



Lisa August
Interim Superintendent

Erik Oden
Executive Director
Facilities, Maintenance, & Operations

7-11 Surplus Property Advisory Committee

Minutes for Regular Meeting

May 12, 2026 5:00 p.m. - 8:00 p.m.

Location: District Office Training Room

110 Stony Point Road, Suite 210, Santa Rosa, CA 95403

Meetings are subject to recordation, and that all or a portion of the recording may be posted on the District website or otherwise made available as required as law (i.e. the public records act).

A. Call to Order - 5:04 p.m.

B. Roll Call

- *Establishment of Quorum*
- *Jenni Klose arrived @ 5:16 p.m.*

C. Approval of Minutes - [04.28.2026](#) and approval of Agenda - 05.12.2026

- *Motioned by Jennnifer Bruneman, Seconded by Hugh Futrell*
- *Roll Call vote: 7 yes, 1 abstain (Jenni Klose)*

D. Public Comments—Agenda and Non-Agendized Items

- *No public comment was received.*

E. Public Hearing - Opened @ 5:06 p.m.

- *No public comment was received.*
- *Closed @ 5:07 p.m.*

F. Parking Lot Questions

- Questions received between 04/28/26-05/08/26

Question 1, clarification regarding the waiver and the timing of the 10 years, etc., has been sent to OPSC, and we still have not received an answer. As soon as the information is received, it will be shared with the committee. Questions 2-5 were answered and listed in the 5/12/2026 presentation. Felicia Silveira clarified # 4, after receiving information from the district's legal team. As long as the properties are not coupled with a lease-to-purchase option, the lease's revenue can be transferred to the general fund. Clarification from the 4/28/2026 meeting: All elementary sites are indeed located in both the elementary and high school boundaries.

G. Discussion:

- Surplus, Lease or Keep for each proposed site

The committee discussed at great length the different aspects of the lease options and how the revenue could be used for the general fund. The committee reviewed motions and recommendations passed during the 4/28/26 meeting for accuracy. They were confirmed. Robert Chandler called a motion to add a second option to his vote for Steele Lane ES to be used as a temporary location for the District Office, while still surplus to the property. After discussion around the current District Office design build contract passed by the board in June of 2025, costs and implications of the Stony Point lease, and funds expended to date, this motion was withdrawn.

- Priority Uses, Terms and Conditions for each proposed site

The committee discussed and moved accordingly on the following properties:

1. Hilliard Comstock - Surplus (all in favor). - First Priority: After surplus, the possibility for community use through the City should be pursued if financially and programmatically possible on all or a portion of the site. Second Priority: Exploring revenue-generating uses through leases without the option to buy. Phasing: Phase 2 - Apply a period of 3-5 years.

- *First Priority Use: motioned by Hugh Futrell, seconded by Robert Chandler, Roll Call Vote - All in Favor. Motion passed.*
- *Second Priority Use: Motioned by Jeffrey Tibbett, seconded by Jennifer Bruneman. Roll Call Vote - Six in Favor, Two Against (Efren Carrillo & Jenni Klose). Motion passed.*
- *Phasing: Motioned by Jennifer Bruneman, seconded by Ryan Partika. Roll Call Vote - All in Favor. Motion passed.*

2. Herbert Slater - Priority Use: Property would be disposed of through a long-term lease up to 99 years for revenue without option to purchase after the phase period, and during the interim period, prior to disposition opportunities with the city for public use, should be explored, and if successful, could modify the disposition of the property. Phasing: Phase 2 - Apply a period of 3-5 years.

- *Motioned by Hugh Futrell, seconded by Efren Carrillo. Roll Call Vote - All in Favor. Motion passed.*
- *Phasing: Motioned by Jennifer Bruneman, seconded by Hugh Futrell. Roll Call Vote - All in Favor. Motion passed.*



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3. Lewis - Priority Use: *The property to be disposed of through a long-term lease of up to 99 years without an option to purchase for revenue production, with the historic structure preserved to meet the requirements of the historic rehabilitation tax credits.*

Phasing: Phase 1 - Immediate.

- Motioned by Hugh Futrell, seconded by Jennifer Bruneman. Roll Call Vote - Seven in Favor, One Against (Patti Cisco). Motion passed.
- Phasing: Motioned by Hugh Futrell, seconded by Jennifer Bruneman. Roll Call Vote - Six in Favor, Two Against (Patti Cisco & Jeffrey Tibbets). Motion passed.

4. Brook Hill, Santa Rosa French American, and Steele Lane - Amend the previous recommendations from 4/28/2026 to apply the same recommendation used for Lewis, excluding the historical reference. Priority Use: *The property to be disposed of through a long-term lease of up to 99 years without an option to purchase for revenue production.*

Phasing: Phase 1 - Immediate.

- Motion by Patti Cisco, seconded by Jenni Klose. Roll Call Vote - All in Favor. Motion passed.

5. Additional Considerations - All Lease Revenue that can be transferred to the general fund, Funding priority: *If able to secure long-term leases on any or all properties, 20% be allocated from the lease to go towards establishing a 10 % reserve within a period of 5 years that the reserve needs to be met, and then the 20% will go to Fund 40.*

- Motion by Jenni Klose, seconded by Jeffrey Tibbett, amended by Jennifer Bruneman, accepted by Jenni Klose, seconded by Hugh Futrell. Roll Call Vote - Seven in Favor, One Against (Efren Carrillo). Motion passed.

- Format of Report Rough Draft
 - Felicia Silveira will draft up a rough draft of the report for the committee to review and discuss, along with any updates or changes to be made at the following meeting on May 18, 2026, leading to the final document that will go to the board.

H. Motion to extend the meeting for 15 minutes till 8:15 p.m.

I. Motioned by Jennifer Bruneman, Seconded by Hugh Futrell. All in Favor.

J. Next Steps

- Schedule Next Meeting
 - May 18, 2026, 5 - 8 p.m.

K. Adjournment - 8:15 p.m.