

**SURPLUS PROPERTY “7-11” ADVISORY COMMITTEE
MINUTES**

**Regular Meeting of the “7-11” Advisory Committee
December 18, 2023 – 5:30 P.M.**

Newport-Mesa Unified School District Education Center Boardroom
2985 Bear Street, Costa Mesa, CA 92626

PRELIMINARY

CALL TO ORDER

The regular meeting of the Surplus Property “7-11” Advisory Committee was called to order by Newport-Mesa School District Representative, Jeff Trader, at 5:35 P.M. on December 18, 2023 at the Newport-Mesa Unified School District Education Center Boardroom, 2985 Bear Street, Costa Mesa, CA 92626.

ROLL CALL

Members Present:

Lindsay Olson – Member of the Business Community
Chase Rief – Member of the Business Community
Sean Levin – Landowner or Renter
Jacob Haley – Administrator
Adam Erath – Person with Expertise in Environmental Impact
Tyler Holst – Person with Expertise in Legal Contracts, Building Codes, Land Use Planning

Members Not Present:

Laurie Horn – Member of the Business Community
Jane Hartley – Teacher
Jose De La Jara – Parent of Student
Yocely Galinda – Person with Ethnic, Age Group, and Socioeconomic Composition of the District
David Martinez - Person with Ethnic, Age Group, and Socioeconomic Composition of the District

Also Present:

Jeff Trader – Newport-Mesa Unified School District
Andreas Chialtas – Atkinson, Andelson, Loya, Ruud & Romo
Kim Nguyen – Newport-Mesa Unified School District

COMMENTS FROM THE FLOOR

Priscilla Rocco, community member. Brought a handout “Did You Know?”
Andrew Campbell, a geologist with the Preserve/Education Center. The preserve should stay with the community.
Wendy Leece, community member and president of Fairview Park Alliance. Banning Ranch needs to be saved. Views are enjoyed. Signed letter Conservancy/Ed Center. The focus is on science, the environment, and the ecosystem.
Martha Fluor, community member. Steady income stream and enhancing education at the Ed Center and more. Close Whittier Elementary, build a school in Banning Ranch for those students. Make Whittier a workforce housing development.

Debby Koken, community member. Maintain public open space, some development, environmental values, education value.

APPROVAL OF MINUTES OF NOVEMBER 13, 2023 MEETING

Motion By: Sean Levin

Seconded by: Jacob Haley

Vote: 6 / 0 - Passed

SUMMARY OF NOVEMBER 13, 2023 MEETING AND DISTRICT'S BANNING RANCH PROPERTY

a. Summary of Covered Topics:

Andreas Chialtas - Waive a traditional method – bid option. Choose high or reject all. Most beneficial deal to Board; no conflict of interest, Brown Act.

b. 7-11 Committee Requested Documents:

Sean Levin – confirmed 11.36 acres.

Adam Ereth – predictive enrollment, how school district is trending. Need to save space for schools or liquidate. The district communicates with the County to project enrollment.

Jeff Trader – enrollments trending down from 16k to 26k cycle. Regular communication with the County on enrollment.

DISCUSSION OF POSSIBLE FURTHER REQUESTED INFORMATION

N/A

DISCUSSION AND DEVELOPMENT AND PRIORITY USE LIST

a. Discussion of Public Comments (if any)

Part of funneling towards a final recommendation.

b. Approval of Priority Use List

It was decided that finalizing a Priority Use List would occur at the next meeting after hearing from the public again.

Motion By: Tyler Holst

Seconded by: Chase Rief

Vote: 6 / 0 - Passed

DISCUSSION AND DEVELOPMENT OF FUTURE DRAFT REPORT AND RECOMMENDATION

a. Reference Tab 10 – Sample Report and Recommendation

Listen to the Public first.

b. Possible Revisions to Proposed Draft Report, and Plan to Develop Future Final Report to District Governing Board

After listening to the Public.

DISCUSSION OF PROPOSED NEXT COMMITTEE MEETING AND TIMELINE

Date, Time, Place for the Next Meeting:

The next meeting of the "7-11" Advisory Committee has been scheduled for Monday, February 5, 2024 at 5:30 P.M. at the Newport-Mesa Unified School District Education Center Boardroom, 2985 Bear Street, Costa Mesa, CA 92626.

Motion By: Jacob Haley

Seconded by: Sean Levin

Vote: 6 / 0 - Passed

COMMENTS FROM COMMITTEE MEMBER

Tyler Holst – Municipalities – review how many units can be built; development swaps and clause trade-off for developers; burrowing owls (seasonal, need reports), environmental encumbrances?

Chase Rief – have we ever hit capacity? unique opportunity to work with developers; long-term income stream for the district; other opportunities can generate income along with workforce housing, the average size in acreage is 11-12 acres.

Adam Erth – using school site as housing development/workforce housing – trade off new elementary school; housing tax revenue going back to the district for additional income; leasing would be less income to the district long-term; unsure if the district-owned area is highly sensitive – would need more information – EIR for potential; developers augment plans for the environmental issues – consider an alternate waiver path.

Sean Levin – Nice idea workforce housing; attract long-term quality teachers, university model.

Jacob Haley – use all assets.

ADJOURNMENT

The meeting adjourned at 7:05 P.M.

Motion By: Jacob Haley

Seconded by: Lindsay Olson

Vote: 6 / 0 - Passed

Adopted Minutes