

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/DISCUSSION [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 “regnard.pdf” in the Regnard folder, it mentions a purchase agreement with Anna G. Regnard 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 Regnard with the City of Cupertino?
- x. What are the current afterschool programs at Meyerholz and Regnard? 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.

Enrollment Updates

Receiving School	Closure/Consolidation Choice	Preliminary Projections 22-23 <i>*includes TK/K estimates</i>	Preliminary Classroom Growth 22-23	Preliminary Site FTE 22-23 <i>(21-22 FTE in parentheses)</i>
Blue Hills	87 students	378	3	15 (12)
Dilworth	301 students	603	10	22 (12)
Eaton	30 students	474	0	18 (18)
Lincoln	164 students	637	3	24 (21)

Data pulled: January 2022

Elementary Enrollment Projections 2023-2024

School	TK	K	1	2	3	4	5	Total	SDC	Total
Blue Hills	24	45	54	69	60	72	54	378		378
Collins		56	63	67	83	88	86	443		443
DeVargas	24	72	73	50	49	53	61	382		382
Dilworth		80	71	67	99	137	149	603		603
Eaton	24	67	79	67	76	86	75	474		474
Eisenhower	24	52	50	75	65	66	74	406		406
Garden Gate	24	70	72	66	76	94	89	491		491
Lincoln	24	75	79	110	110	118	121	637		637
Montclair	24	57	57	55	70	64	62	389		389
Nimitz	24	65	70	51	83	62	72	427		427
Sedgwick		55	60	66	61	80	89	411		411
Stevens Creek	24	54	57	43	56	67	67	368		368
Stocklmeir	24	143	143	153	151	127	138	879		879
West Valley		41	45	55	60	69	65	335		335
Totals	240	932	973	994	1099	1183	1202	6623	0	6623
Portal		96	96	96	96	120	120	624		624
McAuliffe		56	44	67	52	50	54	323		323
CLIP		96	96	72	72	66	66	468		468
Faria		96	96	96	120	120	120	648		648
Totals		344	332	331	340	356	360	2063		2063
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Adjournment

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