



Azusa
Unified School District

Disposition of Surplus Property Sites

Board Meeting – May 17, 2022

Jessica Ehrlich and Sarah Polito
Fagen Friedman & Fulfrost, LLP



Azusa USD Surplus Property Sites

Mountain View Elementary



Powell Elementary



Ellington Elementary



Center Middle School



Slauson Middle School



AEC/SHS



Retain Development Consultant

- Analyze property use options
- Explore and engage with interested parties
- Develop initial broker's opinion of value range
- Present creative options



Disposition Examples

- Sale
- Lease
- Joint-Use Lease
- Joint-Use Grant Projects
- Exchange
- License Agreement
- Waiver
- Repurpose



Retain Environmental Consultant to Conduct a California Environmental Quality Act (CEQA) Review

- Individual analysis for each “Project” (school reorganizations and individual property dispositions)
- The District should then identify whether any of the statutory or categorical CEQA exemptions apply
 - Benefit: ability to file a Notice of Exemption (NOE) shortening the period for a CEQA challenge from 180 days down to 35 days
- If an exemption does not apply, the District must conduct an initial study to identify the environmental impacts of the closure
- Depending on the scope of the impact identified consultant will prepare:
 - A negative declaration
 - Mitigated negative declaration; or
 - An environmental impact report



Commission an Appraisal

- Independent appraiser (or development consultant if suitable) conducts initial appraisal of each surplus site
- Appraisals can take approximately 30 days each
- Cost \$7,000-\$10,000



Obtain Preliminary Title Report



- Estimated cost: \$750-\$1200
- Preliminary title reports can take 2-3 weeks



Appoint and Host 7-11 Committee



- Board Resolution Appointing 7/11 Committee and Assigning Review of Identified Surplus Sites and Related Disposition of Surplus Property to:
 1. Affirm membership of 7/11 Committee
 2. Assign 7/11 Committee review of the 6 surplus sites
 3. District staff and counsel host 7/11 committee meetings, resulting in a committee recommendation report



Exempt Surplus Finding Housing and Community Development Filing

- File exempt surplus determination with the **California Department of Housing and Community Development**



Other Potential Next Steps - Depending on Intended Disposition Decision of Each Individual Site:

1

Send

- District makes statutory offers to other nonprofits and public entities as legally required in advance of selling to a private entity

2

Prepare

- District and legal counsel consider assembly and submission of CDE waiver of bidding process to allow direct sale to entity providing beneficial offer to the District
- **OR** solicit offers at public meeting

3

Engage

- District considers hiring a commercial broker to assist with marketing individual properties and increasing prices solicited

4

Notify

- Notify prior owner
- District and legal counsel facilitate the public notices and public meeting requirements for solicitation of offers

5

Negotiate

- District and legal counsel negotiate purchase and sale agreements, with potential purchasers and review timeline for completion of escrow



THANK YOU.