

SANTA BARBARA SCHOOL DISTRICTS
Real Property District Advisory Committee
Minutes
August 20, 2004

1. **Call to Order:** Meeting was called to order at 8:30 by Marshall Rose.

Committee members present:

Salud Carbajal
Gerrie Fausett
Sarah Griffin
Mark Ingalls

Don Olson
Marshall Rose
Ken Stevens
Claire Van Blaricum

Committee members absent:

Roger Himovitz

District personnel and representatives present:

Dave Hetyonk- Dir. Facilities & Operations
Craig Price- District Legal Counsel
Jim Rabe- Financial Consultant

Fred Rifkin- Board liaison
Pat Saley- Committee Facilitator
Dr. Brian Sarvis- Interim Superintendent

2. **Pledge of Allegiance:** Led by Marshall Rose

3. **Public comments:** None

4. **Approval of Minutes July 16, 2004**

Motion was made and carried to approve the July 16, 2004 minutes.

5. **San Marcos Growers property**

Michael Towbes presented options for the development of the San Marcos Growers property in relation to the Tatum property. Points covered included:

- Tatum property environment and its terrain which Mr. Towbes believes makes it a less than ideal site for work force housing.
- Possible venture with San Marcos Growers.
- Mr. Towbes' willingness to partner with the Santa Barbara School District was also discussed.

Alissa Hummer, from 2nd District Supervisor Rose's office, spoke about the County's assessment of the San Marcos Growers and Tatum properties: She said the County is not in favor of building on the San Marcos growers property (zoned as agricultural), the Tatum property is still on the table as a potential workforce housing site (zoned as residential). Fred Rifkin asked Mr. Towbes if it was correct to state that the District could sell the Tatum property at fair market price to them and they in turn would work with the District on work force housing? Mr. Towbes agreed this was a possibility. A question and answer session took place

6. **Update on District needs**

Mary Stark distributed a recap report of the construction costs for I-98 projects. She explained that the books have not been closed which means that the numbers may vary and noted that construction costs included American with Disabilities Act (ADA) construction required by a lawsuit settlement. There are many millions of dollars for ADA construction that were not expected.

Discussion regarding I-98 projects took place. Items discussed included:

- Peabody Charter School fundraising efforts
- Santa Barbara High School ADA upgrades
- Timelines for bond monies?

7. Discussion and formulation of recommendations for consideration at upcoming public hearing

Pat Saley led a discussion concerning timeline for formulating the committee's recommendations, a public hearing, and a final report and recommendations to the Board of Education.

Sarah Griffin questioned why La Cumbre Junior High School was not considered surplus property. A discussion regarding La Cumbre Junior High School took place. Items discussed included:

- Student enrollment
- The District's plan for La Cumbre
- What is considered surplus?

Marshall Rose asked if there was consensus amongst the committee in regards to La Cumbre being considered surplus. The committee agreed that it should not be considered surplus.

a. Tatum

The committee requested there be a feasibility study done as soon as possible and they proposed the following concerning the Tatum property:

1. Declare as surplus
2. The District approved the feasibility study
3. There could a subcommittee to review the feasibility study
4. The study needs to be done with input from the neighborhood and the County

Motion/second: Don Olson/Salud Carbajal – Motion passed 6/1/1 (Griffin opposed; Carbajal abstained)

1. Declare as surplus
2. Recommend do feasible study, best option regarding retention, disposition, swap, per consensus points
3. Subcommittee could be involved in selection of consultant
4. Study done in collaboration with adjacent property

b. Hidden Valley

Pat Saley reviewed what has been discussed to date regarding the Hidden Valley property. She stated it was her understanding that the Committee agreed the property was not a good location for a school.

Sara Griffin stated that if sold, the Naylor Act would impact the property. Brian Sarvis responded they were requesting that the Board protect Hidden Valley from the Naylor Act and asked that Craig Price explain what the process was for exemptions from the Naylor Act. Brian Sarvis stated there were needs that were currently under funded and that the sale of the Hidden Valley property would help the District the most in meeting its capital needs. Sarah indicated she couldn't support the motion unless the funds were used to purchase another site.

Motion/second: Claire Van Blaricum/Salud Carbajal – Motion passed 7/1 (Griffin opposed)

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Hidden Valley:

- Doesn't meet needs for school site
- Less desirable for workforce housing (not enough density, access issues, etc.)
- Naylor act issues- need to exempt
- Recommend selling the property to raise maximum capital for elementary district of I98 project capital projects sell at fair market value with or without entitlements as appropriate

c. **Happy Canyon:** Item was deferred to the next meeting.

d. **La Cumbre/Fire Station:** Item was deferred to the next meeting.

e. **Expansion of the Community Academy**

Claire Van Blaricum made a motion that they not make a recommendation to the board regarding the Community Academy, as it's not the committee's purview
Motion was not seconded.

After a long discussion regarding the Community Academy, which included housing elementary facilities on secondary property, the committee made the following recommendation:
Committee has determined it will not be making a recommendation in regards to the academy as it is not in the committee's purview.

Don Olson requested this item be brought to the next meeting.

Public Comment: Elizabeth Sorgman spoke regarding monies from the Secondary District being used for the Elementary District.

Meeting adjourned at 11 a.m.