

**SANTA BARBARA SCHOOL DISTRICTS**  
**Real Property District Advisory Committee**  
**Minutes**  
**July 16, 2004**

**1. Call to Order**

Meeting was called to order at 8:35 by Sarah Griffin

**Committee members present:**

Salud Carbajal  
Gerrie Fausett  
Sarah Griffin  
Mark Ingalls

Alison Moore  
Don Olson  
Richard Ramos  
Claire Van Blaricum

**Committee members absent:**

Roger Himovitz  
Marshall Rose  
Ken Stevens

**District personnel and representatives present:**

Pat Saley- Committee Facilitator  
Craig Price- District Legal Counsel  
Jim Rabe- Financial Consultant  
Dr. Deborah Flores- Superintendent

Dr. Brian Sarvis- Interim Superintendent  
Fred Rifkin- Board liaison  
Dave Hetyonk- Dir. Facilities & Operations

**2. Pledge of Allegiance**

Led by Sarah Griffin

**3. Public comments:**

Fred Rifkin made a public comment on behalf of Mr. Lanny Ebenstein.

**4. Approval of Minutes June 18, 2004**

Allison Moore requested it be noted she did not attend the 06/18 meeting. There being no further corrections to the June meetings motion was made and carried to approve the June 18<sup>th</sup> minutes.

**4. New business**

1. **Sarah Griffin's proposed draft outline of report to Board** - Sarah Griffin had distributed handouts and led a discussion in regards to her concerns about the committee's final report to the Board. Among her concerns were:

- The Master Plan ideas/requests are not being met
- Future enrollment numbers and facility needs
- Declining enrollment

Sarah requested her report be used as a guideline for the committee's report to the Board. The Committee agreed

2. **Updated capital needs** - Dr. Flores distributed the District Real Property Advisory Committee Summary of Options and led a discussion regarding facility needs, available funds, student enrollment, the district offices moving out and the Santa Barbara Community Academy moving in.

## 6. Updates

### a. Introduction of Brian Sarvis, Interim Superintendent

Dr. Sarvis was introduced in the beginning of the meeting.

### b. Future public hearing as required by Education Code Section 17390(c)

This item will stay on the agenda until the committee is ready to set the meeting.

### c. Hidden Valley info

Pat Saley distributed maps with overviews of the Hidden Valley property. The committee discussed the property's value, location, and use. Dr. Flores informed the committee that Hidden Valley has become an urgent need in terms of its potential sale and the revenue that could be used to fund some of the unmet capital needs. She stated the property belongs to the elementary district and selling it would take care of many of the unmet elementary facility needs.

### d. Consensus points

Fred Rifkin stated the Board did not discuss the committee's consensus points because they had been presented as a conference item, which is for informational purposes only.

## 7. Preliminary Evaluation of Disposition Options – Tatum Property

Mr. Rabe of Keyser Marston reviewed a memo that had been distributed to the Committee regarding the disposition options for the Tatum property. The three options are:

- Retention of an owner's representative to entitle the site and oversee development
- Retention of a fee developer to entitle the site and undertake construction of the project
- Process the site and sell to a developer

Mr. Rabe stated that the prices in his reports were based on his assumptions and because of this and the many infrastructure issues the numbers will vary. A discussion concerning the Tatum property took place. Among the items discussed were:

- Density and infrastructure – Two important unknowns that could affect their recommendation about the best way to proceed
- Accessibility for development
- Possibility of land swapping with the San Marcos Growers owner
- The numbers on Mr. Rabe's reports

Don Olson stated he thought it would be necessary for the Committee to put together a plan to present to the community and request feedback and that the Committees' ideas need to be presented before looking at different scenarios. The Committee acknowledged they did not have enough information on the property for Mr. Rabe to continue his work until they know more about infrastructure costs and density. They went on to discuss Unidev, their history, track record, what they offer and their fee (75 thousand). The committee was unsure as to hiring Unidev or going with another company or companies. The issue will be discussed again at the next meeting.

## 8. Next meeting date and agenda items

Next meeting was scheduled for August 20. Items on agenda will include: The Hidden Valley and Tatum properties and what's the next step?

Meeting adjourned at: 10:36