

Santa Barbara School Districts
Real Property District Advisory Committee
December 18, 2003

1. Call to Order

Meeting called to order at 8:40 a.m. by Pat Saley

Committee members present:

Salud Carabajal (SC)
Gerrie Fausett (GF)
Sarah Griffin (SG)
Roger Himovitz (RH)
Mark Ingalls (MI)
Don Olson (DO)
Ken Rivas/Margaret Saavedra (KR), (MS)
Marshall Rose (MR)
Ken Stevens (KS)
Claire Van Blaricum (CV)

Committee members absent:

Richard Ramos (RR)

District personnel and representatives present:

Craig Price-District Counsel (CP)
Dr. Deborah Flores-Superintendent (DF)
Fred Rifkin-Board Liaison (FR)
Dave Hetyonk-Director of Facilities & Operations (DH)
Pat Saley, committee facilitator (PS)

2. Pledge of Allegiance

Pledge led by PS

3. Welcome and introductions: Pat Saley

All present introduced themselves.

4. Brown Act compliance: Craig Price, legal counsel

CP reviewed requirements and ground rules under the Brown Act, California Education Codes for real property advisory committees, and the purpose of the committee. Items discussed included: cross balance of members to advise the Districts of what can be done with the Districts' surplus real estate; Investigate the Districts' property and consider the current and future needs, particularly in terms of capital facilities. Recommendations will be made to the Board. Meeting agendas will be posted 72 hours in advance to have information available to all members and the public. Members of the public are welcome to comment as outlined on the agenda. A complete copy of the Brown Act is provided in the Committee binders. It is possible that Committee members may need to complete a Financial Disclosure Form. Casual conversation is permitted but decisions must be made at noticed public meetings.

5. Selection of committee chair and secretary

PS indicated a committee chair needs to be selected and no secretary would be needed. Nominees included Don Olson, Sarah Griffin, Marshall Rose and Roger Himovitz. Marshall Rose was chosen, with co-chair, Sarah Griffin. District staff will take minutes.

6. Public comments

Alice Post.

7. Briefing on task of committee-Superintendent Deborah Flores

DF briefed the committee on its primary objective as listed in the agenda which is to meet, investigate, hold hearings and make recommendations to the Board of Education relating to the unused real estate owned by the Districts. The participation of all members is greatly appreciated. Two major properties are Hidden Valley and Tatum near San Marcos High School. In future meetings more information will be provided on the properties, District needs and understanding of how funds can be used.

Questions included:

- If income is generated on such properties, can the proceeds be applied to the General Fund?
- Request information on how each of the Districts' properties were purchased in order to determine what are the requirements and whether funds from these sites could be deposited in the General Fund.
- What are the previous ideas the District and/or other interested parties have contemplated for these properties? Should the committee come up with their own set of recommendations? Will past ideas have an influence on the committee's opinion? Avoid duplication of work and/or possibly keep going forward with an idea that was valuable.

– It was suggested these ideas and informal conversations with developers and other people in the area be available before the next meeting. Fred noted no formal Board presentation has been made on these ideas.

Requests by the Committee members were made for additional information. PS compiled a list for next meeting:

1. List of all school Districts' real estate assets under consideration, including method of acquisition.
2. Enrollment projections.
3. Square footage of the District Administration and M & O Offices and which can be housed separately.
4. Wall map view of all real estate properties, boundaries, etc.
5. Wants v. Needs of SBCS and OAS.

8. Overview of real property under review

PS - District has 4 unused real estate properties: Hidden Valley, Tatum, Happy Canyon and Fire Station west of La Cumbre Jr High School. An overview of these properties can be found in the binder, tabs 5-8. More information will be presented on each as this process moves forward. We also expect that we'll make a site visit to the three properties on the South Coast.

9. Review of Districts' capital project needs

DF - It's important that the Committee know what these are. Top priority is a location for the Districts' Administrative offices. Half of the District office is now at a school site (SBCA). Part of the SBCA classrooms is housed at SBJHS due to lack of space at the District office site. SBCA needs to expand to accommodate the growth of their enrollment. No funds are available in either of the Elementary (I-98) or Secondary (Measure V) bonds for the District move. The Board has set a goal of November to find housing for OAS and SBCS. Originally planned to happen at Hidden Valley, but this wasn't possible.

MS - Will housing needs for Cesar Chavez be addressed?

DF - This was recently addressed at a Board Meeting. They will stay at Franklin.

PS - Joe Wilcox will be at next meeting and has a lot of information regarding the requirements for the District office and M & O move and the expansion of the SBCA.

10. Review of Committee binder with background information

PS – The binder is generally self-explanatory. One important item is in Section 4-(Background information) which includes Board minutes from Nov. 12th relating to the recommendations from the Facilities Master Plan. The Executive Summary of Master Plan is also included in Section 4.

11. Meeting times and dates; other logistics

Meetings to be held the third Friday of every month at 8:30 a.m. except for the February meeting that will be held on Friday, February 13th.

Next meeting scheduled for January 16, 2004 at 8:30-10:00 a.m.

Meetings will be held in either the First Floor Conference Room or The Board Room. Check agenda for location.

12. Adjournment Meeting adjourned 10:10 a.m.

Minutes submitted by Carmen Rodriguez.