
**AZUSA UNIFIED SCHOOL DISTRICT
SURPLUS PROPERTY 7/11
COMMITTEE MEETING
Wednesday, March 8, 2023, at 5:00 p.m.**

The Facilities Advisory (7-11) Committee meeting will be held at the Administration Office, 546 S. Citrus Avenue.

1.0 Call To Order

1.1 The Surplus Property Committee Meeting will be Called to Order

Sarah Polito, Esq., an attorney from Fagen Friedman & Fulfrost LLP, called the Surplus Property 7/11 Committee Meeting to order at 5:00 p.m.

2.0 Roll Call

2.1 Roll Call

The following 7-11 Committee members were present:

Richard Brown
Steven Castro
Edward Hlava
Vanessa Jones
Jonny Liu
Hector Miranda
Terry Monjaraz
Sam Perdomo
Laurie Wray

The following 7-11 Committee members were absent:

Corazon Cenon
Karen Rougely

The following individuals were present on behalf of the District:

Superintendent Arturo Ortega
Assistant Superintendent Latasha Jamal
Sarah Polito, Legal Counsel

3.0 Public Comment

3.1 Public Comment on Agenda and Non-Agenda Items

This is an opportunity for the public to address the 7/11 Committee Members on agenda or non-agenda items. Individual speakers may be allowed up to three (3) minutes to address the 7/11 Committee Members on any agenda or non-agenda items. When the public wishes

to address the 7/11 Committee on an agenda or non-agenda item, they may fill out a blue card, stand at the podium, or raise their hand while in the Zoom attendance. The 7/11 Committee Members are not permitted to respond to public comments. The 7/11 Committee Members will take blue card requests first, followed in order by speakers at the podium and then those in the Zoom attendance.

Jack Hall

Director of Mainstream Center in Glendora appeared with his adult son in front of the committee. Mr. Hall requested that the Committee consider leasing his program classrooms at properties that are no longer housing AUSD students. The existing lease for the programs was set to expire and they needed very quick access to a new facility. Mr. Hall and his son spoke for three (3) minutes.

4.0 Discussion/Review

4.1 Presentation of District Goals and Enrollment Data

Introduction of District Goals and Presentation of District Enrollment Data by Latasha D. Jamal.

Ms. Jamal conducted a PowerPoint presentation that provided the Committee with data regarding the District's current school sites and their capacity, as well as current enrollment data and trends for coming years. The presentation provided information regarding declining enrollment patterns at the District and how existing operational sites are more than capable of accommodating growth should it unexpectedly occur.

4.2 Committee Orientation with Legal Counsel

Ms. Polito conducted a PowerPoint presentation addressing each of the topics listed below, providing the Committee with information regarding the legal requirements associated with the Committee's operations and responsibilities and reviewing related conflict of interest legal obligations. Ms. Polito also addressed some basic information regarding each of the 6 sites being reviewed and provided the Committee with 2 foundational questions for their consideration when reviewing the sites. Finally, Ms. Polito allowed members to ask questions and request any additional data, while noting that much more information on a site by site basis would be provided by the District's consultant, DCG, at the next Committee meeting.

A. Discuss the 7-11 Committee's role and the Education Code requirements.

B. Review the Committee's authorizing resolution and general process expectations as well as norms and protocols for Committee conduct.

C. Review legal requirements that impact the Committee's proceedings, including the Ralph M. Brown Act, and statutes addressing conflict of interest.

D. Review Property data:

1. Alice Ellington Elementary School

2. Center Middle School
3. Mountain View Elementary School
4. Powell Elementary School
5. Former Sierra High School Site/Adult Education Center (SHS/AEC)
6. Slauson Middle School

E. Questions for Review:

1. Are the Properties needed for school uses?
2. What subsequent use should the Properties have?

F. Discuss Committee Requests for Additional Data.

Laurie Wray asked whether there were any restrictions on how the revenue from the sale and lease of District property can be used.

Ms. Polito responded that revenue from leases and sales of surplus properties are restricted to uses that improve facilities. These are legal restrictions within the Education Code.

Sam Perdomo wanted to know if a Charter School could request to use one of the Surplus Properties.

Ms. Polito responded that, yes, charter schools can make requests for use of district facilities, but they are not guaranteed a particular facility. Generally the District has to make a suitable facility available, but sites that are currently leased or in the process of being sold need not be offered.

Vanessa Jones asked if the District would provide the Committee with a summary of some district-related uses or needs for property for Committee consideration.

Jonny Liu requested information about the status of the current facilities and amount of money invested in the properties. Mr. Liu also requested information regarding whether AUSD has ever sold properties before and possibly gather data from neighboring districts regarding the sale of a property. Mr. Liu also requested the timeline for the surplus property process.

Ms. Polito asked Ms. Jones some additional details about data needed to answer her question, and provided a short timeline summary of the process in response to Mr. Liu. Ms. Polito and Mr. Ortega also noted the questions for additional data and stated they would bring back more information in response to those questions at the next meeting.

5.0 Action Items

5.1 Election/Appointment of Committee Chairperson

The election/appointment of a committee chairperson is important so that someone can help direct and guide the Surplus Property Committee meetings.

Recommendation: It is recommended the Surplus Property Committee Elect/Appoint Committee Chairperson.

Vanessa Jones, Chairperson

ORIGINAL - Motion

Member **Jonny Lui** Moved, Member **Steven Castro** Seconded to approve the **ORIGINAL** motion 'It is recommended the Surplus Property Committee Elect/Appoint Committee Chairperson'. Upon a roll call vote being taken, the vote was: Aye: **9** Nay: **0**. The motion **Carried. 9 - 0**

Richard Brown	Yes
Steven Castro	Yes
Corazon Cenon	Absent
Edward Hlava	Yes
Vanessa Jones	Yes
Jonny Liu	Yes
Hector Miranda	Yes
Terry Monjaraz	Yes
Sam Perdomo	Yes
Karen Rougely	Absent
Laurie Wray	Yes

5.2 Election/Appointment of Individual or Subcommittee to Draft Committee Report

A function of the Surplus Property Committee is to prepare a committee report for the Board of Education. The Surplus Property committee is tasked with deciding if an individual from the Surplus Property Committee or a Subcommittee will take the lead in preparing or revising the report.

Recommendation: It is recommended the Surplus Property Committee Elect/Appoint Individual or Subcommittee to draft Committee report. The Committee decided to revisit this item at a future meeting.

6.0 Next Scheduled Meeting

6.1 Approval of Next Scheduled Meeting on April 12, 2023

The next Surplus Property Committee meeting is scheduled for Wednesday, April 12, 2023, at 5:00pm.

Recommendation: It is recommended the Surplus Property Committee approve the next scheduled meeting on April 12, 2023.

ORIGINAL - Motion

Member **Sam Perdomo** Moved, Member **Edward Hlava** Seconded to approve the **ORIGINAL** motion 'It is recommended the Surplus Property Committee approve the next scheduled meeting on April 12, 2023'. Upon a roll call vote being taken, the vote was: Aye: **9** Nay: **0**. The motion **Carried. 9 - 0**

Richard Brown	Yes
Steven Castro	Yes
Corazon Cenon	Absent
Edward Hlava	Yes
Vanessa Jones	Yes
Jonny Liu	Yes
Hector Miranda	Yes
Terry Monjaraz	Yes
Sam Perdomo	Yes
Karen Rouggy	Absent
Laurie Wray	Yes

7.0 Adjournment

7.1 Adjournment

Recommendation: It is recommended the Surplus Property Committee adjourn the Surplus Property Committee meeting.

ORIGINAL - Motion

Member **Hector Miranda** Moved, Member **Vanessa Jones** Seconded to approve the **ORIGINAL** motion 'It is recommended the Surplus Property Committee adjourn the Surplus Property Committee meeting'. Upon a roll call vote being taken, the vote was: Aye: 9 Nay: 0. The motion **Carried. 9 - 0**

Richard Brown	Yes
Steven Castro	Yes
Corazon Cenon	Absent
Edward Hlava	Yes
Vanessa Jones	Yes
Jonny Liu	Yes
Hector Miranda	Yes
Terry Monjaraz	Yes
Sam Perdomo	Yes
Karen Rouggy	Absent
Laurie Wray	Yes

The Surplus Property 7-11 Committee meeting adjourned at 6:01 p.m.


Chair