



**Regular Virtual Meeting of the 7-11 Committee Meeting
Tuesday, January 18, 2022
6:00 PM – 8:00 PM PST**

Join Zoom Meeting

or Join by phone +1 408 638 0968 US (San Jose)

<https://cusdk8.zoom.us/j/89819659721>

Webinar ID: 898 1965 9721

1. CALL TO ORDER [6:00 PM]
2. ROLL CALL [6:00 PM]
3. SUPERINTENDENT WELCOME [6:05 PM]
4. PUBLIC COMMENT EXPLANATION [6:07 PM]
5. 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.
6. NON-AGENDA PUBLIC COMMENT [6:15 PM]
7. DISTRICT LEGAL COUNSEL [6:18 PM]
 - a. District Legal Counsel to Explain Purpose and Regulations Regarding the 7-11 Committee
8. MISSION OF COMMITTEE / BOARD OF EDUCATION MANDATE FOR COMMITTEE [7:00 PM]
9. ACTION ITEMS [7:05 PM]
 - a. Committee Chairperson Selection
 - b. Committee Vice Chairperson Selection
 - c. Adopt Resolution 2022-1: Authorizing Electronic Meetings During a State of Emergency pursuant to Government Code Section 54953(E)
10. DISCUSSION / INFORMATION ITEMS
 - a. Staff Report [7:15 PM]
 - b. Citizens Advisory Committee Report [7:45 PM]
 - c. Current Enrollment [7:50 PM]
 - d. School Site Facilities Information [7:55 PM]
11. ADJOURNMENT [8:00 PM]
12. FUTURE MEETINGS
13. AFFIDAVIT OF POSTING



Regular Virtual Meeting of the Surplus Property 7-11 Committee
Tuesday, January 18, 2022
6:00 PM – 8:00 PM PST

Approved Minutes

1. CALL TO ORDER 6:01 PM by Stacy Yao, Superintendent Slide 2

2. ROLL CALL
 - Committee Members are Identified in the Meeting - Ming Bao, Kelly Crosby, Sharon Fong, Tammy Fox, Siddharth Jain, Lili Li, Richard Lowenthal, Randy Shingai, Raj Singh, SiewMing Tang, Dean Tatsuno
 - Facilitator Jacki Horejs Identified in the Meeting
 - Chris Jew, CBO Identified in the Meeting
 - Leslie Mains, Chief Engagement Officer Identified in the Meeting
 - Clarissa Canady & Rachel Brilliant, DWK Identified in the Meeting

3. SUPERINTENDENT WELCOME

4. PUBLIC COMMENT GUIDELINES Slide 3

5. APPROVAL OF AGENDA Slide 4
 - Motion by Richard Lowenthal, second by Dean Tatsuno
 - Yes: Ming Bao, Kelly Crosby, Sharon Fong, Tammy Fox, Siddharth Jain, Lili Li, Richard Lowenthal, Randy Shingai, Raj Singh, SiewMing Tang, Dean Tatsuno
 - Committee - requesting more time for discussion

6. NON-AGENDA PUBLIC COMMENT Slide 5
 - There were no non-agenda public comments

7. DISTRICT LEGAL COUNSEL Slide 6/DWK Slide Deck
 - District Legal Counsel explained Purpose and Regulations Regarding the 7-11 Committee
 - Committee - clarifying questions
 - Committee to recommend what is surplus property and how they are recommended to be used
 - DWK - Board makes final determination to surplus a site via a Resolution
 - DWK - Board has already determined which schools are closing
 - Committee will determine sale, sale with lease options, or lease recommendations for properties recommended to surplus
 - Committee only looking at three schools to potentially recommend for surplus and potential uses: Meyerholz, Regnart & Montebello

- Committee requests definition of surplus property - i.e. a closed school campus could be used for District purposes (programs, offices, child care for teachers, workforce housing, etc) and not be surplus.
- Committee asked about City constraints or contractual obligations and DWK said we would look at them and determine if any are burdensome and how to extinguish any obligations.
- Committee confirmed that the end result is a recommendation report to the Board, it may or may not include budget per se but might look at different options and the potential maximum generation of revenue.
- The Committee wants to confirm all materials will be available on the CUSD 7-11 web page, and additional information available on Google Drive to the Committee. Committee requests items on Google Drive be accessible to the public web page. Committee requests the recordings of meetings be made available on the 7-11 web page. There is not currently a notification on Parent Square.
- Committee will be informed of organizations/groups/developers that have expressed interest in the sites.
- Committee will also be informed of zoning restrictions on the sites.
- Committee members will use the meetings to conduct all business related to the Committee. All follow up items will be brought to the next meeting so everyone gets the information in the public meeting. Discussions will be done in the public meeting through breakouts in Zoom, etc. Committee can request items for future agenda items using the Parking Lot.
(https://docs.google.com/document/d/1_qYiyP5k6Pg7dBx_AFHtEvDJOSYEkbTOyY0yecW6-xE/edit?usp=sharing)
- Committee confirms social media rules in effect throughout the active Committee time (until June).
- Public comment can occur before any action is taken by the Committee on any item just like a Board Meeting.
- There were no public comments on this item

8. PURPOSE / MISSION OF COMMITTEE / BOARD OF EDUCATION Slide 7
MANDATE FOR COMMITTEE

- Committee to determine recommendation for surplus property (incl. parts of schools)
- Stacy - CDE had clarifying questions about Waiver for Montebello, shared with stakeholders i.e. bargaining units but CDE wanted more information and due to timing it was decided at that time to add Montebello to this 7-11 Committee.
- Committee curious any residents/staff from Montebello represented on Committee. At this time no.
 - There were no public comments on this item

9. ACTION ITEMS Slide 8

- Committee Chairperson Selection - Randy Shingai nominated Richard Lowenthal
 - Motion by Kelly Crosby, second by Dean Tatsuno
 - Yes: Ming Bao, Sharon Fong, Tammy Fox, Siddharth Jain, Lili Li, Randy Shingai, Raj Singh, SiewMing Tang
- Committee Vice Chairperson Selection - Lili Li nominated Raj Singh
 - Motion by Richard Lowenthal, second by Ming Bao

- Yes: Kelly Crosby, Sharon Fong, Tammy Fox, Siddharth Jain, Lili Li, Randy Shingai, SiewMing Tang, Dean Tatsuno

- Adoption of Resolution 2022-1: Authorizing Electronic Meetings During a State of Emergency pursuant to Government Code Section 54953 (E). SLIDE 9
 - Motion by Richard Lowenthal, second by Kelly Crosby
 - Yes: Ming Bao, Sharon Fong, Tammy Fox, Siddharth Jain, Lili Li, Randy Shingai, Raj Singh, SiewMing Tang, Dean Tatsuno
 - There were no clarifying questions from the Committee
 - There were no public comments on these items

10. DISCUSSION / INFORMATION ITEMS

Slide 10-11

- STAFF REPORT - CUSD Facilities Consideration Process and Overview
 - 1. Committee Meeting Dates and Times
 - 2. Meeting Process
 - 3. Meeting Norms & Zoom Norms
 - 4. Committee Topics
 - Clarifying Questions:
 - Committee wanted to confirm agendas will be posted 72 hours prior to the meeting.
 - Committee wanted to understand why the committee needs to review enrollment data. Ed Code requires the committee to review enrollment data.
 - Committee wanted to confirm the slide deck will be in Google Drive.
 - There were no public comments on this item

○ CITIZENS ADVISORY REPORT

Slide 12-17

- Clarifying Questions - Information on the website located here:
<https://www.cusdk8.org/Page/8760>
- Committee wanted to understand the difference between CAC and 7-11.
- CAC Web page for meeting agendas and minutes
<https://www.cusdk8.org/Page/8988>
- The CAC had six recommendations and the Board ultimately decided on a blended decision for school closures, not any one recommendation.
- The Board decided to close schools. The committee will recommend surplus and ultimately the Board will vote and decide what is surplus.
- Example: District Office could be housed in a portion of a property and might leave the remainder of the property to be leased out as surplus.
- There were no public comments on this item

○ CURRENT ENROLLMENT

Slide 18

- Clarifying Questions:
 - The Committee can use budget/revenue generation as a decision factor in looking at surplus properties.
 - There was one (1) public member who submitted a comment card for this item; one (1) was present when called to speak: Tracy K.

- SCHOOL SITE FACILITIES INFORMATION
 - District Map
 - School Site Information
 - William Regnart Elementary School
 - R. I. Meyerholz Elementary School
 - Montebello Property

Slides 19-29

11. ADJOURNMENT

- Motion by Richard Lowenthal, second by Kelly Crosby Slide 30
- Yes: Ming Bao, Sharon Fong, Tammy Fox, Siddharth Jain, Lili Li, Randy Shingai, Raj Singh, SiewMing Tang, Dean Tatsuno

12. FUTURE MEETINGS

- Parking Lot
https://docs.google.com/document/d/1_qYiyP5k6Pg7dBx_AFHtEvDJOSYEkbTOyY0yecW6-xE/edit?usp=sharing

13. AFFIDAVIT OF POSTING

- I, Tina Bernal, certify that on Thursday, January 13, 2022, I caused to be posted a notice of the meeting of the Cupertino Union School District 7-11 District Advisory Committee.



**Regular Virtual Meeting of the 7-11 Committee Meeting
Tuesday, February 8, 2022
6:00 PM – 8:00 PM PST**

Join Zoom Meeting:

<https://cusdk8.zoom.us/j/84957561258?pwd=TEk3cHI3MCtUdjY0d3gxQ05lV1grQT09>

Passcode: 000958

Or Telephone: +1 408 638 0968 Webinar ID: 849 5756 1258 Passcode: 000958

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]
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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.



Cupertino Union School District

Superintendent Stacy Yao
Board of Education

Lorien Cunningham

Sylvia Leong
Jerry Liu
Satheesh Madhathil
Phyllis Vogel

Office Address: 1309 S. Mary Avenue, Suite 150, Sunnyvale, CA 94087-3050
Mailing Address: 10301 Vista Drive, Cupertino, CA 95014-2040

Telephone: (408) 252-3000

**Regular Virtual Meeting of the Surplus Property 7-11 Committee
Tuesday, February 8, 2022
6:00 PM – 8:00 PM PST**

Approved Minutes

1. CALL TO ORDER 6:01 PM by Richard Lowenthal, Chair Slide 1

2. WELCOME & ROLL CALL Slide 2
 - Committee Members are Identified in the Meeting - Ming Bao, Kelly Crosby, Sharon Fong, Tammy Fox, Siddharth Jain, Lili Li, Richard Lowenthal, Randy Shingai, Raj Singh, SiewMing Tang, Dean Tatsuno
 - Also in attendance:
Facilitator, Jacki Horejs
Chris Jew, CBO
Leslie Mains, Chief Engagement Officer
Clarissa Canady & Rachel Brilliant, DWK
Tina Bernal, Administrative Secretary to CBO

3. PUBLIC COMMENT GUIDELINES Slide 3
 - Facilitator Horejs reviewed guidelines for public comment

4. APPROVAL OF AGENDA Slide 4
 - There were no changes or additions to the Agenda
 - There were no public comments on this item
 - Motion to approve agenda as published by Kelly Crosby, second by Sharon Fong
 - Yes: Unanimous
 - Abstentions/Opposed: None

5. APPROVAL OF MINUTES JANUARY 18, 2022 Slide 5
 - There were no changes or additions to the Minutes
 - There were no public comments on this item
 - Motion to approve minutes as published by Sharon Fong, second by Dean Tatsuno
 - Yes: Unanimous
 - Abstentions/Opposed: None

6. NON-AGENDA PUBLIC COMMENT Slide 6
 - There were no public comments on this item

7. STAFF REPORT/DISCUSSION Slide 7/Parking Lot

- CBO Jew reviewed the Parking Lot and added links to relevant documents saved in the Google Shared Drive.
- [CUSD Surplus Property 7-11 Committee Parking Lot](#)
- Committee clarifying questions:
 - Committee confirmed access to reference docs on their own time in Google Drive.
 - Committee asked if there is anything in lease agreements that we need to abide by?
 - Chris shared that the 5 year term due in April, 2023 on District Office Lease on Mary Ave.
 - DWK could look at lease for early termination agreements for convenience.
 - District Need: Expansion of Central Kitchen Facility at Stockmeir.
 - Significant modernization would be required at any existing property for Kitchen.
 - Corporate Bus Yard is currently located at Vista Drive Operations Facility.
 - No other District Leases other than Mary Ave. District Offices.
 - No conditions on Regnart Property Deed.
 - Committee asked for any contracts or existing conditions on three properties?
 1. City of Cupertino Open Space Agreement - Regnart
 2. Next Meeting: DWK can review all encumbered agreements for each property, for termination rights, dates, and use rights if necessary
 - Montebello has a historical landmark designation (2009). DWK stated the cost for sale (in conjunction with SEQA) with more robust environmental assessment and may require additional impacts to value.
 - Committee asked if there is a Montebello appraisal for property? Reference of \$10-\$13M sale in Board Meeting?
 - Next Meeting Request: Research on impact of Historical Landmark designation
 - Next Meeting Request: Zoning Restrictions on sites and what city allows for zoning
 - Committee asked what are District allowable or non-allowable activities? There will not be any prohibited activities since they are no longer active school sites. What is community acceptable or district approved might be a different position.
 - Tenants take on all liability for possessory taxes, assessments fees, etc.
 - Committee wanted to confirm Mission statement says the Committee will look at lease options only for Regnart and Meyerholz (no consideration of sale per Board of Education) and sale or exchange for Montebello. DWK confirmed any sale of real property will go into a capital reserve fund, not a general fund. One time expenditure exception allowed currently. Exchange option of property then new property acquired could be leased and then lease proceeds put into the general fund. Committee confirmed two step Committee process - determine what is surplus and then how it is recommended to be used i.e. lease, suggested types of activities, etc.
 - Next Meeting Request: District expenses on upkeep of buildings that are leased out. District has landscaping/maintenance, deferred maintenance costs, i.e. roof, HVAC, etc.
 - Montebello applied for a building permit from the State, never completed it. Might be a gray area, property may not be an actual school, because the permit process was not completed. Maybe a loophole. If it is not a school property then it is outside of the scope of the 7-11 Committee. District could then just

move forward with sale or exchange without Committee process. No certification from DSA, still a school, but State not showing completion of certification. Nothing affects the way the property would be disposed of at this time.

- **Next Meeting Request:** Staff perspective - are any of these locations acceptable as a District Office? Are there any other District potential uses we can think of? i.e. District Workforce Housing (would be considered District Use and exempt from 7-11)
 - What other options do properties have? expansion of kitchen, lease out, move District Office to one location. Any other options for properties?
 - **Next Meeting Request:** Workforce Housing task force with FUHSD and Sunnyvale? What are the details around this?
 - Sedgwick property acquired Finch property adjacent. Land has been approved by the State for any needed construction by the District. Approx. 2 acres vacant. Plan was to expand for additional buildings or open space.
- There were no public comments on this item

8. DISTRICT LEGAL COUNSEL

Slide 8/DWK Presentation

- District Legal Counsel clarified the definition of surplus land, and the Committee is to help recommend the “highest & best use” for the District. Definitions of appropriate use: legally permissible, physically possible, geographically possible, financial feasibility, and maximum productivity. Process to Declare Surplus Property: Board Resolution, Declare Property Surplus, in Regular meeting with written findings. This Committee will make a recommendation to the Board of Education but ultimately, the Board will formally decide taking into account all of the work of the Committee.
- Committee - clarifying questions/comments
 - Committee asked about the definition of “need” of the District. Definition of “not necessary.” District can decide what is needed for operational needs. For example: a location that is surplus may not be appropriate for a District Office location. District can decide what is necessary.
 - Committee reviewed the history of State DTS approving school sites, District went to expense to prepare Finch land acceptable for school use. Expensive process. Do we want to preserve the buildings in the event we want to return a site to school use? Luther and Serra could go back to school use, if needed. Should be able to reuse Regnart & Meyerholz as schools if we need to. Setting short term and long term plans possibly.
 - Committee can evaluate possible revenue stream from lease potential. Market rent for a site is important to look at.
 - Committee can look at both short term and long term impacts.
 - District can determine need. Not quantifiable characteristics of “need.”
 - Switching costs should be considered when switching from school to lease site back to school.
 - Committee brought up the importance of community impact. May not be the most profitable but the importance of meeting community needs can be a decision point for the Committee. Each community has a different tolerance level for certain reasons and that is for the Committee to make those judgment calls in making recommendation to Board.

9. DISCUSSION

Slide 9

Facilitator Horejs led Discussion regarding covered topics thus far.

- Committee has clarifying questions:
 - Next Meeting Request: Historical information on Eaton, lease site, back to school. What was the work done?
 - Next Meeting Request: Can we review interested tenants, rental rates
 - Option might be part district use and part surplus/lease for each property
 - Demographics for enrollment projections only look 5 years into the future at this time. Next Meeting Request: Demographer projections
 - Next Meeting Request: Kitchen staff and District Office staff to tell the Committee if locations are acceptable locations for Kitchen and/or DO?
 - Committee decides property is not surplus that would be in recommendation to Board and Board would ultimately decide.
 - Next Meeting request: Sample Recommendation to Board
 - Parameters to determine surplus? Enrollment, revenue, need, etc.
 - Do enrollment numbers include TK?
 - What is good enrollment for a school?
 - Vallco Construction will drive high density housing in the future? Will this affect enrollment?
 - Table - property - short term - long term - attractiveness for lease possibilities - community where property is located and what is tolerable
 - Public Hearing will be held towards the end of process to hear from the community (i.e. April/May?) Agendas are posted publicly for these meetings.
 - The Board of Education already decided to close schools, this Committee does not have any determination/influence on school closures.
 - Committee will pick acceptable uses based on zoning designations, not tenants.
 - DWK to bring AB9 Affordable Housing Requirements
 - Committee potential tenants/leases are we looking at private schools, charters, etc? Competition for enrollment? Some 7-11 Committees have recommended NOT to make surplus available to private/charter to protect public schools.
 - Scenario: Developer could ground lease the land from the District (after cleared of buildings, etc) for 66-99 years, build housing, and the District would benefit from ground lease revenue. Most developers want to own land they build on.
 - Next Meeting request: Outreach to Community? What do we want outreach to look like?
 - 7-11 Meeting notifications on Parent Square?

10. ACTION ITEMS

Slide 10

- Motion to continue meeting virtually for the next 30 days (Resolution 2022-1) by Lili Li, second by Sharon Fong
- There were no clarifying questions from the Committee
- There were no public comments on this item
- Yes: Unanimous
- Abstentions/Opposed: None

11. ADJOURNMENT

- Motion by Kelly Crosby, second by Siew Ming Tang
- Yes: Unanimous
- Abstentions/Opposed: None

Slide 13

12. AFFIDAVIT OF POSTING

- I, Tina Bernal, certify that on Thursday, February 3, 2022, I caused to be posted a notice of the meeting of the Cupertino Union School District 7-11 District Advisory Committee.



**Regular Virtual Meeting of the 7-11 Committee Meeting
Tuesday, March 8, 2022
6:00 PM – 8:00 PM PST**

Join Zoom Meeting via link:

<https://cusdk8.zoom.us/j/89796354045?pwd=dkZsZkxocnlvZ2t0QVZpUWdmL2JhUT09>
Passcode: 107706

Or by Telephone 408 638 0968 Webinar ID: 897 9635 4045 Passcode: 107706

1. CALL TO ORDER [6:00 PM]
2. WELCOME & ROLL CALL [6:01 PM]
3. PUBLIC COMMENT GUIDELINES [6:05 PM]
4. APPROVAL OF AGENDA [6:10 PM]
5. APPROVAL OF MINUTES FEBRUARY 8, 2022 [6:12 PM]
6. NON-AGENDA PUBLIC COMMENT [6:15 PM]
7. SUMMARY OF PROGRESS [6:25 PM]
8. STAFF REPORT/DISCUSSION [6:45 PM]
9. COMMUNITY OUTREACH [7:45 PM]
10. ACTION ITEMS [7:50 PM]
 - a. Continue Electronic Meetings During a State of Emergency pursuant to Government Code Section 54953(E) for next 30 days.
 - b. Board Report
11. ADJOURNMENT [8:00 PM]
12. FUTURE MEETINGS
13. 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.



Regular Virtual Meeting of the Surplus Property 7-11 Committee
Tuesday, March 8, 2022
6:00 PM – 8:00 PM PST

Approved Minutes

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 - Also in attendance:
Facilitator, Jacki Horejs
Chris Jew, CBO
Leslie Mains, Chief Engagement Officer
Clarissa Canady & Rachel Brilliant, DWK
Tina Bernal, Administrative Secretary to CBO

3. PUBLIC COMMENT GUIDELINES Slide 3
 - Facilitator Horejs reviewed guidelines for public comment

4. APPROVAL OF AGENDA Slide 4
 - There were no changes or additions to the Agenda
 - There were no public comments on this item
 - Motion to approve agenda as published by Kelly Crosby, second by Sharon Fong
 - Yes: Unanimous
 - Abstentions/Opposed: None

5. APPROVAL OF MINUTES FEBRUARY 8, 2022 Slide 5
 - There were no changes or additions to the Minutes
 - There were no public comments on this item
 - Motion to approve minutes as published by Lili Li, second by SiewMing Tang
 - Yes: Unanimous
 - Abstentions/Opposed: None

6. NON-AGENDA PUBLIC COMMENT Slide 6
 - There were three public comments; Jerry N., Grace S., Richard
 - Committee requested a summary of potential group lease space requirements
 - Chris shared that an RFP process (for a bid to lease) will occur once decisions are made by the Board on the disposition of the properties.

7. SUMMARY OF PROGRESS

Slide 7

- Chair Lowenthal reviewed the Summary of Progress to date.
- There was one public comment on this item; Caroline G.
- There was a motion from the Committee to approve the mission as is, with no consideration of sales of Regnart or Meyerholz by Randy Shingai and second by Lili Li.
 - Yes: Ming Bao, Kelly Crosby, Sharon Fong, Tammy Fox, Siddharth Jain, Lili Li, Richard Lowenthal, Randy Shingai, SiewMing Tang, Dean Tatsuno.
 - Abstentions: Raj
 - Opposed: None
- DWK clarified workforce housing is not subject to 7-11 Committee. Board of Education can make that decision at any point in time.
- Committee should decide if a ground lease with demolition of school buildings is an option or not.
- Committee is only advisory and will make a recommendation to the Board. Ultimately, the Board of Education will make final decision.
- **Committee requested to add definitions and more detail to Summary of Progress.**

8. STAFF REPORT/DISCUSSION

Slide 8-16

- Committee - clarifying questions/comments:
 - DWK reviewed Table of Encumbrances – Regnart & District Office
 1. Tenant(s) would need to pick-up long-term maintenance costs if City agreement is terminated.
 2. District could negotiate contract with City to reduce City usage for weekdays etc. if a tenant needs the space.
 3. Mary Ave Lease - Term of lease until 2033, with right to terminate every 5 years. District must give written notice one year prior to termination. There is an opportunity to give notice in April 2022 to terminate agreement in April 2023. District is looking at potentially negotiating other terms. **Committee requests update at next meeting.**
 - Chris reviewed District Office Needs
 1. approx. 20,000 sf (does not include CEEF) + 56 parking spaces
 2. Regnart 53,924 sf
 3. Meyerholz 57,000 sf with 480 sf leased modular buildings
 4. **Committee requests how much sf is needed for combined District Office (TRC/Lawson, Operations, DO and parking spots)**
 - DWK reviewed Current Zoning & Acceptable Uses
 1. School Districts are generally exempt from zoning and can be used for District needs including a District Office.
 2. Current zoning for Regnart & Meyerholz would allow for continued Public Building type activities consistent with as-is lease options at sites.
 3. Montebello Historical Site designation. Does not impede ability to sell.
 4. **Committee needs to understand District Kitchen requirements.**
 5. **Committee requests table of permissible activities for zoning requirements of each location. DWK**
 6. **Committee requests additional information on Montebello regarding historical site designation, can we declare non-historical now? and potential sale restrictions. DWK**
 7. There was one public comments on this item; Richard.

- Chris reviewed current list of interested tenants by category – **Tabled for next meeting**
 1. **Committee asked for definitions for categories and which work with current zoning. DWK**
 2. **Committee requests action at the next meeting to elect to leave zoning as is and not make any changes to zoning.**
- DWK Sample Board Recommendations – **Tabled for next meeting**
- Unanswered Questions – **Tabled for next meeting**

9. COMMUNITY OUTREACH

Slide 17

- Chair Lowenthal asked what we are doing to inform community about meetings?
 - Posted on CUSD website, Posted on Parent Square, Posted at Schools & District Office, Posted at local Public Libraries and other local agencies.
 - For future, things to consider: school blogs, social media, community/public around schools closing, CUSD website citizens who subscribed to District notices, Next Door/What's App?, collecting feedback from community
- Committee - clarifying questions/comments
 - Community input on DO moving to a school location
 - **Community Engagement - Committee requested a list of what has been done or can be done to publicize meetings to neighbors of the schools beyond the parent community, DWK clarified that it is a joint solution of District and Committee for future action**
- There were no public comments on this item.

10. ACTION ITEMS

Slide 18

- Motion to continue meeting virtually for the next 30 days (Resolution 2022-1) by Kelly Crosby, second by Sharon Fong
- There were no clarifying questions from the Committee
- There were no public comments on this item
- Yes: Unanimous
- Abstentions/Opposed: None

11. ADJOURNMENT 8:10pm

Slide 19

- Motion by Raj Singh, second by Kelly Crosby
- Yes: Unanimous
- Abstentions/Opposed: None

12. AFFIDAVIT OF POSTING

- I, Tina Bernal, certify that on Wednesday, March 2, 2022, I caused to be posted a notice of the meeting of the Cupertino Union School District Surplus Property 7-11 Committee.



**Regular Virtual Meeting of the 7-11 Committee Meeting
Tuesday, April 5, 2022
6:00 PM – 8:00 PM PST**

Join Zoom Meeting via link:

<https://cusdk8.zoom.us/j/85091581342?pwd=N0dUcCsyUElvbm16TW9jZnlpRWJPZz09>

Passcode: 957071

Or Telephone: 1 408 638 0968 Webinar ID: 850 9158 1342 Passcode: 957071

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2. WELCOME & ROLL CALL [6:01 PM]
3. PUBLIC COMMENT GUIDELINES [6:05 PM]
4. APPROVAL OF AGENDA [6:10 PM]
5. APPROVAL OF MINUTES MARCH 8, 2022 [6:12 PM]
6. NON-AGENDA PUBLIC COMMENT [6:15 PM]
7. SUMMARY OF PROGRESS [6:25 PM]
8. STAFF REPORT/DWK REPORT
 - a. UNFINISHED BUSINESS [6:40 PM]
 - b. FOLLOW UP FROM TABLED ITEMS AT LAST MEETING [7:20 PM]
9. ACTION ITEMS [7:50 PM]
 - a. Continue Electronic Meetings During a State of Emergency pursuant to Government Code Section 54953(E) for next 30 days.
10. ADJOURNMENT [8:00 PM]
11. FUTURE MEETINGS
12. 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.



Regular Virtual Meeting of the Surplus Property 7-11 Committee
Tuesday, April 5, 2022
6:00 PM – 8:00 PM PST

Unapproved Minutes

1. CALL TO ORDER 6:02 PM by Richard Lowenthal, Chair Slide 1

2. WELCOME & ROLL CALL Slide 2
 - Committee Members are Identified in the Meeting - Ming Bao, Kelly Crosby, Sharon Fong, Tammy Fox, Siddharth Jain, Lili Li, Richard Lowenthal, Randy Shingai, Raj Singh, SiewMing Tang, Dean Tatsuno
 - Also in attendance:
Jacki Horejs, Facilitator
Chris Jew, CBO
Leslie Mains, Chief Engagement Officer
Clarissa Canady, DWK
Scott Sheldon and Barry Schimmel, Terra Realty
Tina Bernal, Administrative Secretary to CBO
 - Scott Sheldon, Terra Realty Advisors Introduction

3. PUBLIC COMMENT GUIDELINES Slide 3
 - Facilitator Horejs reviewed guidelines for public comment

4. APPROVAL OF AGENDA Slide 4
 - There were items added to action under 9. Motions – Maintain current zoning, not to demolish any buildings, Regnart for District Use, Time change May 3 Public Hearing 6-9pm
 - There were no public comments on this item
 - Motion to approve agenda with additions by Raj Singh, second by Kelly Crosby
 - Yes: Unanimous
 - Abstentions/Opposed: None
 - Tina reviewed Public Records Request access on new website

5. APPROVAL OF MINUTES MARCH 8, 2022 Slide 5
 - There was one clarification on the minutes for 7. Raj Singh was Abstention.
 - There were no public comments on this item
 - Motion to approve minutes with edit by Kelly Crosby, second by Sharon Fong
 - Yes: Unanimous
 - Abstentions/Opposed: None

6. NON-AGENDA PUBLIC COMMENT

Slide 6

- There were no public comments.

7. SUMMARY OF PROGRESS

Slide 7-8

- Chris reviewed the Summary of Progress to date.
- Committee had clarifying questions.
 - **NEXT MEETING** – What space does the DO want to use for District purposes if any? What is square footage for Vista to combine DO? Does District want to reunite the DO? Does the District want the DO to use some of the surplus property? How much to spend to renovate Regnart to move DO there? Depends on District requirements and conditions of space. Current rent for Mary is approximately \$440,000 annually. Does Central Kitchen need to be moved or can it be expanded where it is located at Stocklmeir? Can DO be combined on one school site and Central Kitchen at Vista? Does kitchen need to be done by certain time and is there a budget?
 - **NEXT MEETING** – Committee Member Lili requested to agendize a Motion to prevent private schools from leasing properties so that the District protects student enrollment and doesn't lose enrollment for the next meeting.
 - Procedural – if the Committee still has work, can add meeting dates or extend length of meetings? Will address in 9.
 - Mary Lease – District has secured one year extension to exercise 5-year renewal option. Notification date now April 1, 2023 to end lease April 1, 2024.
- There were no public comments.

8. STAFF REPORT/DISCUSSION

Slide 9-14

Unfinished Business

- Chris reviewed Categories with definitions of interested parties for leasing
 1. District is not allowed to start RFP process at this time, Committee purpose is to establish recommendations on how to lease spaces.
 - Clarissa reviewed Sample Board Recommendation
 - Chris reviewed Unanswered Questions from Parking Lot
 1. Updated Parking Lot with answers
 - Tina reviewed Community Engagement
- Follow up from previous meeting – Tabled Items
- Clarissa and Scott reviewed zoning and acceptable uses
 - Clarissa and Scott reviewed Montebello updates

9. ACTION ITEMS

Slide 15

- Motion to recommend District maintain current City of SJ General Plan and City of Cupertino Zoning by Raj Singh, second by Richard Lowenthal.
 - Yes: Unanimous
 - Abstentions/Opposed: None
- Motion to recommend District preserve school sites and any facility modifications by tenants are approved by District and DSA by Dean Tatsuno, second by SiewMing Tang.
 - Yes: Unanimous
 - Abstentions/Opposed: None
- **Tabled for next meeting** – Richard requested to agendize a Discussion/motion to not Surplus all property at next meeting.

- Motion to change the time of the May 3rd meeting to 6-9pm to accommodate for a Public Hearing and Regular Meeting by Richard Lowenthal, second by Siddharth Jain.
 - Yes: Unanimous
 - Abstentions/Opposed: None
- Motion to continue meeting virtually for the next 30 days (Resolution 2022-1) by Richard Lowenthal, second by SiewMing Tang
- Yes: Ming, Kelly, Sharon, Tammy, Siddharth, Lili, Richard, Randy, Raj, SiewMing, Dean
- **ACTION ITEM:** Add motions to Progress Report
- There were no public comments on this item
- Yes: Unanimous
- Abstentions/Opposed: None

10. ADJOURNMENT 7:58pm

Slide 16

- Motion by Lili Li, second by Sharon Fong
- Yes: Unanimous
- Abstentions/Opposed: None

11. AFFIDAVIT OF POSTING

- I, Tina Bernal, certify that on Wednesday, March 30, 2022, I caused to be posted a notice of the meeting of the Cupertino Union School District Surplus Property 7-11 Committee.



**Regular Virtual Meeting of the 7-11 Committee Meeting
Tuesday, May 3, 2022
6:00 PM – 9:00 PM PST**

Join Zoom Meeting via link:

<https://cusdk8.zoom.us/j/83375170669?pwd=VmhFV2hscENvaXlZYVV5WTBMajF1Zz09>

Or Telephone: +1 408 638 0968

Webinar ID: 833 7517 0669

Passcode: 241714

1. CALL TO ORDER [6:00 PM]
2. WELCOME & ROLL CALL [6:01 PM]
3. PUBLIC COMMENT GUIDELINES [6:06 PM]
4. PUBLIC HEARING [6:10 PM]
5. APPROVAL OF AGENDA [7:15 PM]
6. APPROVAL OF MINUTES APRIL 5, 2022 [7:20 PM]
7. SUMMARY OF PROGRESS [7:25 PM]
8. STAFF REPORT/DISCUSSION [7:40 PM]
 - a. PARKING LOT
9. DISCUSSION ON SHAPING RECOMMENDATION [8:00 PM]
 - a. Committee Reflection on Public Hearing Feedback
 - b. Ed Code requirements will be reviewed for reference
10. ACTION ITEMS [8:50 PM]
 - a. Continue Electronic Meetings During a State of Emergency pursuant to Government Code Section 54953(E) for next 30 days.
 - b. Motion to add a meeting on Thursday, June 2, 2022 from 6-8pm to finalize recommendation to the Board.
11. ADJOURNMENT [9:00 PM]
12. FUTURE MEETINGS
May 24, 2022 6-8pm via Zoom
13. AFFIDAVIT OF POSTING

Committee Mission:

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