h1> <h2 style="text-align: center;">7-11 Committee</h2> <h3 style="text-align: center;">Surplus Property</h3>		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?																
VI.	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)															
	2. WEST 4TH & Q STREET (PG. 34)															
	3. WEST 4TH AND E STREET (PG. 39)															
	4. ASCOT (PG. 56)															
	5. CHUCKWAGON PARK (PG. 74)															
	6. BELL AVENUE (PG. 81)															
	7. GREG THATCH CIRCLE/TERRACE PARK (PG. 96)															
	8. GRAND AVENUE OFFICE COMPLEX (PG. 13)															
	9. RAFT BUILDING (PG. 19)															
	10. GMTI (PG. 23)															
	11. TAFT SITE MAINTENANCE AND OPERATIONS YARD (PG. 44)															
	12. DEL PASO SHOP (PG. 50)															
	13. FRED K. ROBINSON CENTER (PG. 62)															
	14. RIO LINDA ELEMENTARY SCHOOL (PG. 68)															
	15. AERO HAVEN ELEMENTARY SCHOOL (PG. 89)															
VII.	PRESENTATION, DISCUSSION, AND APPROVAL OF DRAFT REPORT TO BOARD OF TRUSTEES; DELEGATION OF AUTHORITY TO FINALIZE REPORT TO TRUSTEES															
VIII.	COMMENTS FROM COMMITTEE MEMBERS															

IX.	<p data-bbox="203 275 738 306">FUTURE MEETINGS AND ADJOURNMENT</p> <ul data-bbox="248 352 1409 464" style="list-style-type: none"><li data-bbox="248 352 1409 390">• May 2, 2017, 7 p.m. – 7-11 Committee’s Recommendation to the Board of Trustees<li data-bbox="248 390 1409 464">• May 16, 2017, 7 p.m. – Board of Trustees to Take Action on Recommendation by 7-11 Committee
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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.

April 19, 2017

Page 4

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