

**Santa Barbara School Districts
Real Property Advisory/Surplus Facilities Committee
January 26, 2009 Minutes**

1. Call to Order

The meeting convened at 2:05 p.m. at La Cuesta High School.

Committee members present:

John Becchio	Santa Barbara Junior High School principal
Bill Collyer	Santa Barbara Downtown Organization
Alissa Hummer	Planner and parent
Mark Ingalls	SB Education Foundation and parent
Ken Knight	Goleta Valley Beautiful
Angela Padilla	California School Employee Association president
Rob Ramirez	Santa Barbara Education Foundation, real estate management, and parent
Jeremy Tittle	Executive staff assistant to 1 st District Board of Supervisors
Bettie Weiss	Santa Barbara City Planner
Layne Wheeler	SB Teachers Assoc.

Others present:

Annette Cordero	Board member & liaison to committee
Alma Flores	Santa Barbara School Districts
David Hetyonk	Santa Barbara School District Facilities and Operations Director
Pat Saley	Santa Barbara School Districts consultant
Brian Sarvis	Santa Barbara School Districts Superintendent

2. **Pledge of Allegiance-** The pledge was led by Chair Alissa Hummer.

3. **Approval of Minutes:**

- December 8, 2008 – Approved by unanimous vote.
- January 5, 2009 – Approved by unanimous vote.

4. **Possible Leasing of District Office and Relocation of District Staff to Santa Barbara Junior High School**

a. **Discussion of Issues**

- Santa Barbara Junior High School (SBJHS) capacity v. enrollment trends in district
- One-time costs to relocate district staff to SBJHS, including renovation of space, as well as one-time cost to relocate those uses elsewhere.
- Potential loss of ongoing revenue from rental of 215 E. Ortega St.
- What is the likely long-term demand for and revenue from leasing of existing district office?
- If district office is leased and new revenue is available, what programs might be preserved that might be considered for future cuts?

b. **Recommendation to Board of Education regarding possible leasing of district office and relocation of district staff to SBJHS**

The Committee reviewed SBJHS enrollment history data provided by Sarah Griffin and the *Overview of Issues Relating Possible Relocation of District Office to SBJHS*, provided by Ms. Saley. Ms. Saley indicated the SBJHS average enrollment over 8 years, in third bullet, is actually 895, not 777. Ms. Saley emphasized the word might in item six: If the District were to move to SBJHS what programs might be preserved that might otherwise be considered for cuts in the future.

Public Comment: Sarah Griffin stated the committee needed to take a close look at the enrollment peaks in the data she provided because it will affect facilities.

Discussion:

Mr. Ingalls requested the following information be provided: date open enrollment occurred, and dates when boundary line shifts occurred.

Ms. Saley will provide previous school closure dates.

Committee members inquired of the cost for renovating the SBSB administration building (720 Santa Barbara St.) prior to renting it. Mr. Hetyonk indicated if renovations were necessary the tenant would pay for renovations and the District would provide free rent during renovation, depending on the renovation expenses, in exchange.

Board member Cordero requested District staff address the following: 1) what are one-time costs going to be for relocation to SBJHS, and, 2) what funds would be used to pay for these one-time costs? Board member Cordero indicated she was concerned about immediate costs to the Districts and how these might be funded.

Mr. Hetyonk indicated the Districts would not make any kind of renovations at SBJHS to accommodate District staff, without a tenant-landlord contract in place for 720 SB St. At that point, Eric D. Smith, Deputy Superintendent of Business Services, would find a funding source for the necessary renovations. He added the programs (e.g. Class Size Reduction, elimination of athletic trainer, etc.) listed on Ms. Saley's *Overview of Issues Relating Possible Relocation of District Office to SBJHS*, under item six, would not have immediate access to the revenue provided from a rental.

Mr. Wheeler stated any renovations at SBJHS need to be scheduled accordingly as to not disrupt school activities. Ms. Saley said she'd find out what time of year the District staff moved to the JHS.

Board member Cordero requested clarification regarding the possible revenue from a rental. If the rental revenue is received in approximately 12 months, how would this help defer any 2009-10 cuts, and how would the District incur the costs currently? She requested a time-line be provided.

Committee members discussed other possibilities for the district; such as moving the administration staff to various school sites, decentralizing the district.

Public Comment - Sarah Griffin inquired of the possibility of moving Antioch University from 215 East Ortega St. to SBJHS?

Mr. Hetyonk indicated Antioch was not interested in moving to SBJHS.

Mr. Ingalls inquired what the market rate was for classroom rentals.

Ms. Saley took a consensus of the committee's thoughts in moving the SBSB administration staff to SBJHS. It was the consensus of committee members not to move due to too many variables (e.g. enrollment, no real figures for revenue enhancement and/or savings).

Public Comment - Sarah Griffin stated the Districts incur costs when board meetings are held in other location, other than the SBSB current administration building.

Ms. Saley summarized what she understood to be the committee's consensus: the committee wants to generate funds for the general fund, but does not want to move the entire District staff to SBJHS, but instead look at the possibility of using other classrooms in other school sites. The committee agreed.

Public Comment - Sarah Griffin stated if La Cuesta HS moves to the Parma Children Center site, the high school district would be required to pay rent to the elementary district.

Mr. Wheeler inquired on the status of the Happy Canyon property. Mr. Hetyonk indicated it is open space with no cost to the district; and added that a land swap had been considered but nothing realistic was offered. Mr. Wheeler suggested checking with the Nature Conservancy Center. Ms. Saley will provide pertinent Happy Canyon information to the committee members.

5. **Next Meeting Date, Time and Topics** - The next District Real Property Advisory/Surplus Facilities Committee was scheduled for 3:30 p.m. on February 27, 2009 at Parma Children Center (915 E. Montecito St.). The meeting will be moved to Santa Barbara Junior High School if it rains.

Meeting adjourned at 3:55 p.m.

Minutes submitted by Alma Flores.