



# Franklin-McKinley School District

PREPARING ALL CHILDREN AS GLOBAL LEARNERS

## Wednesday, August 20, 2025

7-11 District Advisory Committee Meeting

Franklin-McKinley School District  
645 Wool Creek Drive  
San Jose, CA 95112  
District Service Center: Boardroom

### MINUTES

#### 1. CALL TO ORDER – 6:30 P.M.

The meeting was called to order by Jason Vann, Assistant.  
Superintendent Business Services

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#### 2. REGULAR AGENDA

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##### 2.01 Introduction

Information/ Discussion

Introductions were made by members of the committee, the  
facilitator, and administrators.

Juan Espana - Former teacher, restaurant manager  
Michelle Quilantang - FMSD principal - Dahl Elementary School  
Dario ("DJ") Lomeli, Jr. - FMSD employee, CSEA Rep  
Cesar Riqui Oliveros – Parent, soccer club owner  
Nhung ("Kelly") Le - Pre-school teacher, tutor  
Ashley Ferreira - Parent  
Rafael Garcia – Electrician-union, neighborhood association  
member, HOA Board member  
Gilbert Borrayo - FMSD Alumni, community leader

An overview of the agenda was provided by Kelly Bedell, Lozano  
Smith.

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##### 2.02 Purpose for assembling the 7-11 Committee

Information / Discussion

Kelly Bedell and Jason Vann explained the purpose of the  
Committee, the role, and duties of the committee members.  
Committee members are representatives of the community.  
Committee considers whether District property is surplus; this  
committee has been asked to focus on three recently closed  
school sites of Ramblewood, McKinley, and Los Arboles.

The committee will give input on preferred uses of surplus sites



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and uses that it does not prefer. There are a variety of options for uses of surplus properties, e.g., short-term leases (including leases by multiple uses), long-term leases such as ground leases, property sales, and workforce housing. The report and recommendations will reflect the committee's input on future uses of surplus sites.

A committee member requested samples of 7-11 committee report/recommendations from other districts.

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## 2.03 Brown Act, Public Records & Conflicts

Information / Discussion

Kelly Bedell introduced the rules and regulations of the Brown Act and reminded the committee members to avoid violation of the Brown Act. Committee members should only discuss committee business at the Committee Meeting. Committee members should not "reply all" and should refrain from group messages. Jason Vann emphasized that the purpose of this requirement is to maintain transparency with the public.

Kelly Bedell introduced the California Public Records Act. Personal text messages and emails discussing matters within the scope of the committee's purpose could be considered public records.

Kelly Bedell also explained Conflict of Interest: avoid any financial interests associated with any use of the surplus spaces and properties, please disclose to the District if a member is in doubt of whether they could have a potential conflict of interest.

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## 2.04 Selection of Committee Officers

Discussion / Action

The committee proceeded to elect officers for the 7-11 Committee. Gilbert Borrayo volunteered as Chair. Ashley Ferreira volunteered as Vice Chair/Secretary. There were no other volunteers. Gilbert Borrayo was elected unanimously as the Chair. Ashley Ferreira was elected unanimously as the Vice Chair/Secretary.

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## 2.05 Presentation of District Data

Information / Discussion

Jason Vann presented the District Data to the Committee, including the closed school sites information, enrollment, and demographic projections.

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## 2.06 District Properties and Assets

Information / Discussion



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Jason Vann provided an overview of the District's real property. He provided an overview of the three closed school sites, as follows:

**Los Arboles:** Los Arboles currently shares space with KIPP. It is an older site that would likely require modernization if it were to ever be re-opened as a school. Potential uses suited for the site would be daycare and a shared field. There are potential limitations on use because KIPP uses approximately 3 of the 9 acres. There is a small parking lot with limited parking, and a large parking lot in back. There is potential interest in talking to other charter schools, who could move from another site in the District to Los Arboles.

**McKinley:** The County Office of Education Head Start utilizes space on the right side of the site map. McKinley has a large field. A committee member asked if the site is used by SJB Child Development. This is not a current tenant but could be a tenant or subtenant in the future.

**Ramblewood:** The site is in a condensed area due to its location on the hill. The City owns the land and leases it to the District. The District would need to work with the City when subleasing to future tenants.

Jason Vann clarified that the District is still providing maintenance services to the closed school sites.

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## 2.07 Demographic Data

## Information / Discussion

Jason Vann discussed enrollment data trends and enrollment trends by school sites. Data presented included:

- The enrollment & demographic projections from 23-24 to 33-34 Districtwide and per school sites.
- 2025-26 Attendance Boundaries and location of closed school sites.

Some programs offered by sites help increase enrollment, such as Windmill, which hosts the Dual Immersion Vietnamese Program, and College Connection Academy at Yerba Buena High School.

A committee member requested data regarding students leaving the District for other districts. Jason Vann discussed the criteria for District transfers.

Jason Vann explained that approximately 40% of students within the District attend charter schools. Some families have moved out



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of the District. Current enrollment this year is approximately 5,425 students, which excludes Preschool Students.

Kelly Bedell mentioned the state-wide trends of declining school enrollment, largely fueled by lower birth rates and excessive costs of living, and noted that Bay Area school districts have been hit particularly hard with declining enrollment trends.

Jason Vann provided an overview of utilization rates of District schools. Prior to school consolidation the overall utilization rate was under 40%. Following consolidation, utilization is approximately 56%. An ideal utilization rate would be about 70% utilization, and the schools above that mark are highlighted in green. Windmill has a higher utilization rate and is a dual immersion program with a TK-8 grade configuration.

Approximately half the campus is dual immersion and the other half traditional learning. A committee member asked if there is consideration of expanding the dual immersion program or other programs like it, which Jason Vann confirmed that the District is considering. Jason Vann explained that CCA is still housed at Yerba Buena and expanded recently because Yerba Buena had additional capacity due to their declining enrollment.

Jason Vann pointed out the sites of closed schools relative to schools that remain open and explained attendance boundaries. In response to a committee member question, Jason Vann explained District is currently providing transportation for students at Communication Hill to attend FMSD schools. A committee member requested a satellite map of the location of closed schools.

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## 2.08 Current and Planned Facilities Improvement Plans

## Information / Discussion

Lou Anne Castillo, Director of Maintenance & Auxiliary of FMSD, provided an overview of current and planned facility improvement projects and provided an overview of Measure R funds. . Measure R was recently used for modernization at Windmill.

A committee member (Michelle Quilantang) requested some pictures of the school sites for the next meeting to better understand the sites.

A committee member (Rafael Garcia) noted the District is lacking adult education facilities, and Ramblewood might be a good site for teaching trades such as HVAC, electrical, etc., which is lacking in the area.



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A committee member (Gilbert Borrayo) asked about the Educare Center. Jason Vann explained that FMSD owns the Educare Center, and it switched hands last year. Current partners that utilize this facility are SCCOE – Head Start, and Catholic Charities.

Jason Vann also explained that the Head Start and Family Resource Center programs are throughout the District, including sites such as Lairon and Dahl.

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## 2.09 Next Steps

## Discussion / Action

Additional information requested by the Committee:

- Wait list on Head Start Program preschool.
- Wait list on Vietnamese and Spanish dual immersion programs.
- Population of students living in the District versus actual enrollment in the District.
- A list of groups/entities who have expressed interest in the closed school sites, nature of the business, and proposal for the use of properties.

Jason Vann and Kelly Bedell explained to the Committee the impact of selling surplus property. In general, the funds collected can only be used for facilities/capital improvement. Jason Vann and Kelly Bedell explained to the Committee the impact of leasing the sites. It creates an ongoing income, and the funds can be used for general fund purposes. They noted that the reason for school consolidation was to help lessen the District's ongoing budget deficit. Leasing the space also provides flexibility for future growth of the district if that occurs.

Committee Vice Chair (Ashely Ferreira) requested a timeline of when tenants could potentially move into properties. Jason Vann indicated that charter school leases could commence July 1, 2026, and other potential third-party leases could start on January 1, 2026 (pending board approval of lease agreements).

Kelly Bedell explained the schedule of the future meetings and the topics for each future meeting. Committee members are encouraged to consider uses that they would and would not like to see for the closed sites and provide any community feedback they obtain during this process.



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## 3. NEXT COMMITTEE MEETING DATE:

September 3, 2025, at 6:30 PM

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## 4. PUBLIC COMMENT

A community member asked whether there were any obstacles for groups that wanted to use space at closed schools in the short term. Jason Vann mentioned that Facilitron, an online application allows for short-term rentals of District facilities, but long-term rentals (1 years or more), the renter needs to go through the District Office.

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## 5. ADJOURNMENT

The Meeting adjourns at 8:00 PM

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9/3/25

Date of Approval

Signature:

Ashley Ferreira, Committee Secretary