



CHULA VISTA ELEMENTARY SCHOOL DISTRICT

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MINUTES

CHULA VISTA ELEMENTARY SCHOOL DISTRICT 7-11 SURPLUS PROPERTY COMMITTEE

June 18, 2025; 9:00 am
Education Services and Support Center
Board Room B

1. Call to Order

Mr. Pong called the meeting to order at 9:12 a.m.

2. Welcome and Introductions

Mr. Pong welcomed everyone to the meeting. Those present introduced themselves.

MEMBERS PRESENT

Perla Bustamante Pecos
Carla Kriss
Rosi Martinez
Don Vandover

MEMBERS ABSENT

Erin Corral
Erick Davis
Sara Kende
Jeff Landers
Timothy Manglicmot
Geno Rodriguez

OTHERS PRESENT

Mark Pong, CVESD Assistant Superintendent, Business Services and Support
Lisa Brannen, CVESD Business Services and Support Specialist
Jessica Mascareno, CVESD Administrative Assistant
Thomas Silva, CVESD Interim Director of Facilities, Maintenance
Abraham Escobar, CVESD Facilities Maintenance Manager
Alejandro Guevara, CVESD Facilities Operations Manager
Sam Santana, District Legal Counsel, Dannis Wolliver Kelley

3. Public Hearing

No members of the public were present.

4. Overview of Committee

Mr. Pong reviewed the purpose of the Committee which is to determine the amount of surplus and real property in the District, establish a priority list of use of surplus space, and make a final determination regarding disposition of the property. The current property in question is known as the Seniors on Broadway.

5. Bylaws of the Committee

Bylaws require the Committee to issue a report on the results of its activities. Each member term is for two years, with no more than two consecutive terms. Election of a chair, vice chair and secretary will take place. Meetings are open to the public and subject to the Brown Act, which governs how meetings are run.

Mr. Santana encouraged everyone to review the Bylaws prior to the next meeting. Elections of the Chair, Vice Chair, and Secretary cannot happen without a quorum.

6. Requirements for Disposal of Property

Mr. Santana explained that this is a unique situation in that low income senior housing is located on school property. The Committee's charge is to review the information provided by the District and ultimately make a determine regarding the disposition of the property and whether to sell it or continue with a long-term lease. At this time, the Committee is only focusing on the Seniors on Broadway Property.

Once the property is declared surplus, the District can move to sell the property. Property must be offered to other public agencies first, and if no public agency wants to buy, the District can go to a bid process.

7. Report: Seniors on Broadway

Seniors on Broadway is low income 42-unit senior housing. The current group lease is a 75-year term which expires in 2080. The building is owned by Seniors on Broadway an affiliate of Metropolitan Area Advisory Committee (MAAC). They are currently behind in rent payments. The deadline for rent payments has been extended several times. The District is exploring options for getting out from under the lease. The District's mission is an educational one. The lessee is open to purchase the property.

Mr. Pong explained that more information would be brought to the next meeting regarding District enrollment and capacity and the Committee would begin to draft the report.

Staff shared that an appraisal was performed valuing the land at \$1.88 million.

The comment was made that it would reflect unfavorably on the District to take any action against the lessee since it is for low income senior housing. All agreed that this is a very complicated situation.

8. Upcoming Meetings of the 7-11 Committee

- June 25, 2025
- July 16, 2025

All meetings are at 9:00 a.m. in Board Room B.

9. Other Items / Open Discussion

The question was asked where the money from the sale would be applied within the District. Mr. Pong responded that it would go into Facilities and Maintenance to be used for facilities improvement at District sites.

The Committee discussed the neighboring Chula Vista Learning Community Charter School and how the property was potentially divided. Title Reports will have more information.

10. Adjournment

Mr. Pong adjourned the meeting at 10:05 am.

UNADOPTED