



Franklin-McKinley School District

PREPARING ALL CHILDREN AS GLOBAL LEARNERS

Wednesday, September 3, 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 Gilbert Borrayo, the Committee Chair.

Committee Members - Present:

Gilbert Borrayo (Committee Chair)
Ashley Ferreira (Committee Vice Chair / Secretary)
Michelle Quilantang
Dario ("DJ") Lomeli, Jr.
Rafael Garcia
George Shirakawa
Ernie Martinez
Joel Sanchez

District Representative & Facilitator - Present:

Jason Vann, Asst. Superintendent - Business Services, FMSD
Harold Freiman, Partner, Lozano Smith LLC (Facilitator)

Committee Members - Absence:

Juan Espana
Cesar Riqui Oliveros
Nhung ("Kelly") Le



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2. REGULAR AGENDA

2.01 Introduction

Information/ Discussion

The Committee Chair has welcomed the three (3) new Committee Members - George Shirakawa, Ernie Martinez, and Joel Sanchez.

The committee members, the facilitator, and administrators made introductions.

Gilbert Borrayo - FMSD Alumni, community leader (The Committee Chair)

Ashley Ferreira - Parent (The Committee Vice Chair / Secretary)

Michelle Quilantang - FMSD principal - Dahl Elementary School

Dario ("DJ") Lomeli, Jr. - FMSD employee, CSEA Rep

Rafael Garcia – Electrician-union, neighborhood association member, HOA Board member

George Shirakawa, Community Member, Former Board Member, and Former Land Consultant

Ernie Martinez, Realtor, Community Member, Member of S.J. Chamber of Commerce

Joel Sanchez, Parent, Business Owner

2.02 Review of Meeting Minutes

Review

The Committee has reviewed the Meeting Minutes for the meeting on August 20, 2025. Committee Member Rafael Garcia has made a motion to approve the minutes, and George Shirakawa Jr. has Seconded the motion. The Committee approved the minutes with all in favor.

After reviewing the Meeting Minutes, Mr. Harold Freiman gave a brief introduction about the role and purpose of the Committee, Brown Law, and California Public Act to the three (3) new members because they had been appointed after the 1st Committee Meeting.

Mr. Jason Vann and Mr. Harold Freiman gave background information about the recent closure of 3 schools in Franklin-McKinley SD due to the continued drop in enrollment numbers, and enrollment number is projected to be lower in future school years; data projected up to the 2031/2032 school year. After the closures, the District is only at 56% utilization rate of its other schools, whereas the target utilization rate is 70%.

Jason further explained that committee members are representatives of the community. Committee considers whether District property is surplus; this committee has been asked to



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focus on three recently closed school sites: Ramblewood, McKinley, and Los Arboles. The committee will provide input on preferred uses of surplus sites, including concerns about the impact on the Community for the use of the surplus property, as well as 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.

2.03 Public Comments

Public Comments

There were no Public Comments.

2.04 Presentation Regarding Additional Data Points

Information / Discussion

Jason Vann presented the data points requested by the Committee Members in the first committee meeting.

- Jason has shared the zoning information of the three closed schools (Los Arboles, McKinley, and Ramblewood). Los Arboles is the only site that is located in "A" Agricultural & Quasi Public Zoning. McKinley is located in Public / Quasi-Public Zoning, and Ramblewood is located in Planned Development (R-1-8) Zoning. Jason also presented the Zoning Definitions of "Public / Quasi-Public Zoning" and "R-1-8 Zoning." The use of properties outside these zoning definitions will require an application to the City to change the Zoning of the property.
- Jason informed the Committee that the Spanish Dual Immersion Program has no waiting list, whereas the Vietnamese program has 20 students (12 in Kindergarten, 2 in 1st grade, and 6 in 2nd grade) on its waiting list. We await SCCOE's reply on the Head Start waitlist.
- Jason presented data in response to the Committee's request for the school-aged children who are enrolled in the Franklin-McKinley SD boundaries. According to CDE Dataquest, the number of enrolled students in the 2024-2025 school year, excluding preschool students, is 7,724, which includes 5,675 FMSD students and 2,049 Charter Schools students. In the 2025-2026 school year, as of 8-27-2025, there is a loss of 228 students compared to the previous school year. Net loss to



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charter schools is 19. Students moving out of the area or moving to a surrounding district is 379, and 220. The number of 8th-grade students who moved on to high school is 640. There are 245 TK students (excluding Kindergartners) enrolled this school year. We have a total of 785 student transfers in / New enrollments to FMSD. The District has no data on the number of school aged children living within the District that attend Private school.

Jason also gave a brief overview of the interested parties that have inquired about the use of the surplus sites as of the meeting date (9/3/2025):

- Bay Area Cultural Connection (a non-profit organization that runs a Saturday Turkish school) is interested in 10 classrooms at McKinley for their Saturday school.
- Orion Montessori School (a traditional Montessori School for 2-12 year olds) is interested in 4-6 classrooms at Los Arboles or McKinley.
- Valley Christian (a group of Private Christian Schools in San Jose) is interested in the entire school site at Ramblewood.

Committee Member George Shirakawa Jr. raised concerns and urged the District to include lease provisions that mitigate negative impacts on the neighborhood. Other members echoed concerns about site upkeep under lessees. In response, Jason confirmed that the District can negotiate protective language into the District's lease contract.

- The Bay Area Panthers (a professional indoor football team based in San Jose) is interested in McKinley for their practice and to house team members.
- SJB Child Development (a preschool program) is interested in more space at Los Arboles.

Chairman Gilbert Borrayo requested information regarding the existing renters for the preschool programs and their enrollment numbers. Jason replied that SCCOE has subleased some District properties for their Head Start Programs. The Head Start Programs are operated at the Educare Center, McKinley, and the District Services Center. Gilbert mentioned that the committee should



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consider supporting more preschool programs within the District to provide opportunities for families to connect with the District.

Vice Chair Ashley Ferreira echoed and proposed extending TK programs to engage the community better, enhancing the District's reputation and attractiveness to young families.

The Committee asked whether selling property impacts the District's bonding capacity. Jason indicated that it could, but that the District can also get a waiver to exceed bonding capacity.

The Committee raised the possibility of triple net leases, with ten year terms and possible ten year renewals.

Committee Member George Shirakawa Jr. suggested that the committee present the Board with both short-term and medium-term recommendations, while remaining open-minded and allowing the District flexibility for long-term development. He added that selling properties or land should be considered only as a last resort.

Committee members voiced that charter schools have not delivered the expected community benefits and recommended limiting their numbers and possibly not renewing expiring agreements. Jason noted that even if the Board declines to renew, charter schools may appeal to the County Office of Education, and if the County reverses the Board decision, renewal is required.

Mr. Harold Freiman reminded the committee that it can submit a list of potential options to the Board, and that these may be creative and extend beyond those presented by the District during the committee meeting. He emphasized that the committee doesn't need to reach or present a single, unified recommendation to the Board. The committee was also urged not to focus discussion solely on a particular potential renter or buyer, but to consider a broader range of possibilities.

- Jason also presented to the committee that the Estimated Market Value of the three (3) closed school sites is \$98.33M (Building is \$57.50M and the Land value is \$40.83M). The estimated lease value of all 3 closed sites is \$328,599 monthly or \$3.95M annually.



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Jason clarified that proceeds from property sales are restricted solely to facility improvements; that limitation means the income offers little flexibility, and those funds cannot legally be diverted to other district needs. Lease contracts may give the district the flexibility to fund its needs beyond facilities improvements.

- Jason also presented the latest pictures of the 3 closed sites to the committee. Pictures included an aerial view of the site, prominent buildings, multipurpose rooms, classrooms, outdoor facilities (including a field and blacktop/basketball courts), and their surrounding areas, as well as nearby public facilities.

Committee members raised questions about charter schools located near the surplus properties. Jason noted that KIPP Heritage Academy is situated adjacent to Los Arboles School and shares outdoor space with it.

Jason also mentioned to the committee that McKinley School has a new field, a comparatively new two-story building.

Committee Vice Chair Ashley Ferreira mentioned that there is library, park, community center all used by the community near Los Arboles.

Jason noted that there is a large, refurbished field at McKinley, which is why that site is of interest to a sports team.

Committee Chairman Gilbert Borrayo inquired about the possibility of selling and relocating the portable building. Jason confirmed that it is indeed feasible to sell and move the portable buildings.

2.05 Discussion & Development of 7-11 Recommendations

Information / Discussion

The committee inquired whether the District had engaged the community for input on the use of surplus spaces and properties. Jason confirmed that a community survey was distributed via the District's social media channels, Parent Square, and the District website. The District has received few responses, some suggesting leasing property, and some suggesting use of surplus space by non-profits who serve the community. The committee suggested distributing survey flyers to households and holding a town hall to gather further community feedback.

Mr. Harold Freiman mentioned to the committee that a Town Hall meeting can be included as a suggestion in the recommendation to the Board.



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Jason presented sample 7-11 Committee recommendations from Pleasanton USD, Berryessa USD, and Oak Grove USD.

Mr. Harold Freiman outlined the process for preparing a recommendation report on surplus properties as follows:

- The Committee should first determine whether any of the district properties are surplus to the District needs.
- Committee Members are encouraged to submit their preferred and non-preferred proposals for the use of these surplus properties. These proposals could span short-, medium-, and long-term options.
- Committee Members are encouraged to consult with community members and gather additional ideas for potential uses of the surplus properties.
- District staff will draft a preliminary report, which will then be reviewed by the Committee Chairman and Vice Chair before going to the entire committee.

Mr. Harold Freiman informed the Committee that the priority offering right to charter schools had sunset as of July 1, 2016. Accordingly, the District is no longer required to offer surplus properties to charter schools before making them available to other potential users.

Committee Vice Chair Ashley Ferreira shared her belief that all three sites are surplus. She asked if there was anyone who disagreed with that, and no committee member indicated disagreement.

The Committee then discussed lease versus sale. The Committee indicated a preference for leases so as to help address budget shortfalls. Committee Member Rafael Garcia suggested long term leases. Committee Member Earnie Martinez mentioned the possibility of selling one site and leasing the other two. The Committee discussed and generally did not agree. Mr. Martinez indicated that he would support whatever is best for the community. The Committee then indicated a preference to lease with the caveat that if it becomes more beneficial down the road to sell, that the District could consider that then.

The Committee agreed that the utilization of surplus properties



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should generate additional income for the District to support various programs benefiting FMSD students. Furthermore, the Committee emphasized that such properties should be used to provide services currently lacking in the community, including sports, arts and music programs, early childhood development, support for young families, and adult education.

The Committee expressed concerns regarding the potential negative impacts on the community, including increased traffic, services that may not align with community needs, and potential effects on future student enrollment and district expansion. As a result, the Committee does not support the use of surplus properties for charter or private schools, additional housing developments, or the sale of such properties.

After several rounds of discussion among Committee members, the Committee discussed the goals and priorities for the recommendations to the Board as follows:

Goal

Program/usage that will serve the District and the community to address funding issues

Hierarchy of Leasing

1. Sports, Dance, Art Program serving the community
2. Early Education/Non-Public School (NPS) co-existing on one campus
3. Subsidized Child Care/Day Care
4. Technical School/Adult Education/Career Development
5. Community College/University Extension Courses
6. Workforce Housing purposes
7. Venture Capital/Start-Ups

General Recommendation

1. Consolidation of existing Charter Schools

Avoid

1. Selling properties
2. Leasing land for affordable housing (other than District workforce housing)
3. Private School
4. Charter School



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3. NEXT COMMITTEE MEETING DATE:

September 18, 2025, at 6:30 PM

4. ADJOURNMENT

The Meeting adjourns at 8:45 pm.

9/17/25

Date of Approval

Signature:

Ashley Ferreira, Committee Secretary

