

**Santa Barbara School Districts
District Real Property Advisory Committee
Minutes
April 16, 2004**

1. Call to Order

Meeting called to order at 8:35 am by Marshall Rose.

Committee members present:

Salud Carbajal	Don Olson
Gerrie Fausett	Richard Ramos
Sarah Griffin	Marshall Rose
Roger Himovitz	Margaret Saavedra
Mark Ingalls	Ken Stevens
Alison Moore	Claire VanBlaricum

Committee members absent: None

District personnel and representatives present:

Dr. Deborah Flores- Superintendent
Dave Hetyonk-Director Facilities & Operations
Craig Price - Legal Counsel
Fred Rifkin - Board member
Pat Saley - Committee Facilitator

2. Pledge of Allegiance

Pledge led by Marshall Rose.

3. Public comments:

None

4. Presentation of District Facility and other needs

Dr. Flores distributed the "District Real Property Advisory Committee: Summary of Options" and gave a short presentation of district facility needs, the options considered vs. the approximate costs and availability of funds. She asked that the committee focus on the Tatum property and they agreed.

5. Retention of Real Estate Consultant

Dr. Deborah Flores introduced Mr. Robert Gardner of Robert Charles Lesser & Co. Craig Price explained the advantages of having expert real estate and financial assistance. He stated that Mr. Gardner has a good deal of market information that would be very useful to the committee and would serve as a resource to the board. Dr. Flores informed the committee that an item had been placed on the 04/20/04 board agenda to approve Mr. Gardner's proposal contingent upon a favorable recommendation from the committee.

Question and answer session took place. Some of the concerns included:

- Where would money to fund Mr. Gardner come from?
- Is an RFP required?
- Does Mr. Gardner's proposal include the analysis of all proposals sent in for committee's review?

- DF stated that Mr. Gardner’s position is a neutral one. He will gather all necessary information for the committee’s review and they will decide.

A motion to take the proposal to the board for approval was carried and approved with Salud Carbajal abstaining.

Roger Himovitz requested the proposal be changed so that “District staff” is replaced by “Real Property Advisory Committee”. Richard Ramos requested that Mr. Gardner’s proposal include the analysis of all of the proposals sent in for the committee’s review.

6. Presentations on options for Hidden Valley and/or Tatum sites:

Presentations were made by the following people:

- Mike Towbes of The Towbes Group
- John Campanella of the Bermant Development Company
- Jeff Nelson of SchoolSiteHousing.com

The presenters discussed their company’s experience in affordable housing projects, their background and qualifications, and their concept for the Tatum site to provide rental and ownership housing for District employees.. Other items covered were: statistics, issues and objectives relating to the Tatum and Hidden Valley properties, the approval process, the valuation process and ownership alternatives. The committee asked questions and clarifications of the three speakers.

The committee was informed that there will be more presentations in May.

7. Discussion/decisions regarding process to address district needs and the District Real Property Advisory Committee priorities

The committee discussed the future process to gather further proposals and setting timelines. Items discussed included:

- How broad do we want to go in terms of gathering proposals? Do we want to narrow down the parameters?
- The necessary components for each proposal
- Direction from the Board is necessary. Do they want to sell, rent or build on the Tatum and Hidden Valley sites?
- What option(s) would provide more revenue?
- How much authority does the committee have?

8. New business-committee members and staff may raise new information or ideas

The committee agreed they had to reach consensus and suggested nothing be added to next month’s agenda, except proposals, discussion of consensus points and next steps.

Public comments:

Ms. Kelley Sullivan

Mr. Tony Fischer

9. Next meeting date and time: Friday, May 21, 2004

Minutes submitted by Alma Flores.