



7-11 Committee Surplus Property

June 18, 2025



Agenda

- Call to Order
- Welcome and Introductions
- Public Hearing
- Overview of Committee
- Bylaws of the Committee
- Requirements for Disposal of Property
- Seniors on Broadway
- Upcoming Meetings
- Other Items/Open Discussion



Welcome and Introductions

- Name
- Representative Groups
- # Years in District
- Interest in Committee



Public Hearing

- Comments from the Public



Overview of Committee

Purpose:

- (a) Review the projected school enrollment and other data as provided by the district to determine the amount of surplus space and real property.
- (b) Establish a priority list of use of surplus space and real property that will be acceptable to the community.
- (c) Cause to have circulated throughout the attendance area a priority list of surplus space and real property and provide for hearings of community input to the committee on acceptable uses of space and real property, including the sale or lease of surplus real property for child care development purposes pursuant to Section 17458.
- (d) Make a final determination of limits of tolerance of use of space and real property.
- (e) Forward to the district governing board a report recommending uses of surplus space and real property.



Bylaws of the Committee

- Issue a Report on the results of its activities, including recommendations on the Property's use or disposition to the Board for its consideration.
- Action can only be taken with quorum of member present.
 - Quorum = Majority of Committee = Six (6)
- Term: no more than two consecutive two (2) year terms.
- Select Chair, Vice Chair, and Secretary.
- Meetings governed by Brown Act.



District Requirements for Disposal of Property

1. 7-11 Committee convenes and prepares report recommending to Board of Education whether property should be declared surplus.
 2. Board of Education declares property surplus.
 3. District must offer property for sale or lease to certain public entities.
 4. If property is not sold to public entities, District must solicit public bids and sell property to highest bidder.
- The State Board of Education will often accept requests to waive this requirement so that school districts may have more flexibility to negotiate a sale or lease through a request for proposals process and consider criteria other than just solely the highest price offered.



Seniors on Broadway Background

- 42 unit, low income, senior housing at 845 Broadway in Chula Vista.
- Ground lease entered into in 2005 with 75-year term, expiring in 2080.
- Lessee is Seniors on Broadway, LP, an affiliate of Metropolitan Area Advisory Committee (MAAC), a local nonprofit. Lessee operate a low-income housing community for seniors
- Lease included term requiring Lessee to pay any accrued unpaid rent after 15 years. Due to lack of low cash flow, this deadline has been extended several times.
- As of February 2024, Lessee owes \$615,590 in back rent.
- General deferred maintenance concerns: Roofing and HVAC
- Lessee is interested in purchasing property. A portion of the sale price would be applied to the outstanding rent amount.



Upcoming Meetings

- June 25, 2025 9am
 - District Capacity and Enrollment
 - Vote regarding Surplus Property
 - Next Steps
- July 16, 2025 9am
 - Next steps pending vote



Thank you!

Questions or Comments?

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