HILLSBORO SCHOOL DISTRICT 1J BOARD OF DIRECTORS
Administration Center, 3083 NE 49th Place, Hillsboro, OR 97124

Board Meeting Agenda
Thursday, April 30, 2026
11:30 AM

Please note that the estimated times for specific items on Board meeting agendas are subject to change; if audience members wish to be present for specific agenda items, they are encouraged to arrive at least 15 minutes prior to the estimated time. A livestream link can be found at the top of the hsd website: https://www.hsd.k12.or.us/ on the morning of the meeting.

1. **11:30 AM - Executive Session**
   A. Call to Order Executive Session
      Presenter: Ivette Pantoja
      Time: 11:30 AM
   B. ORS 192.660(2)(b) - Complaint Brought Against a Staff Member
      Presenter: Kona Lew-Williams
      Time: 11:30 AM, 30 minutes
   C. ORS 192.660(2)(e) - Real Property Transaction
      Presenter: Scott Harrison
      Time: 12:00 PM, 15 minutes
   D. Recess Executive Session
      Presenter: Ivette Pantoja
      Time: 12:15 PM
2. **12:15 PM - Special Session**
   A. Call to Order Special Session
      Presenter: Ivette Pantoja
      Time: 12:15 PM
   B. Action Items
      1. Complaint Hearing Determination 3
         Presenter: Ivette Pantoja
         Time: 12:15 PM, 5 minutes
         SAMPLE MOTION: ***I move that the Board of Directors accept/decline to hear the Step 3 complaint filed by Casey and Alicia Heiges.***
      2. Surplus Acreage Sale Resolution 4
         Presenter: Scott Harrison
         Time: 12:20 PM, 5 minutes
         SAMPLE MOTION: ***I move that the Board of Directors approve the revisions to the Purchase and Sale Agreement as negotiated.***
   C. Discussion Time
      Presenter: Ivette Pantoja
      Time: 12:25 PM, 5 minutes
      1. Superintendent's Time
      2. Board of Directors' Time
   D. Adjourn Special Session
      Presenter: Ivette Pantoja
      Time: 12:30 PM

The Board meeting packet may be found on the District website: https://www.hsd.k12.or.us/board.

This meeting will be held in English. If you need interpretation services in another language, please contact our Language Liaisons Department by email at languageliaisons@hsd.k12.or.us or by calling 503-844-1429, at least 48 hours before the meeting.

HILLSBORO SCHOOL DISTRICT 1J
April 30, 2026
COMPLAINT HEARING DETERMINATION

SITUATION

The Board of Directors has reviewed the information from the Step 3 Appeal of the Public Complaint filed under Policy KL – Public Complaints and Administrative Regulation KL-AR(1). The complaint has proceeded through Step 1 (Principal/Supervisor) and Step 2 (Superintendent or Designee). The complainant has appealed the Superintendent's decision to the Board, which constitutes Step 3 of the complaint procedure.

RECOMMENDATION

The Superintendent recommends that the Board of Directors accept/decline to hear the Step 3 complaint filed by Casey and Alicia Heiges.

> *I move that the Board of Directors accept/decline to hear the Step 3 complaint filed by Casey and Alicia Heiges.*

HILLSBORO SCHOOL DISTRICT 1J
April 30, 2026
SURPLUS ACREAGE SALE RESOLUTION

SITUATION

The Board met in Executive Session earlier this evening to discuss the status of a real property transaction.

On October 28, 2025, the Board passed a resolution to finalize a Purchase and Sale Agreement with Holt Holdings, OR LLC for 30.53 acres of surplus acreage for a negotiated sales price of $16,791,500. Subsequently, Holt Holdings OR LLC, has insisted on a price reduction due to the decline in property value in the region and other negative economic outlook concerns or they would seek to exercise a termination condition. After extensive negotiations, the District has renegotiated a revised Purchase and Sale Agreement of $14,791,500 sale price for the same designated property. The property is approximately 30+/- acre parcel located at 305 SW 345th Avenue, Cornelius, Oregon 97113. The District will retain approximately 10 acres of the original parcel to be held for a future District-specific site, should that need arise.

RECOMMENDATION

The Superintendent recommends that the Board of Directors approve the revisions to the Purchase and Sale Agreement as negotiated.

> *I move that the Board of Directors approve the revisions to the Purchase and Sale Agreement as negotiated.*

HILLSBORO SCHOOL DISTRICT 1J
PSA AMENDMENT RESOLUTION

WHEREAS the Hillsboro School District 1J (the "District") declared approximately 30 acres +/- of the real property located at 305 SW 345th Avenue, Cornelius, Oregon 97123 (the "Property") surplus (the "Surplus Acreage") and not required for school purposes on April 22, 2025, and reaffirmed on October 28, 2025.

WHEREAS the District entered into a Purchase and Sale Agreement to sell the Surplus Acreage to Holt Holdings OR, LLC, on September 29, 2025 (the "PSA") and approved and ratified the PSA and authorized the sale on October 28, 2025.

WHEREAS the District entered into an amendment to the PSA December 29, 2025 (the "First Amendment"), a second amendment on January 6, 2026 (the "Second Amendment"), and a third amendment on March 27, 2026 (the "Third Amendment").

WHEREAS the Third Amendment reduces the purchase price to $14,791,500, adjusts payment terms, extends the approval period and requires the approval of the Board of Directors of the District

BE IT FURTHER RESOLVED that the Board of Directors of the District hereby approves and ratifies the Third Amendment and authorizes the sale of the Surplus Acreage pursuant to the terms of the PSA as amended.

BE IT FURTHER RESOLVED that the Board of Directors of the District authorizes the Superintendent and/or the District Financial Officer to execute and deliver any and all agreements, deeds, or other documents necessary to consummate the transaction on behalf of the District.

ADOPTED this ___ day of _____ 2026

By: _____ Attested By: _____
Ivette Pantoja, Chair, Board of Directors Travis Reiman, Superintendent