

**Santa Barbara School Districts
Real Property District Advisory Committee
Minutes May 21, 2004**

1. Call to Order (8:30 am)

Meeting called to order at 8:35 by Marshall Rose

Committee members present:

Salud Carbajal
Sarah Griffin
Roger Himovitz
Mark Ingalls
Alison Moore

Richard Ramos
Marshall Rose
Margaret Saavedra
Ken Stevens
Claire VanBlaricum

Committee members absent:

Gerrie Fausett
Don Olson

District personnel and representatives present:

Dr. Deborah Flores- Superintendent
Dave Hetyonk- Dir. Facilities & Operations
Craig Price- Legal Counsel

Fred Rifkin – Board liaison
Pat Saley- Committee Facilitator
Mary T. Stark- Asst. Supt. Business Services

2. Pledge of Allegiance

Led by Marshall Rose

3. Public comments:

Ronald Doctors
Nelda Nutter – Montessori School

4. Approval of Minutes – March 19, 2004 and April 16, 2004 meetings - Approved.

5. Updates

- a. **Real Estate Consultant** – Dr. Flores stated that there was a potential conflict of interest with Mr. Gardner, whom previously was recommended to hire as a real estate consultant. Therefore, it was recommended to the Board, and approved, that the Districts contract instead with Jim Rabe of Keyser Marston Associates, in Los Angeles. Public comments: Tony Fischer

- b. **Open Alternative School and Santa Barbara Charter School upgrades** - Dr. Flores reported there are currently other committees working on finding locations for these two sites and they will take their recommendations to the Board in November. She also stated that the school's wish lists are very long; therefore, she and Dave Hetyonk will be recommending to the Board what the District can and can not afford. Once available, the preliminary designs will be shared with the committee for their review. Dr. Flores reminded the committee members that finding housing for Open Alternative School and Santa Barbara Charter was not on their agenda.

- c. **Intra-district transfers** - Dr. Flores distributed a copy of a report included in the Superintendent's Bulletin concerning Elementary Intra-district transfers. The report showed a lot of movement amongst schools. Although the information on the report had no bearing to this committee, a short discussion took place. Public comments: Alice Post and Lanny Ebenstein
- d. **CSEA housing needs** - Margaret Saavedra, CSEA representative, shared information from an informal survey taken of classified District employees. She stated that only 600 employees responded to the survey and of these 600, 83% live in Santa Barbara and 51% are renting. Marshal Rose requested the survey results be put in writing and sent to Pat Saley. Fred Rifkin, Board member, confirmed that when referring to "housing for District staff" there was no distinction between classified and certificated personnel.

6. Presentation by Jerry LaPointe, Capstone Development on options for sites – Withdrawn.

7. Discussion of Naylor Act exemption - Craig Price explained that the Naylor Act requires school districts to lease or sell a portion of their land at a discount price to a public agency unless certain findings are made. The committee discussed making a recommendation to the Board to ensure that no district-owned properties are sold at below market value, if at all. Public comments: Alice Post and Tony Fischer

7. Draft Consensus Points - Before the committee began their review of the Draft Consensus Points, there were a few requests and reminders: public comments will be taken after each item, and that no vote will be taken until the committee reviews all items. The committee went on to discuss additions and deletions to the Draft Consensus Points. Questions and comments included:

- Are Happy Canyon and La Cumbre properties part of this committee's responsibility? Why is committee only discussing Tatum and Hidden Valley?
- There is a need for schools. Santa Barbara Charter and Santa Barbara Community Academy are currently on secondary school campuses.
- The committee's role: recommend to the Board since the Board ultimately decides what the best use of the properties is.
- Committee commented on financial needs, school needs vs. responsibility of committee, and how to make the best use of facilities.

Marshall Rose suggested forming a sub-committee to work on revising the draft consensus points per the discussion today and bring back alternate language. It was requested that changes suggested by committee members be sent to Pat Saley only by next Friday, May 28th, prior to the subcommittee meeting the following week. Craig Price that the subcommittee meeting will not be open to the public at it is not legally required. Public comments: Alice Post, Rachel Doctors, Grace Florez, Lanny Ebenstein and Tony Fischer

9. New business – None.

10. Future public hearing as required by Education Code Section 17390 – Craig explained that the Ed. Code requires a public hearing which should probably be noticed in the SBNP. Public comments: Grace Florez and Tony Fischer

11. Next meeting – Friday, June 18, 2004

Meeting adjourned 10:40 a.m.

Minutes submitted by Alma Flores.