

# U N A D O P T E D M I N U T E S

of the Board of Trustees  
Study Session  
January 13, 2015

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## CALL TO ORDER

The Study Session was called to order by Trustee Stys at 5:10 p.m.

Governing Board of Trustees present: Sharon Stys, Sylvia Macias. Francisco "Javi" Santana, Jan Baird, Debbie Pacheco.

Others present: Gail Baxter, Superintendent  
Michael Krause, Associate Superintendent of Business Services

## FLAG SALUTE

Flag salute was conducted during the regular Board meeting.

## PUBLIC COMMENTS

There were no public comments.

## STUDY SESSION

The Study Session was led by Eric Hall from Eric Hall and Associates and Stephan McLaughlin from Andelson, Atkinson, Loya, Ruud and Romo, law firm. Mr. McLaughlin is in the Real Estate department of the law firm.

The Study Session focused on the Carmela School property, describing the dimensions of said property, lease terms, the District's goals with this property and the best use of the property.

Mr. Hall began his report with a brief history of the Real Estate Asset Management Study done on the South Whittier School District properties in 2011. A 7/11 Committee was formed at that time and the committee recommended that the District not sell any properties. Several areas within the SWSD were reviewed for the best use of these properties. Procedures for school districts to consider any changes in properties entail a very rigorous process. The District has gone through this process and has been listed through the State Board of Education Exemption process which allows the District flexibility. Presently, the District is prepared to issue a request for proposals to developers to look at a specific portion of the Carmela Site property. The designated area is a very large piece of real estate, 4.37 acres. According to Mr. Hall, the best use of this property is likely residential or low impact commercial uses. To get this property re-zoned for these possible purposes is referred to as the Entitlement Process.

Mr. McLaughlin proceeded to inform the Board that leasing the property would provide a steady revenue stream. In leasing the property, there are many factors to consider such as the length of the lease, also the use of the property to include certain restrictions. A Request for Proposal Process is utilized for the developer to inform the District what their intentions are in the use of this property. There are many options such as a developer wanting to construct a building. The Board agreed that whatever the business is that will lease the site it must be an appropriate business since it is near Carmela School and appropriate for the neighborhood, keeping safety in mind. Mr. McLaughlin stated the RFP (Request for Proposal Process) is a very positive and basic way to seek possible leasing as it is more of a collaborative experience between the District and the developer.

The District will seek proposals with certain criteria used to review these proposals, something that is compatible with school use. A long term lease is preferable with the number of years to be decided. Another criteria is that the developer has the capacity to go through the Public Entitlement Process.

Mr. Hall strongly recommends the District form a committee, have community meetings and provide a public review process. Mr. McLaughlin added it is important that the developers meet with the Board and the public to discuss their intentions. It is important to have a District Wide process to serve as a communication tool for the community. A Screening Committee may also be formed to review the proposals from the developers.

More information about the procedures of the possible leasing of the Carmela property will be forthcoming at a Board meeting in March.

ADJOURNMENT

Study Session concluded at 6:00 p.m.