

IRVINE UNIFIED SCHOOL DISTRICT

ASSET MANAGEMENT PLAN ADVISORY COMMITTEE

June 10, 2004

Call to Order:	The meeting of the AMPAC was called to order by Chairperson Vernon Medeiros at 4:10 p.m.
Roll Call:	Sign in sheet provided for members to sign in.
Members Present:	James Colclaser, Ray Hudash, Douglas Rapp, Frank Rugani, Teri Sorey, Terry Walker
Members Absent:	Dick Fenner, Tim McSunas, Ken Stone, Janet C. Wang
IUSD Staff:	Vern Medeiros, Deputy Superintendent, Business Services Judy Mueller, Confidential Secretary
Others:	Guests: Frank McGill
Next Meeting Dates:	August 18, 2004: Superintendent's Conference Room: 4:00 p.m. - 5:30 p.m.

Oral Communications

There were no oral communications.

AMPAC Committee Business

1. Call to Order

- Vernon Medeiros called the meeting to order at 4:05 p.m.

2. Roll Call

- Roll Call completed through Sign In sheet

3. Adoption of the Agenda

- Agenda adopted for the April 22, 2004 meeting.

4. Adoption of Meeting Minutes from March 18, 2004

- Meeting minutes will be posted on the internet for public information.

5. Entitlement

- Timeframe – one month to a year
- EIR on Vista Verde more likely (Environmental Impact Report)
- 6 months to prepare, publish 3-6 months for public comment, then District answers the questions and then the District proceeds OR complies with requirements
- No discernable environmental impacts – Negative Impact on the Community; based on the study (Alderwood likely to fall under this and Vista Verde is likely to, but would need to wait and see (due to high density surroundings).
- Last EIR for Vista Verde was probably 30 years ago. Single family housing has already been incorporated.
- Holding on to the other two leases is a great idea.
- RFP process – city is will to assist with this – this would show that the city is on board and they stand ready to help us.
- Approximately a 9 – 12 month process

6. Legal Aspects – Vern Medeiros

- Still pending. Action Item: Frank Rugani and Vern will work on this.

7. Lease Request – Vern Medeiros

- Request from Lindsay at Laport Schools for leasing of property

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- Action Item: Vern will identify what they are willing to pay and how long they are willing to lease “fact finding mission” to house their 300 students.
 - Goal will be to discuss with her after June 22.

8. Community Input – Vern Medeiros

- a. DRAFT Letter to go out to the Community Associations with a copy to HOAs
- b. Identify if any invitations to go and visit the Community Associations.

9. Recommendation to the Board – Vern Medeiros

- a. Property Tax Classifications – how will this change if at all? Question from James – Vern will follow up as an action item. May depend upon the length of the lease agreement. Confirm with our legal department.
- b. Reference previous reports presented by Terry Walker and Corinne Loskot
 1. Reference Document Names
 - ii. Alternative way to finance – we have the land and we ask the developer to build it and we lease from the developer. End of lease term, we own our property. Requires no capital because the developer comes up with the capital. Lease is likely to be lower “purchase in installments”.
 - iii. DO is completely paid for – mortgage this property, take gross funds, build other building and service the debt for the new building.
 - iv. Part of the redevelopment of Tustin
 - v. Another item to discuss with counsel – any of these ventures where the school district retains ownership, but leases out; what is the exposure to liability? Can we transfer ownership of the real estate to a separate entity to protect our assets?
- c. Reference Vern’s notes
- d. How specific is our recommendation? Sold for single family vs. Sold for multiple family (detached vs. attached). The Board needs to direct Vern on how to proceed with the RFP, work with the City and move forward.
- e. I.E. Noble goal of providing housing for teachers and how that falls into the economic structure of the District if they choose to sell or lease for long-term options.
- f. We have an obligation to provide any input from the HOAs and CAs to the Board. Once the Board receives the information, the developers, the District and the City all work together.
- g. We will need to set up a framework on how the Board receives the RFPs; do not limit the type of RFP (have Corinne help us word the RFP to accept creative options and not only the “highest” bidder.
- h. We are also meeting with Concordia University to discuss options and the City has indicated that they may want the land for low income housing.
- i. Community input and values need to be factored into the decision making process. Planning commission and the City help identify these requirements as well. Open Board Meeting on August 31, 2004.
- j. Likely to sell two pieces (Alderwood and Vista Verde) and retain the other two pieces as lease property (DO and Creekside); however, we are willing to entertain other options that have not yet been presented.
- k. We are still evaluating what is best for the School District.
- l. Context of when a property becomes available and when it can go on the market. Alderwood would likely be vacant for 6 months.
- m. Identify how long a RFP needs to be open to the public.

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- n. Quantify and Qualify each RFP - back to the Board
 - o. Alderwood – by January of 2007

10. Other

Next Meeting – August 18 at 4:00 p.m. - 5:30 p.m.

11. Adjournment

- Meeting was adjourned at 5:09 p.m.

June 10, 2004 Action Items:

1. Frank Rugani and Vern will work on the Legal Aspects of IUSD options.
2. Request from Lindsay at Laport Schools for leasing of property. Vern will identify what they are willing to pay and how long they are willing to lease “fact finding mission” to house their 300 students. Goal will be to discuss with her after June 22.
3. Letter to go out to the Community Associations with a copy to HOAs.
4. Identify if any invitations come from the Community Associations and coordinate visits.
5. Property Tax Classifications – how will this change if at all? Question from James – Vern will follow up as an action item. May depend upon the length of the lease agreement. Confirm with our legal department.
6. Discuss with legal counsel: In any of these ventures where the school district retains ownership, but leases out, what is the exposure to liability? Can we transfer ownership of the real estate to a separate entity to protect our assets?
7. Identify how specific our recommendation should be? Fore example is the property being sold for single family vs. sold for multiple family (detached vs. attached). The Board needs to direct Vern on how to proceed with the RFP, work with the City and move forward.
 - We have an obligation to provide any input from the HOAs and CAs to the Board. Once the Board receives the information, the developers, the District and the City all work together.
 - We will need to set up a framework on how the Board receives the RFPs; do not limit the type of RFP (have Corinne help us word the RFP to accept creative options and not only the “highest” bidder.
8. We are also meeting with Concordia University to discuss options and the City has indicated that they may want the land for low income housing.

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