7-11 Surplus Property Committee

February 8, 2022
Welcome & Roll Call

Richard Lowenthal, Committee Chair
Public Comment Guidelines

- Submit an online Comment Card via the link in Chat Box prior to the start of the item
- When Staff calls your name, raise your hand in Zoom
- When the Committee Chair calls your name and invites you to speak, Staff will enable your Zoom audio
- Unmute yourself and proceed with your comment

Public comments are limited to three (3) minutes per person unless there are too many people requesting to speak, in which case the Committee Chair may limit comments to less than three (3) minutes per person.
Approval of Agenda

1. CALL TO ORDER [6:00 PM]
2. ROLL CALL [6:01 PM]
3. PUBLIC COMMENT EXPLANATION [6:05 PM]
4. APPROVAL OF AGENDA [6:10 PM]
   a. The 7-11 Committee reserves the right to change the order in which items are discussed and/or acted upon at this meeting. Subject to further action by the 7-11 Committee, the agenda for this meeting is to be approved as presented. Items may be added to this agenda for discussion or action only as permitted by the Brown Act.
5. APPROVAL OF MINUTES JANUARY 18, 2022 [6:12 PM]
6. NON-AGENDA PUBLIC COMMENT [6:15 PM]
7. STAFF REPORT/DISCUSION [6:20 PM]
   a. Follow up from Parking Lot Items
8. DISTRICT LEGAL COUNSEL [6:50 PM]
   a. District Legal Counsel to Detail Surplus Property in greater depth
9. DISCUSSION ON SURPLUS PROPERTY [7:15 PM]
10. ACTION ITEMS [7:45 PM]
    a. Continue Electronic Meetings During a State of Emergency pursuant to Government Code Section 54953(E) for next 30 days.
11. STAFF REPORT / DISCUSSION [7:50 PM]
    a. Enrollment Projections for Fall 2023 Receiving Schools
12. ADJOURNMENT [8:00 PM]
13. FUTURE MEETINGS
14. AFFIDAVIT OF POSTING

Committee Mission:
Establish a priority list of possible uses of the Meyerholz, Regnart, and Montebello properties to generate the property’s highest and best use value and with the stipulations that the Meyerholz and Regnart properties be leased and the Montebello property be sold or used in an exchange.
Approval of Minutes January 18, 2022

Committee Member Motion & Second
Roll Call Vote
Non-Agenda Public Comment
Parking Lot Follow Up & Discussion

i. Regarding moving the District office, can a copy of the District office lease be uploaded to the Drive?

ii. Besides the District Office (lease up in April 2023), are there any other needs required by the District that this committee needs to consider?

iii. Maybe this was already covered in the slides that we reviewed today, but it would be good to get clarity on the definition of "closed" and "surplus" with regards the impacted school properties. Also, if the 7-11 committee decides that a property is not surplus, what would be its status going forward?

iv. In the document “regnart.pdf” in the Regnart folder, it mentions a purchase agreement with Anna G. Regnart signed 1/1960. Do we have a copy of this purchase agreement, and if so can it be shared? Are there stipulations to the perpetual use of the land / tied to that parcel of land in the purchase agreement?

v. Would be helpful to try to further define “surplus” for the different property types. Maybe we can have a collaborative session in an upcoming meeting

vi. How do we know if there are any restrictions on the current sites? I saw that in this article, https://sanjosespotlight.com/khamis-yosl-yes-on-school-land/, there is an issue with a site that Oak Grove School District wants to sell because it violates San Jose’s General Plan. Do we know if there are city zoning or other contracts/intent etc (eg playground etc etc) that we need to oblige to?

vii. It was said in the first meeting that the 7-11 committee is to determine what to do with the surplus property if it is determined as surplus (e.g. lease, sell etc). The committee should “choose a path that would be acceptable to the community.” Can we further define what this means if we get to this point. What is “acceptable to the community” quantitatively?

viii. Just for additional information - Serra site and any other sites that are leased out, what is the income and the expenditure incurred by the district? What organizations are on those leased sites?

ix. What is the joint use agreement to use the fields at Meyerholz fields with the City of San Jose and the field at Regnart with the City of Cupertino?

x. What are the current afterschool programs at Meyerholz and Regnart? What about past programs at the locations?

xi. Just curious about the property next to Sedgwick that CUSD purchased. How are the plans? The expense of the property?

xii. Montebello site is deemed a school landmark and is part of the Montebello Open Space Preserve, correct? Will that have an impact on selling the property?

xiii. Since inheriting Montebello, what has it been used for? Was it leased out?

*After each item is presented by Chris Jew, Chief Business Officer, Jacki Horejs, 7-11 Committee Facilitator, will lead discussion for any clarification.
District Legal Council

Clarissa R. Canady, Attorney at Law – Dannis Woliver Kelley
Rachel K. Brilliant, Attorney at Law – Dannis Woliver Kelley
Discussion

Jacki Horejs, 7-11 Committee Facilitator
Action

Continue Electronic Meetings During a State of Emergency pursuant to Government Code Section 54953(E) for next 30 days.
## Elementary Enrollment Projections 2023-2024

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Adjournment

Next Meeting: March 8, 2022 6-8pm via Zoom