

**VENTURA UNIFIED SCHOOL DISTRICT
SURPLUS PROPERTY DRAFT TIMELINE DATES**

Waiver Process
• December 30, 2025: Waiver 3-12-2023 for all five properties expires.
Request for Proposal Process (approximately 5-6 months)
• September 2025: DCG to prepare Requests for Proposals for Avenue, Washington and Jewett. • Week of September 22, 2025: The District and DCG to schedule meeting to finalize RFP documents. • Week of September 29, 2025: Release RFPs. • October 7, 2025: District Town Hall Meeting for Avenue and Washington. • October-November 2025: Interested parties to prepare their proposals for submission to the District. • December 4, 2025: Deadline for proposals to be submitted from interested parties. • Week of December 8, 2025: DCG to review proposals and prepare summary of offers. • Week of December 15, 2025: District and DCG to meet and discuss offers. • January 2026: District and DCG to review offers. DCG and the District may also conduct interviews, if necessary. If interviews are scheduled, the District will select the appropriate staff and Board Members to attend. • January/February 2026: Select Buyer for each property. • February 2026: Board meeting where Buyers are selected, reasons for selection of the offer will be agendaized and noted in the minutes. Board takes action to select desired offer and authorizes negotiation of the Purchase and Sale Agreement (PSA). Legal counsel will prepare formal communications to proposers not selected. • February 2026: District, DCG, and legal counsel will negotiate final terms with the selected Buyers.
Negotiation of Purchase and Sale Agreement (approximately 2-3 months)
• March 2026: Legal counsel to prepare and negotiate PSA with each Buyer. • March/April 2026: Board meeting where PSAs are approved in open session with appropriate resolution.
Escrow (approximately 2.5 years – TBD)
• April 2026: Once the PSA is mutually executed, escrow is opened. Buyer will make first deposit into escrow. • TBD: Buyer typically has ~90 days to finalize its due diligence review of the site. This could be extended based on the individual transaction. • TBD: Once due diligence period is complete, Buyer will typically make second deposit and deposits become non-refundable. • TBD: Close of escrow can be expected within ~24 months following opening of escrow.