



July 11, 2023

**Board of Education
Special Meeting Agenda**

BOARD OF EDUCATION

Mrs. Sabrena Rodriguez– President
Dr. Jerry Dannenberg – Vice President
Mrs. Amy Callahan
Mr. Calvin Peterson
Mr. James Forsythe

SUPERINTENDENT & CLERK OF THE BOARD

Dr. Antonio Castro

For the future of every student

WELCOME TO THE
VENTURA UNIFIED SCHOOL DISTRICT
BOARD OF EDUCATION MEETING

The Board of Education holds their meetings on the second and fourth Tuesdays of each month at 7:00 p.m. unless otherwise noticed.

The Board may consider and act on an agenda item in a different order or an item may be considered earlier or later than the estimated time. Additionally, discussion of the agenda items may be postponed to a future meeting.

Any individual with a disability, who requires reasonable accommodation to participate in a Board meeting, may request assistance by contacting the Superintendent's Office, 255 W. Stanley Ave., Suite 100, Ventura, CA 93001; (805) 641-5000 ext. 1014, fax (805) 653-7855.

POSTING INFORMATION

The agenda for regularly scheduled Board meetings will be posted 72 hours prior to the meeting. The agenda for the special board meetings will be posted 24 hours in advance. The Board of Education Agenda is posted at the following locations:

- Ventura Unified School District, Education Service Center (Always)
255 W. Stanley Avenue, Suite 100, Ventura, CA, (Guard shack)
*This serves as the main posting location pursuant to the Brown Act,
Government Code §54954.2(a)*
- District Webpage: <https://www.venturausd.org/about/board-agendas-minutes>
- Ventura Adult and Continuing Education (Main Entrance)
5200 Valentine Road, Ventura, CA



AGENDA
BOARD OF EDUCATION SPECIAL MEETING
VENTURA UNIFIED SCHOOL DISTRICT
Tuesday, July 11, 2023
Ventura Unified School District
ESC - Board Room
255 W. Stanley Ave. Suite 100
Ventura, CA 93001

1. **OPENING PROCEDURE - Board Room - 4:00 p.m.**
2. **Call to Order**
3. **Pledge of Allegiance**
4. **Roll Call:**
Sabrina Rodriguez, President ____, **Dr. Jerry Dannenberg, Vice-President** ____, **Amy Callahan** ____, **Calvin Peterson** ____, **James Forsythe** ____, **Dr. Antonio Castro, Superintendent** ____

5. **Adoption of Agenda**
Moved:
Seconded:

ROLL CALL VOTE:
Forsythe ____, Peterson ____, Callahan ____, Dannenberg ____, Rodriguez ____

6. **REGULAR SESSION - Board Room**
7. **Public Comments**

Public comments are welcome and encouraged by the Board within reasonable meeting time considerations in order to conduct the District's business. Public comments may only be given on agenda items for special board meetings. Persons wishing to address the Board should complete a "speaker form" and turn it into the recording secretary. Individual speakers shall be allowed three minutes on any special board meeting agenda item with a cumulative total of five minutes for all agenda items. The Board may limit the total time for public input on each item to 20 minutes. Also, speakers will not be allowed to give their time to other speakers. The Board is prohibited from taking action on any item that is not part of the printed and published agenda. Any individual with a disability, who requires reasonable accommodation to participate in a Board meeting, may request assistance by contacting the Superintendent's Office, 255 W. Stanley Ave., Suite 100, Ventura, CA 93001; (805) 641-5000 ext. 1014, fax (805) 653-7855.

8. **CONFERENCE - BUSINESS SERVICES**

8.a [Surplus District Property](#)
Staff will present next steps for surplus District properties and discuss the review of waiver process.

Mr. Ahsan Mirza, Assistant Superintendent, Business Services

9. ADJOURNMENT

Moved:

Seconded:

ROLL CALL VOTE:

Forsythe ____, Peterson ____, Callahan ____, Dannenberg ____, Rodriguez ____

District Surplus Property

Ventura Unified School District
Board of Education Special Meeting
July 11, 2023



For the future of every student

Subject Surplus Properties and Current Uses

- Stanley Avenue Property: 255 W. Stanley Ave. (±24.83 ac.)
 - Education Services Center (“ESC”) / District Office
 - Employee, Visitor & Bus Parking Areas
 - La Petite Academy
 - Additional Undeveloped Land Area
- Avenue School Property: 2647-2717 Ventura Ave. (±7.44 ac.)
 - Old Avenue School Building (Historic Relevance)
 - Child Development Resources - Head Start Center
 - Additional Undeveloped Land Area

Actions Taken by Previous Board Re: Surplus Property

- Dec. 2019 – VUSD Board Appoints Advisory (“7-11”) Committee
- 2019-2020 - Advisory Committee conducts assessment of District Real Property needs/uses including public meetings and hearing
- October 2020 – Surplus Property 7-11 Advisory Committee issues Final Report and Recommendations
- August 2021 – VUSD Board adopts Resolution #21-20
 - Accepts 7-11 Committee Report
 - Declares ESC and Avenue School Properties as Surplus
 - Authorizes and directs Superintendent to proceed with Disposition of Surplus Property per Education Code process
- Jan. 2023 – Board consensus to agendaize Waiver at future meeting

Education Service Center (ESC) – the Advisory Committee decided to recommend that the Education Service Center be declared surplus property. That the space under consideration be sold or leased as the Board of Education sees fit.

Avenue School – the Advisory Committee decided to recommend that the Avenue School be declared surplus property. The Advisory Committee also recommended that the space under consideration be sold or leased, as the Board sees fit, and recommend that any future use have an educational component.

Academy of Technology & Language Arts (ATLAS) – the Advisory Committee decided to not recommend that ATLAS Elementary School be considered surplus property. That the space under consideration continue to be utilized according to its current use as field space for student activities and community use.

Washington School – Considering that the property has been declared surplus property previously, the Advisory Committee agreed that they all hoped the building would maintain its historical integrity. They decided that whatever is in the best interest of the District is what should be done—a decision made with the best financial implications. The Advisory Committee left the decision to the Board of Education to determine what is in the best interest of the District in regards to this property.

Jewett & Sudden Estates – the Advisory Committee decided to recommend that the Jewett and Sudden Estates be declared surplus property.

Other Considerations

There were no other considerations.

VENTURA UNIFIED SCHOOL DISTRICT
Board of Education
RESOLUTION #21-20

RESOLUTION OF THE BOARD OF EDUCATION OF THE
VENTURA UNIFIED SCHOOL DISTRICT RECONFIRMING ACCEPTANCE OF THE
ADVISORY COMMITTEE RECOMMENDATION REGARDING DISTRICT REAL
PROPERTY AND DECLARING PROPERTY SURPLUS

(Education Services Center; Avenue Elementary; Jewett Estate; Sudden Estate)

WHEREAS, the Ventura Unified School District (“District”) owns real property located at 255 West Stanley Avenue, Suite 100, Ventura, CA 93001, known as the Education Services Center, and real property located at 2647 North Ventura Avenue, Ventura, CA 93001, known as Avenue Elementary, the real property located south of Telephone Road, north of Bristol Rd., east of Tamarin, Ventura, CA 93003, known as the Jewett Estate; and the real property located between Foothill Road and Telegraph Road, west of Saticoy Avenue, Ventura, CA 93004, known as the Sudden Estate (collectively, the “Properties”).

WHEREAS, the District appointed a Surplus Property Advisory Committee pursuant to Education Code section 17388 et seq. to advise the District’s governing board in the development of district-wide policies and procedures governing the use or disposition of District real property which is not needed for District purposes and specifically with respect to the Properties;

WHEREAS, the Advisory Committee prepared a Final Report and Recommendation to the Governing Board (“Report”), dated October 21, 2020, which assesses the Properties and includes certain recommendations regarding the District’s potential use and disposal of the Properties;

WHEREAS, the Board previously accepted the Advisory Committee’s Report and the recommendations contained therein;

WHEREAS, the Board desires now to formally declare the Properties surplus in accordance with the Advisory Commission’s recommendation;

WHEREAS, the District now wishes to formally declare the Properties surplus.

NOW THEREFORE, be it resolved by the Board of Education of the Ventura Unified School District as follows:

1. That the above recitals are true.
2. That the Board reconfirms acceptance of the Report and declares the Properties surplus.
3. That the District’s Superintendent, or his designee, is authorized and directed to take all actions necessary to effectuate the purposes of this Resolution

15.b Surplus Property Update

Mr. David Soldani, Attorney with Atkinson and Andelson, and Ms. Dawn Dyer, President of the Dyer Sheehan Group in Ventura, presented information regarding two surplus properties: The Education Service Center (ESC) and the Avenue School. Mr. Soldani noted that the next step in the process is to notify certain public agencies of the declaration of surplus and the availability of these sites. The public agencies have 60 days to respond if they are interested in purchasing a property. Mr. Soldani does not advise that we follow this procedure on the ESC due to its size and place in the community and instead suggests using a request for qualifications followed by a request for proposals. This would allow VUSD to include District Priorities for the use of the ESC. This requires getting an excusal from the process by the state, by obtaining a Waiver from the Board of Education. Mrs. Dyer shared that it is important to decide on District Priorities before notifying the public agencies. Mr. Soldani suggested having a future board workshop on this item for additional information and to allow the public to comment.

There was Board consensus to agendaize the Waiver at a future board meeting for Board consideration and to include a Public Hearing for community feedback.

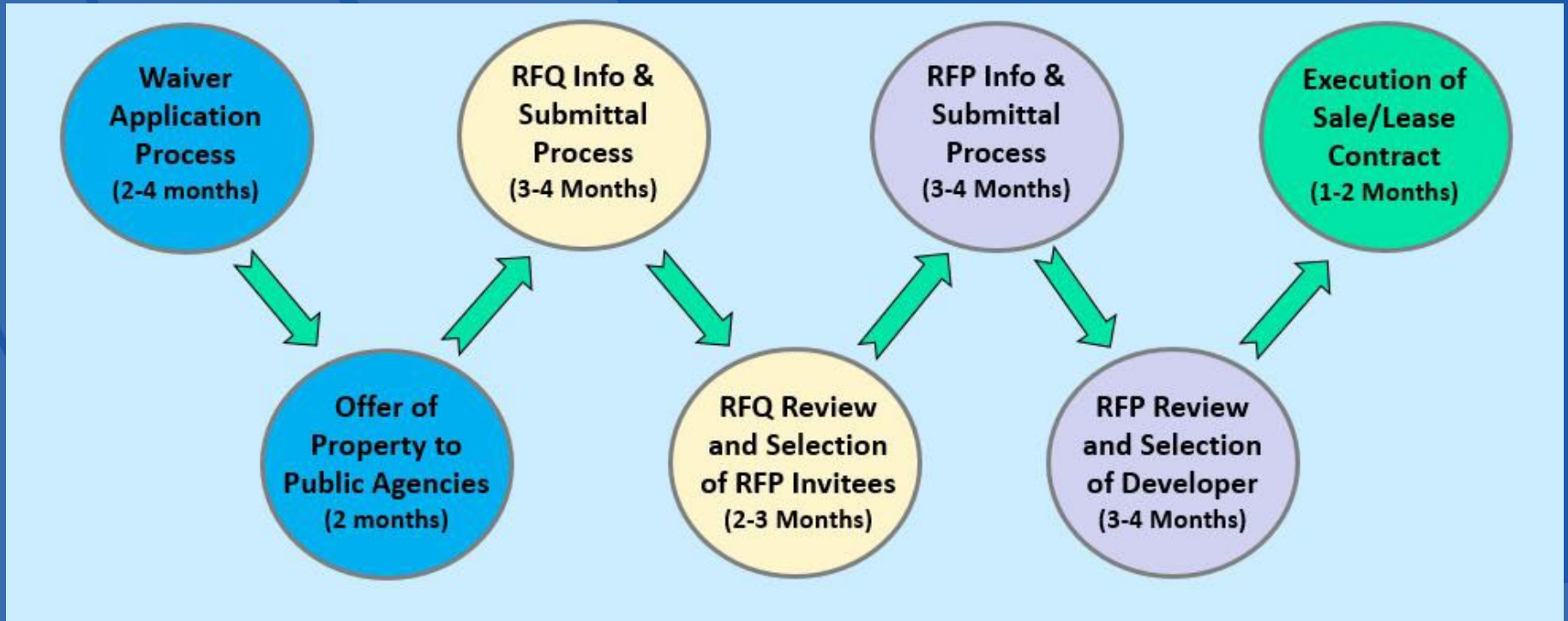
Waiver from Competitive Bid Sale Process

- Consult with Collective Bargaining Units about the Waiver
- Notify and seek input from 7-11 Committee members re: Waiver process (via e-mail)
- VUSD to publicize Notice of Public Hearing to seek Waiver of Surplus Property procedure
- Conduct Public Hearing for Waiver
- Board meeting approving Resolution to authorize the District to Seek a Waiver of the Surplus Property Procedure
- Notice to local Planning Agency via written notice
- Prepare Waiver Application for Review and Approval by California Board of Education

Next Steps

- Complete Waiver Process including application to State
- Offer Surplus Property sites to Public Agencies
- Request for Qualification (“RFQ”) Process
- Request for Proposals (“RFP”) Process
- Board Selection/Approval of Preferred Developer(s)
- Prepare and Execute Sale/Lease Contract with Preferred Developer(s)

Projected Timeline for Disposition of Surplus Properties



Note: All time frames indicated above are approximate.

Estimated Timeframe

- 1. Waiver Communications
 - Contact Advisory Committee and Bargaining Unit
 - After Board Direction on July 11, 2023
- 2. Public Hearing to Approve Waiver Submission
 - Conduct hearing during Board Meeting
 - Possibly Jan 2024
- 3. Submit Waiver
 - Can be done immediately after Board Meeting
 - Possibly Jan 2024
- 4. State Board of Education (SBE) Grants Waiver
 - Depends on schedule of SBE Board Meetings
 - Try to get on Agenda for March 2024 or next available date

Estimated Timeframe

- 5. Notice to Public Agencies
 - Send notice to specific public agencies and provide them with 60 days to negotiate to acquire Property (2 months)
 - Depend on waiver approval so completion estimated between May 2024
- 6. Issue and Review RFQ
 - After Waiver received, provide enough time for parties to respond and District to review (6 months)
 - Depend on waiver approval so completion estimated between Est Nov-Dec 2024

Estimated Timeframe

- 7. Issue and Review RFP
 - After review RFQ , seek specific proposals and negotiate to identify best proposals (4 months)
 - Depend on Waiver approval date, number of responses, and negotiations so estimated completion May-April 2025
- 8. Select Proposal and Negotiate Contract
 - After review of the proposals, District can identify the “winning” bidder and negotiate a contract (2 months)
 - Depend on waiver approval so completion between May-June 2025

Estimated Timeframe

- 9. Award Contract
 - Staff presents negotiated contract to Board for approval
 - During Board Meeting
 - July or August 2025

RFQ/RFP Process Comparison

Request for Qualifications ("RFQ")

- Broad Publication/Distribution
- Generate Wide Range of Interest & Concepts from Potential Developers
- Focus on Evidence of Financial Qualifications and Experience with Similar Projects
- General Description of Project Concept Required, but no Detailed Design or Graphic Exhibits
- Modest Effort/Resources Required to Respond (limits risk of potential respondents in competitive process)

Request for Proposals ("RFP")

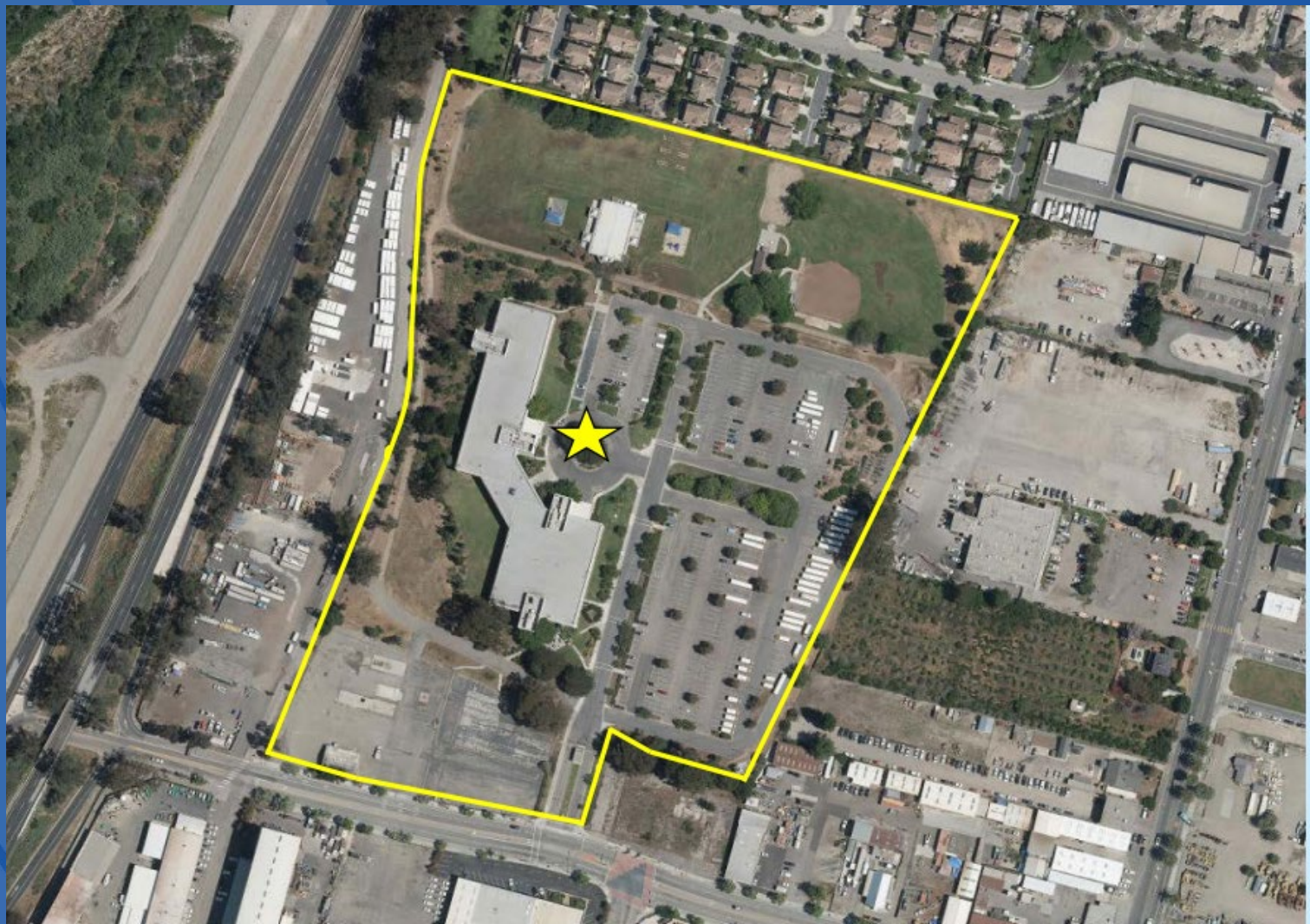
- Participation in RFP Process is by Invitation Only
- RFP Invitations Limited to "Most Qualified" Groups (as Selected by VUSD Board)
- RFP Submittal Requires Detailed Project Development Proposal, Financial Pro-forma, Proposed Purchase/Lease Price, and Agreement to Basic Terms of Draft Sale/Lease Contract
- Significant Effort/Resources Required for Participation in RFP Process

Future Study Sessions

- District financial goals from Disposition of Surplus Property
- Discuss pros/cons of various methods for Disposition of Surplus Property: Land Lease, Sale, or Exchange
- Board decision on method of Disposition
- District land use priorities for each Surplus Property
- Options for relocation of ESC if Stanley site is sold/leased
 - Fiber-optic needs
 - Bus parking/staging needs
- Timing and method for Community Outreach



Aerial Photo of ± 7.44 Acre Avenue School Property



Aerial Photo of ±24.83 Acre Stanley Avenue Property