

IRVINE UNIFIED SCHOOL DISTRICT

ASSET MANAGEMENT PLAN ADVISORY COMMITTEE

December 11, 2003

Call to Order:	The meeting of the AMPAC was called to order by Chairperson Vernon Medeiros at 4:06 p.m.
Roll Call:	Sign in sheet provided for members to sign in.
Members Present:	Terry Walker, James Colclaser, Teri Sorey, Tim McSunas, Ken Stone, Ray Hudash, Vernon Medeiros, Douglas Rapp, Frank Rugani
Members Absent:	Janet Wang, Dick Fenner
IUSD Staff:	Vern Medeiros, Deputy Supt./CFO Barbara Causee, Confidential Secretary
Others:	Sandy Litzie, City of Irvine; Guests: Miriam Zucharman, Frank McGill, and Ione Stein
Next Meeting Date:	January 22, 2004, Superintendent's Conference Room

Oral Communications

There were no oral communications.

AMPAC Committee Business

1. Call to Order; Roll Call; Introduction of AMPAC members

Vernon Medeiros called the meeting to order at 4:06 p.m. Roll Call completed through verbal introductions and Sign In sheet.

2. Adoption of the Agenda

Agenda adopted for the December 11, 2003 meeting.

3. AMPAC Guidelines

- Configured by Ed Code—referred to as 7/11 committee
- Surplus property/long-term leases is a community event; therefore it is necessary to have input from the committee with School Board making final decision
- Brainstorming for sites—staff will present and bring information requested by committee

4. Meeting Guidelines/Protocols

- Meeting protocol: to respect each other's input and wait our turn for discussion.
- Brown Act needs to be followed—perhaps that information would be helpful to share. Audience members can have 3 minutes to bring their information forward. There will be times when the press is here also. When there are items that are voted on, it precludes members from discussing items outside of meeting—must be discussed here.
- A quorum of this committee cannot get together to discuss agenda items.
- No action items on our agenda, we have information/discussion items only.
- Process for the input from the non-committee members.
- This is a formation meeting only.
- Contact Vern—questions by e-mail.

IRVINE UNIFIED SCHOOL DISTRICT

ASSET MANAGEMENT PLAN ADVISORY COMMITTEE

December 11, 2003

5. Site Surplus Procedures

- Reduce modernization of maintenance/operation costs by creating new facilities that replace older, existing facilities
- Generate long-term revenue through a variety of means such as sale, lease, or joint development
- Integrate with the IUSD Facilities Plan
- Adhere to the regulations of the Office of Public School Construction (OPSC)
- Review enrollment projections and surplus real property
- Establish a priority list of use of surplus real property that will be acceptable to the community—however, ultimate school board decision
- Circulate throughout the district—keep everyone in communication loop
- Make a final determination of limits of tolerance of use of real property

6. Potential Properties

- Two vacant school sites—Alderwood in 2005 (Quail Hill), and Vista Verde (K-8), summer of 2006 (Turtle Ridge); 20 acres at Harvard/Barranca deeded to IUSD—goal is to move forward and build something there—does not look like we are in need of another K-8 school—possibly expanding to 9-12 with the possibility of moving Creekside to this site; then we would have site available at Stone Creek mall (current Creekside site).
- In the future the northern sphere is our focus.
- Vern briefly reviewed the hand-outs of the surplus sites: DO, Alderwood, Vista Verde, and Creekside.

7. Other/Questions/Discussion

- Mr. Colclaser asked where funds for building come from—are all funds committed? Vern indicated that all funds are committed. He briefly described the CFD process and how money is obtained. Mr. Colclaser asked about the impact on existing facilities? Vern said if we cannot access state \$\$ then we can't do anything to the site.
- Mr. Colclaser--Will proceeds from whatever we do go to construction or general fund? Vern indicated they must go to construction—cannot go to General fund. Mr. McSunas asked why? Vern indicated that this is a state law. This is only for sale of property—however, short-term lease revenues can go to general fund. Vern's understanding is that the land/building has to go to construction. Is there a distinction on the District Office property? Is it treated just like a school site? Vern indicated that research would have to be done for our members to determine if there is a difference.
- Mr. McGill, visitor, urban planner, school sites must comply with local zoning, etc. School Board does not have carte blanche to do what they want to do. Vern said, yes, we realize that. Vern indicated that he envisions group brainstorming ideas here.
- Mr. Rapp indicated that this building is the only site that has an entitlement—meaning that a potential residential/commercial land use had not been done yet. City would have already

IRVINE UNIFIED SCHOOL DISTRICT

ASSET MANAGEMENT PLAN ADVISORY COMMITTEE

December 11, 2003

planned what would be done here. School property is entitled “institutional”—school district can do what they want on it. Already definition of institution is under question.

- If property leased, is there a ceiling on the time (i.e., long-term, 99 year, or short-term only).
- Vern said during our meetings he will bring information or e-mail information about surplus property.
- During minutes here, we will develop FAQ, we will put it on our web page.
- Mr. Rapp asked if there was definitive Board action that says these sites will not be used as schools again? Vern said no, the Board was silent on this. He asked if data would be available to justify this. Ken Stone indicated that for the next year (per school configuration committee) we would not need these sites for schools for at least 20 years.
- Can City let us know what they use the sites for in a joint use agreement? Vern indicated that he would check on this. Mr. McGill (visitor) wanted to point out that the open space recreational needs of these sites must be remembered. Mr. Colclaser indicated this is a policy—this is not what this group is about—it is beyond the scope of this group. Charter is to deal with issues discussed earlier.
- Mr. Colclaser asked if there is a dollar amount of unfunded needs in the district that might have potential use of these funds? Vern indicated there is a long list of things needed to put the sites up to standards. Vern indicated that he would check info to give us a number (\$\$ amount) so we know what we are looking at.
- Mr. Stone indicated that School modernization \$\$ does not cover anything but code deficiencies, air conditioning, and ADA upgrades—there is not \$\$ for technology upgrades, reconfiguration needs, or any of these kinds of things. The rest of the \$\$ has to come from other sources (i.e., district). It used to be an 80/20 percent split; not it is a 60/40 percent split for state modernization funds.
- Mr. Rapp asked if we going to have access to finding out if changing real estate is legal and would that change anything? Vern indicated that this is do-able.
- Mr. Rapp pointed out that residential real estate is going for \$2m an acre.
- Vern will research Yale property site—what was done with this site—city has information also—by Lakeside.
- Mr. Rapp asked if it would be safe to say that the District would want to know of any heads up information—Vern indicated that this would be great. Vern will be the clearing house.

Next Meeting Information:

- Enrollment Projections
- Surrounding zones; general plan
- General thought processes as other properties are considered for being declared surplus—specific thoughts with regards to these items, then procedures. Basic criteria—boiler plate? We must deal with each property on its own basis.
- Are there other sites coming available for surplus?

IRVINE UNIFIED SCHOOL DISTRICT

ASSET MANAGEMENT PLAN ADVISORY COMMITTEE

December 11, 2003

-
- Perhaps we will make a recommendation on a site-by-site basis, i.e., Alderwood comes on line in one year.
 - Deed restrictions, first right of refusals, etc.
 - Sense of value—from highest and best use.
 - Market analysis—best value and people interested.
 - Board will make ultimate decision.
 - No prohibition to setting up an endowment—need to check this out.
 - How much \$\$ needs to be put into existing facilities and where is it going to come from? Bond program? Regular maintenance and facilities master plan listing are there to see what each school site needs to truly modernize it.
 - How can proceeds be used?

Adjournment

Meeting was adjourned by Vernon Medeiros at 5:30 p.m.

Next Meeting Date(s): January 29, 2004, Thursday @ 4:00 p.m. in the Superintendent's Conference Room.