

UNADOPTED

**VENURA UNIFIED SCHOOL DISTRICT
7-11 Advisory Committee
February 18, 2020
Minutes**

Call to Order

Ventura Unified School District held a special meeting of the 7-11 Advisory Committee on February 18, 2020. The meeting was called to order by Daniel Flores, 7-11 Committee Chair at 5:35 p.m. in the Einstein Room at 255 W. Stanley Avenue, in Ventura, California

Roll Call:

Committee Members Present: Stephanie Caldwell, Louis Cunningham, Jorge DeLeon, Cheri Egbert, Daniel Flores, James Forsythe, Brad Golden, Tanner Shelton
Absent: Gabriel Hagerty, Christina Montero, Suz Montgomery

VUSD Support Staff Present: Rebecca Chandler, Rosi Cortez, Dr. Jerry Dannenberg, Bill Elsenbaumer, Betsy George, Jackie Moran, Dr. Roger Rice

Daniel Flores thanked everyone for being present. Mentioned there are a lot of things on the agenda, but wanted to share that he is happy to see the engagement from the community. He spoke about transparency. VUSD has been transparent from the beginning regarding this process. Anything that this committee has asked for they have provided and answered all our questions. He shared that it has taken a little time for people to realize what the committee is doing. The committee has been put together to solicit information from the public. Up until now, the committee has not had much engagement until today. The purpose of this committee is to determine whether or not any of the surplus properties that are listed meet the definition of surplus or not. It is the committee's job to listen. Wanted this to go on the record. Mr. Flores turned to Dr. Rice to ask if he wished to speak as to how the committee came about. Dr. Rice welcomed everyone. He shared he wanted to clarify some of the emails and social media posts he has read. One of the things repeatedly said is the district is considering selling this or that property or school. These comments are categorically not true. The district is not considering anything. The district has a proposal to move forward with a potential bond measure in November, and in order to do this has to go through a process of evaluating properties that we do have before we go ask the community to contribute to fixing the ones that we have. He shared that it's probably not a fiscally or politically wise move to ask for help fixing our facilities by contributing your tax dollars when we are sitting on millions of dollars. The law requires a process to go through. There may not be any interest in any of these properties. The law requires the community put together a committee, they call it the 7-11 Committee, the meeting you are in now, in order to solicit input from staff to educate them on the different properties we have, and from the community to see what support we do or don't have to declare any of the properties under consideration of surplus. It's premature to say the district is doing anything with our properties. There were some emails alluding to . . . how come nobody told us, who are the people on the committee, why do they get to decide, how come we didn't know? Everything that has happened today has been governed by the Brown Act, publicly agendized, and most of it has been televised. The list came about as a result of a compromise between those on the board that wanted to look at all our properties and some that suggested narrowing down the list due to the short timeframe we have to work with. The properties on the list are vacant, unused, partially used, and/or have large facilities or lots. Two of the schools under consideration are the ones with larger lots. It doesn't mean the board has any interest in selling any properties. Wanted to clarify that some of the things shared are not entirely accurate. The community has the opportunity to make recommendations. The board can

decide sometime in the future whether or not they want to act on those recommendations to the board. Betsy George said this is key. The 7-11 Committee are members of the community from different areas and different levels of expertise. Their roles are to evaluate the properties on the list and to make recommendations to the board. The committee does not make any decisions. The board would make decisions during a public forum meeting which happens every other Tuesday at City Hall. The board would deliberate whatever the committee is recommending. Dr. Rice mentioned staff is present in an advisory role to answer questions and putting together documents. As part of this effort, he thanked Alex McIntyre, Ventura City Manager, for being present tonight to present on potential growth and development within the city.

Adoption of Agenda

Betsy George requested pulling item #7 – VUSD Properties Market Analysis. It will possibly be provided in a future meeting. Stephanie Caldwell motioned to amend the agenda to reflect deletion of this item. Lou Cunningham seconded the motion. All in favor of adopting amended agenda. Absent: Gabriel Hagerty, Christina Montero, Suz Montgomery

Approval of Minutes

Stephanie Caldwell motioned to approve minutes for the December 17, 2019 meeting, Daniel Flores seconded the. Minutes approved as presented. Absent: Gabriel Hagerty, Christina Montero, Suz Montgomery

Public Comments

- Maggie Graves, AMS P.E. teacher and P.E. Department Chair, opened with a common lesson that she teaches her students, your actions are louder than your words. Here to speak the potential surplus property of Anacapa. It is not surplus nor is it unused. The district promises that it will maintain excellent schools and learning environments where all children can explore, grow and guide them in a modern world. If you choose to sell this land you are stripping our students of a full, enriching learning environment. What is this action is going to say to our students? To me it says that my classroom is inconsequential, my students do not matter and it's not important. You have a district building that is way too big, why not start there. Cited research about the power of play.
- Greg Curtis, Loma Vista parent, will speak of Loma Vista but everything I say relates to Will Rogers and Anacapa as well. When I moved from Connecticut I drove up Mills and the first thing I saw was Loma Vista's yard. It made a huge impression on him. It's where he takes his kids to play, drops them off every day, taught them how to ride a bike here. The idea that it is being identified as surplus unused space is preposterous to him. It's offensive to see it on the list. It's play area that is used by the students, by the community, by families. There are no open spaces in Ventura. This is all we have, so the idea to carve it up and make decisions that you would not be able to regress, will materially detriment the quality of life. He encouraged all to think about the permanent star that will be made on this city if a recommendation is made to surplus any existing used property.
- Karly Walker, AMS P.E. teacher, in regard to the real estate property not being for school purposes she feels this is wrong to take away from students' learning space. Just because students are not inside four walls doesn't mean it isn't an educational space. Want students to feel the need to explore every bit of their classroom, also focusing on skills that they can use outside of the school day. As a Title I school, many students don't have this type of engagement or opportunity. Is the message to our kids that we are hungrier for money than being equitable for our kids? If we lose our tennis courts will we ever get them back? This proposal does not reflect our vision and mission statement.
- Jeff Law, Loma Vista parent, can't say it much better than Mr. Curtis. The first time he sat in front of the campus he was surprised at what a pleasant place it was. Thinks about his youth and education and how much it still means to him years later. Would not want to see his daughters lose the

opportunity to have such a wonderful environment for their education. As Mr. Curtis said, if this committee chooses to recommend a solution that sacrifices green space it's something that we will not get back.

- Clint Ellison, AMS P.E. teacher and coach, spoke about losing field and tennis courts to the YMCA for parking when the fields are used for so many sports and by community organizations such as Little League baseball, AYSO soccer, Pop Warner football. The basketball courts are used on weekends too. It's a shame if we should lose the space because we will never get it back. Cherie Egbert asked questions about use of space on YMCA proposals.
- Karen Kwan, Loma Vista graduate and now parent, kids stopped what they were doing when I informed them that the district might be considering selling part of the field. They asked that the district drive by at 4:00 pm in the fall to see that every spot on the field is used. The school has a cross-country team that uses the whole field to train before and after school. The field is also used for a main fundraiser and carnival. During soccer season it is completely full.
- Jenny Jacobs, Will Rogers parent, moved to the area in the summer. Thanked Curtis Walker for his points and agrees with everything he said and with everything everybody else shared. She was shocked to hear the word "surplus" attached to the properties, especially Will Rogers and Loma Vista. Doesn't understand why any of the properties can be declared surplus. Can't imagine selling off little pieces that are so heavily used by the students. Ms. Kwan does outdoor education and feels outdoor space is so vital to children and there is so little of it in public education. Doesn't understand how selling little spaces can solve the budget in the long term. Need the green space in mid Ventura. There are very little parks.
- Jamie King, Will Rogers and Anacapa parent, heavily involved in outdoor education at Will Rogers every Friday. Professionally is a biologist and land manager for state parks, non-profits and the private sector. Thanked the committee for the work they are doing—figuring out how to deal with land is a big task. Land is probably one of the biggest assets a district has in terms of monetary value. If an open space recreation area is to be sold or leased, it's very unlikely to get the same size parcel in the central city area in the future. Making these decisions takes a lot of thought. Appreciates the City is speaking on their long-term development plan. Personally sees that Will Rogers field are heavily used every day, at lunch and for P.E. and after-school programs as well.
- Robin Story, Loma Vista parent and homeowner in the midtown area. Referred to transparency being discussed early in the meeting. Did not agree that anything was transparent. She could not find the agenda online, nor was it mentioned on Facebook or Instagram. There was not one post about this meeting going back three months until she spoke to a board member. Ms. Story contacted Marieanne Quiroz to ask that she post it on the school district's Facebook page and other platforms where information is shared. What the district is seeing today is that the information did trickle out to the community and this is the backlash that has come from it. Transparency is also referring to the way this has been described, as unused surplus. It is misleading to call the Anacapa, Will Rogers, and Loma Vista fields unused land. Unused land is not used land—the fields are used on a daily basis. Involved in the PTA and help run the Laps for Leopards which uses the entire field. Cross country also runs the entire field. This year 4th graders are running a marathon. Every day they run to the fence and back. It is not a locked campus. The community uses it after school and on weekends. The only green space in midtown is on our schools. If we want to welcome families, we need to have green space and make it attractive for people to come here, live here, work here, and play here. Understands the committee is being asked to consider and make a recommendation. Asked that the committee take consideration off the table and voice the community's opinion. It's unfair to consider used land.
- Deborah Meyer-Morris, East Ventura Community Council Vice-Chair, went on the surplus property tour and found it fascinating. Reconfirmed one thing that she knew before running for school board—the "ghost ship" needs to be solved (referring to the Stanley property). The property has been empty for 13 years and the lights and heater are on. It is on 24 acres of prime estate. It would do the district a big service to be sold to someone else. The Avenue School is a beautiful building. Somebody else

can refurbish it. The district does not have the money for this project. The district has many other projects that need attention at the school sites. It is not in the students' best interest to keep it. Recommend it be sold. The Washington School is on a double parcel. Recommend splitting the parcel, keeping the part where the old school is located, and sell the surplus. East Ventura has not had a new school since Citrus Glen. Although the 10 acre Sudden Estate is in SOAR, 50 years from now the district may need it for another school. The lease should be renegotiated--\$5,500 yearly is very cheap. Recommend the district keeps it. Against selling ATLAS. Big proponent of a K-8 school. The east side is growing so ATLAS may need to be made larger even if it doesn't become a K-8 school. Like other speakers, asks that the district protects all the green space at any of the schools.

- Laurie Curtis-Abbe, AMS Teacher, was surprised this afternoon when she received an email from P.E. colleagues. Felt there would have been more colleagues had they known. Hears district's perspective, but also know from faculty perspective who had no idea. It's disturbing to see our campus with ovals on parts that could be given over to commercial development. It is an actively used space used on weekends and holidays fully engaged by the community with very limited parking. Assumes it's the YMCA interested in buying or leasing our tennis courts and back lot area. School is very compressed for space. If active space that is already being used is taken away and compressed for commercial purposes, Ms. Curtis-Abbe feels we would be imposing upon what the community has entrusted to its children. Asks that the district wisely and thoughtfully consider removing schools from the commercial compression.
- Spencer Noren, thanked committee for their volunteerism and expressed excitement to see community members speaking and letting their voices be heard. Supports keeping all open space.

City of Ventura Economic Projections

Alex McIntyre, City Manager, discussed potential growth, housing, and development in the city. He has been in his position for 15 months with the City of Ventura, coming from the Silicon Valley. Mr. McIntyre is learning about the City of Ventura and all it has to offer. He has had the opportunity to spend time with Dr. Rice and Dr. Hawkins, from the college district so they can help him understand the learning needs of the community, as well as the general needs of community to live and play. He shared the city has approximately 40,000 housing units, every unit not being the same. An eight bedroom home up on the hill, a small apartment, and a studio near City Hall are all prompted the same—an ADU (accessory dwelling unit). A granny flat is counted as a unit. The City of Ventura has 48 parks, 1,000 acres of open space. Mr. McIntyre made it clear the city has no stake in the process the 7-11 Advisory Committee is tasked with, no say in what the district does with its properties, and not part of the conversation. The city has been a very slow growth community for the past several decades. He reported there is a housing crisis in all the State of California. Ventura has its own unique housing needs as well. Mr. McIntyre has had this conversation several times, "How many housing units are we going to allow in the City?" The question needs to be how many units will our community support. The City has a general plan process that was just initiated. It will go on for about three years. The big question on the general plan is what do we want this community to be? This is what the City controls, not education. The City controls land use, parks and open space, transportation, mobility and transit—all sorts of quality of life issues. The public has to be engaged in the general plan process. The City has approved several housing projects (triangle project off 101, portside project in the Harbor, a project on the east end on Wells). The City hasn't been in the housing business for a long time. The State of California is changing this. They are making all cities in the state to start building housing, and they are going to make it very hard to start restricting housing. The State is telling the City that starting 2021, we have to be able to zone for and allow for development of 5,200 more housing units—although, we don't have to build them. A housing unit can be a single family home or a studio apartment. They are counted the same. The City will most likely not build many more single family homes in the community because there is no space. Dense housing (studios, one or two bedrooms) is probably what will be built. Under production now are approximately 3,000 units in the queue. The City will need to provide about 5,200

more over the next eight years, between 2021-2029. Another eight year cycle starts after this. The big questions is where in Ventura can 5,200 new units be placed? Betsy George asked if there are teeth in the State's policy. Mr. McIntyre responded the State will no longer send money—very real teeth in the policy.

Discussion and Preparation of Recommendation to the Board Regarding Identification of Surplus Property

Daniel Flores shared that the committee is recognizing some patterns with some of the properties. The committee had the opportunity at the last meeting to tour all the properties that are being proposed. He asked committee members to take out the rubric that is being used to evaluate each property. This is the same rubric that Mr. Flores would like the committee to use when making the presentation to the board with committee recommendations. The rubric was reviewed with the committee.

Loma Vista – Daniel Flores motioned consideration of removal of Loma Vista from surplus list, Jorge DeLeon seconded the motion. Dr. Rice shared some thoughts before vote. Mr. McIntyre praised committee for taking the hard questions. He later said, “You may not like this idea, but it’s a fair question.” This is the predicament the district is in as well. Some of these properties made it on the list because of the issue of affordable housing for staff. This doesn’t mean that any of the properties are a good idea, but there is a value and transparency in bringing this question forward. Dr. Rice is hopeful that what we get out of this process in the end, is the passage of a bond that will help the district improve school facilities for all of our kids. We can’t do this without going through this process.

Discussion: Jorge DeLeon understands that the committee is being asked to go through the rubric property by property, but it was very clear to committee from the beginning that some of these properties, based on the current use of the properties, that some of these properties should not have been considered from the beginning. He asked if the committee would consider the other three properties that are being used as part of this motion. He referred to the properties as ATLAS, Anacapa, and Will Rogers. This would be a motion to amend the motion. Mr. Flores asked if this amended motion was seconded. James Forsythe’s opinion was that the committee needs to take properties one by one. Brad Golden asked about the voting process . . . voice vote or raise of hands? Mr. Flores suggested voting by raise of hands to get it on the record. He also asked if Chair, would make all motions or open the floor for motions. Mr. Flores confirmed other members could make motions, also agreed that the committee should consider one property at a time. Mr. DeLeon continued with his opinion that Loma Vista is not a suitable property for committee to consider—both economically and the fact that it is used. Disclosed that his children attend the school and was doing his best to not be emotional about his comments. He repeated he would support the motion. Lou Cunningham commented the committee is making motions, looking at properties but it’s going to the Board and what the committee is saying has nothing to do with anything because the Board will decide that they want to do. Betsy George said the Board will value the input of the committee. A discussion regarding the process entailed, whether committee would vote on all properties tonight. Mr. Flores confirmed the timeline is up to the committee. The process could be completed tonight, next week, or in another month. It all depends on if the committee is ready to make decisions and vote. Cheri Egbert expressed appreciation of the community coming out to support green space. The following vote followed: Yes – 7; No – 1; Abstain – 0. The motion passed.

Will Rogers - Jorge DeLeon motioned to remove Will Rogers from consideration of being deemed surplus, Daniel Flores seconded the motion.

Discussion: Mr. Flores shared that when committee visited Will Rogers, and after seeing the circled map, he was surprised to see how much it would encroach on a sizeable portion of fields where students play. He attested as an employee of Will Rogers that students use the space and it would definitely inhibit students' play, bus process, and school's jog a thon. Dr. Rice suggested motion language needed to be revised to say removing school from consideration of declaring it surplus. The way it was phrased in the last motion, removing it from surplus makes it seem like something has been declared surplus. The code uses the word surplus and the property has to be declared surplus before the board can consider leasing or selling a property. Tanner Shelton, speaking from a land use policy person, the Midtown Corridors Plan, the City's guiding document for development on Thompson and Main never anticipated the backyard of Will Rogers being considered for land development. A decision to not get rid of the portion is consistent with City policy.

Vote results: Yes – 7; No – 0; Abstain – 0. The motion passed to remove Will Rogers from consideration of being deemed surplus.

Anacapa – James Forsythe motioned to table discussion regarding Anacapa to the next meeting in order to hear more sides to the story from the YMCA. Feels committee will have more parents for public comment and the committee needs to hear from them. Jorge DeLeon seconded the motion.

Discussion: Mr. Flores agreed with the motion. There was a lot of engagement from Loma Vista and Will Rogers families tonight, it's important we get that information from the Anacapa families as well before making a decision. Jorge DeLeon also expressed support of the motion. Feels he does not have enough information to make an intelligent decision. At a first look there is a lot of information that makes sense as to why it should happen. Betsy George, mentioned that from a procedural standpoint, because we are discussing the item (Anacapa), the committee could hear from Amy Bailey, YMCA on this item. Chair Flores asked Amy Bailey if she would like to share a bit of information on the YMCA's proposal. She stated the conversation started five years ago before there was ever any discussion with terms like surplus property. The YMCA was looking at not having adequate parking, and not just for the YMCA, but for organizations like AYSO, and also talking about safe drop offs/pickups for the students. Knowing that Safe Routes to Schools was coming in, the YMCA decided collectively with school district and city staff to work together to come up with a safe plan for the kids, and expansion efforts to be able to accommodate families whether it is YMCA families, but also big groups like AYSO. The plan was formulated years ago, and because we have all been in talks and conversations it was decided to put the plan into play. Ms. Bailey stated that she would never want the YMCA to be looked at as a land thief. The YMCA loves and utilizes the green space at Anacapa. YMCA understands the value of greenspace for P.E. teachers—the YMCA's mission is that kids stay healthy, active and that they are moving. The other side was to figure out how to facilitate more of a safe experience for the families and kids being dropped off/picked up at Anacapa. One of the problems with the Safe Routes to School is now the drop off/pickup plan is now on the street. In trying to be a good neighbor we asked how we could help and to use at the same time. This is how the plan came to fruition. Part of the plan (tennis courts and some of the other amenities), the YMCA in its proposal also proposed to build new sports activity areas. The YMCA never proposed to purchase permanent land from the school district. The proposal is based on a lease. YMCA has partnered with the district for many years. The intention was to utilize the space and on how to make the space safer, then the YMCA would take on the responsibility of maintaining it for the school. Ms. Bailey stated that she hoped she clarified how the proposal came to be. Chair Dan Flores asked if it would be possible to hear a bit more about what the YMCA's plans might be—thinks it would be very valuable to the Anacapa families to hear. Mr. Flores knows that one of the biggest challenges Anacapa has is its parking situation and dismissal. He shared that this plan would have huge benefits for the dismissal process. One of the things expressed to Mr. Flores is that it would be very beneficial to the students. This is the reason Mr. Flores is here, as well as other committee members, to make a better situation for the students. Mr. Flores asked if the committee could arrange for a presentation in the next meeting. He shared that he thought there would be much more engagement from the Anacapa families if this motion is tabled. Jorege DeLeon asked staff to pretend that after the committee receives more information and they do make a recommendation for consideration,

then the Board would make a yay or nay decision, right? Betsy George responded the Board is then able to take the committee's recommendation and then consider whether or not to deem the property surplus. Based on their decision, they would continue to go down that pathway. For clarity purposes, Ms. George stated that a public entity, whether selling or leasing land, has to go through this process. It is not just for selling. Jorge DeLeon asked if there was a mechanism that would allow the YMCA to provide a more concrete plan. He mentioned the plan started about five years ago per Ms. Bailey. He doesn't want to rush into a decision without knowing what they are proposing and if it would be beneficial for both the school and the community to have this partnership. What can the committee do to get more information without getting the neighborhood into an upheaval? Dr. Rice suggested a meeting be held at Anacapa so they could hear the presentation. He reiterated that the committee's charge is to make a determination about the degree to which it is comfortable recommending to the Board to declare it surplus, knowing that the Board is the one that will "get in the weeds" with the YMCA negotiating the terms of the agreement, the use of the actual plot. It's not a realistic thing to expect all the details, but certainly a plot map explaining the general details of what they are hoping to do. Ms. George confirmed the district already has a plot plan that goes into the Anacapa traffic pattern. Dr. Rice clarified for the Anacapa people, from their perspective, "They already have plans for it," the first he heard about this was after he was hired. There were no plans developed in the past few years. This plan predates any of the staff present. The district is constantly struggling to have the committee carry out its charge without getting into the weeds of exactly what is going to be done to the property — it's been a challenge. The committee continues asking what is going to be done with the properties; they are trying to do their due diligence. We provide the plans, but we are not saying we support this. The district is just responding to the committee's request for information about what had been developed in the past. Jorge DeLeon commented that the information that has been brought forward to the committee actually taints the decision process because if the committee makes a decision based on the possibility of doing this and it doesn't work, or vice-a-versa, we are making an uninformed decision because the committee can't do a carve out with a recommendation to say we recommend you do this only if . . . Brad Golden added that this particular campus has YMCA right next to it, which would be a fabulous partner. They have taken some steps. None of the other situations have that. Doesn't think it is fair to analyze other properties whether they should be surplus or not simply because they don't have a beautiful natural partner like YMCA sitting next to them. Mr. Golden stated he attended three Ventura schools and his kids also attend school here as well. If he understood the charge of the committee, there are bond measures every four years for our schools to repair them, we need the money from somewhere, so it was our charge to analyze if it is feasible to look at some of these properties to capture some of that money. Betsy George mentioned the rubric saying it is helpful and guides the charge at looking at what is the current use of the property, and what could the future use by the district be for the property. Whether it becomes a film studio, or a non-profit is not for the committee to determine. Board Member Jackie Moran restated the committee does not get to choose what the property becomes. She spoke as one of five board members, speaking for herself, she found it meaningful that the committee went from discussions of taking it off the list to discussions of tabling it based on the possibility of a specific use. She thinks it would be meaningful for the Board to hear as a community "we only like it for this use." She stated this is meaningful discussion because the Board has to have community involvement regardless of whatever is decided. Betsy George stated that if the Board does consider something with one of the properties, these considerations are going to occur during the public board meetings where anybody can come and share their input. Tanner Shelton repeated it would be beneficial to hear from the YMCA, but would be cautious to not get too far into the weeds. As someone who works in the land use side, this is a very conceptual plan and wouldn't want the community getting the sense it's going to be one thing or other. He recommends this conversation be about is this site being used by students, by staff, is it being utilized and making a recommendation be made off of this. Some information from the YMCA will be helpful, but doesn't want to have them make an elaborate presentation on something that is so conceptual. This would expose them to the community. Cherie Egbert commented on the duties of the committee stating they say the committee should provide input on the acceptable use of the property and make a determination. Commenting as a person with an education in environmental design, and knowing about the Safe Routes to School path that went in on Telegraph to Anacapa. The YMCA has a traffic problem so they want to put in more parking lots, and Anacapa doesn't have enough parking so Ms. Egbert is looking at the big picture. The big problem she sees is that the Safe Routes to School is across Telegraph Road where a crosswalk was

placed, which she supports but the resident of Shamrock Drive, Mound Avenue, Sheldon, Palomares, Carol Drive, her street Gale Way, could have walked to Anacapa, but the area is designated to go to Cabrillo where we either had to drive or take the bus because it is two miles away. In thinking big picture for the future in addressing this issue so traffic is reduced maybe making it closer for the kids and community members to ride their bike. Maybe this involves growing the Saticoy K-8 area so more people go out there because the district is shoving everything this way. Tanner Shelton asked if committee makes recommendation to deem property surplus does the committee need to define a specific area of the school. Hypothetically speaking, if there was a school site and the district recommendation was to recommend a certain area as surplus, could the committee recommend half of it. Board Member Jackie Moran reaffirmed the committee that their recommendations mean something. She explained this is why there are two board members present in meetings. Chair Dan Flores confirmed that hypothetically the committee could make a recommendation that would keep the fields that students use, same goes for Washington School. Betsy George reminded the committee that Washington School is already surplus, which is how the district was able to lease it to the Ventura Christian School. The district felt since they were already getting feedback on other sites it would be good to hear what the committee's feedback on the property. Ms. Moran stated it is important for the community to understand that surplus does not mean sale—it can mean lease or partnership, or it can mean nothing.

Vote results: Yes – 5; No – 2; Abstain – 0. The motion to table decision to the next meeting passed.

Education Service Center (ESC) – Daniel Flores motioned recommending the ESC being considered as surplus property, Lou Cunningham seconded the motion.

Discussion: Jorge DeLeon speaking in favor of the motion believed that he had seen enough that the property would serve a better purpose for the district, and maybe not as its headquarters. Chair Dan Flores spoke as a staff member and VUEA representative in touch with a lot of teachers, he could speak on behalf of them saying there would be many very excited about selling the property. Dr. Rice asked if the perception is that it is wasteful, it's too big, is it too far of a drive? Mr. Flores responded that the perception is that it is underutilized. There are huge swaths of space not being used. He shared that he is here to make sure the tax payers' money is going to the kids. Personally speaking, and speaking on behalf of other teachers, we see these swaths of space and feel it could be put to better use. We took a tour of the other side of the building. Feels the money could go to a better place. Talking about making hard decisions, he thinks it says a lot that the district was willing to place this property on the list to be considered, so he definitely supports the sale of the building. Tanner Shelton shared a lot of sentiment with the people that there is a lot of space not being used. Are we deeming this whole property surplus or all except where the district office currently is? Asked if the district has a feasible place to go in terms of office space. Lou Cunningham responded that a while back a meeting was held at the Adult Ed facility. They have 25,000 SF that the district owns that can be used. The district is currently using about 25,000 SF now. Two properties are not needed. When the ESC facility was bought, those of us that worked in the district couldn't understand why because we didn't have use for it. Part of the reason was the county program was going to be moving. When the district had the original offer to buy this property it was \$4-\$5 million. The district ended up spending \$15-\$16 million for it. This facility is just too big—sell it, lease it, whatever the district is doing . . . just get rid of the property and put the money where it should be. Betsy George reminded everyone she shared information regarding the Adult Ed facility and that it is not an exact fit—it's 10,000 to 15,000 SF off, which is pretty big in office space terms, but there are definitely other options.

Vote results: Yes – 7; No – 0; Abstain – 0. The motion passed to recommend the ESC for surplus.

Avenue School – Jorge DeLeon motioned recommending the Avenue School being considered as surplus property. Lou Cunningham seconded the motion.

Discussion: James Forsythe, speaking as an eight-year west side stated that the Avenue School is a beloved area and it's a historical part of our history. Feels conflicted a resident and as the Westside Community Council Chair. After talking to some of his community members, he let them know the money is not there to turn it into something for the school district. There is overwhelming support to preserve the outside of the building. Board Member Jackie Moran mentioned that it has already been deemed historic by the City of Ventura; consequently, the district can't do certain things, such as remodeling. Mr. Forsythe was glad to hear this because it means it will be preserved. Mr. Forsythe stated the community wants something that is going to be put to good use. He stated a lot of people would love for it to be turned into a trade school, but it sounds like this wouldn't be a possibility. Ms. Moran responded that it's a possibility, but the historic part can't be converted. Mr. Forsythe asked if the surplus label would hurt the possibility of it becoming a trade school. Ms. Moran responded that Jim Moynahan wanted it to be a trade school. She said it would not. If this is the committee's recommendation that it come to the Board with a recommendation that it become a trade or tech school somehow, that would be fine. She said she can't tell the committee what to do, but reminded the committee that any opinion they may have is meat. Betsy George clarified that a trade school, what Ms. Moran was referring to, would need to be another entity, not Ventura Unified. Jorge DeLeon said there seems to be a strong interest from this group in making a carve out for public education or for the community. He stated he would amend his motion to recommend it as surplus property with a carve out to give emphasis to public education from the private sector. Dan Flores seconded his motion. Brad Golden added that he felt the presentation by the commercial brokers would be extremely relevant to see what the feasibility is of all the properties. Betsy George responded that Steve Doll was not going to go into the uses of the properties rather the value. Cherie Egbert asked about the calls the district receives for this property. Are they interested in, restoring the building, buying it, or leasing it? Ms. George responded that most want to buy it, but some want to use the building because it is so beautiful and has a lot of history. She has met with only a few interested in the property. One was a film company. Many of the calls are from non-profits wanting to use it as a church or homeless shelter, and a dog shelter (Buddy Nation). Board Member Jerry Dannenberg asked for clarification from Ms. George and Dr. Rice asking if the committee declares the property surplus, even with the recommendation, the property could still turn into something else, correct? The Board can't say what a purchaser might do with the property. Ms. George responded that this was correct. She said hearing from the community their preference is what is needed even though the committee is not able to designate or require anything specific. Hearing the committee's feedback is what is important for the staff and board to hear.

Tanner Shelton shared that he felt that the technical training vision is a powerful one for the site, and a good one, but he personally is uncomfortable tying the hands to other very valid uses. Although all would probably agree that technical education is a very important to the community, he doesn't know that it is the best place for doing this. Consequently, he would not be in favor of the committee making a recommendation for a specific use. Maybe if it was broadened by saying a publicly beneficial use. Feels are other very valid community needs that might have a better vision for the site than technical education. Mr. Flores clarified that the amendment to the motion was not for a technical school, rather for educational use. The committee confirmed this. Jorge DeLeon understood that the board would seeCR1 the recommendation, but it would not tie their hands. He remembered one of the first meetings where a gentleman shared what the original thought process was when the property was donated to the school district and would like to keep it as such. The reason James Forsythe said trade school and education is because the Westside Community Council has done a lot of research on this. The Spanish-speaking community was surveyed. The community said they want the Avenue School to be used for some educational purpose, mainly a trade school. The Westside is an underserved area, a low income area. Mr. Forsythe read somewhere that graduation rates are low. We need something for them. This is why the Westside Community Council is advocating for an educational purpose. Cheri

Egbert mentioned having several conversations with Phil Foster Ranger, his great grandfather Mr. Foster created parks and lands all over Ventura. The Avenue School was the first school in Ventura, and he was the school board president. He was really into helping the community. Mr. Ranger is also very concerned seeing the property empty and boarded up. He is okay with selling it or leasing it because he is worried about what happened to the Foster House on the same property—it was burned down. Tanner Shelton asked he the district was aware of any deed restrictions on the property, such as the fairgrounds property, which can only be used for a public park. Ms. George confirmed the district is not aware of any restrictions, but if we go down the road of this process, the district would extra double check before moving forward with anything. Lou Cunningham asked for a reading of the motion before voting. Dan Flores repeated the motion, which is to recommend the Avenue School for recommendation for surplus with the recommendation that it be used for educational purposes. Tanner Shelton had a procedural question . . . saying that the committee probably had to vote on the motion in front of them before they could do this, but can the committee perhaps voting for it as surplus and make a separate vote on the educational component of it. If this makes sense vote yes on surplus and then does the committee want to have an amendment that stipulates the committee would like for it to be seen as an educational use—two separate motions. Mr. Flores said they would first need to amend the current motion on the table. Brad Golden motioned amending the motion to add the commercial realtors’ report to see the viability of the educational use or whatever else. He recommended moving forward with recommendation to surplus or amend the motion to table adding it until we hear data from the commercial brokers on possible usage. It doesn’t make sense to Mr. Golden forward it on as surplus property if it doesn’t have any value. Jorge DeLeon stated that even if the committee made the recommendation and if the Board decided to make it surplus, at that time, the market will tell. Mr. DeLeon doesn’t feel we need this at this time. He doesn’t feel it’s the charge of the committee to deem the commercial value. Brad Golden answered back by saying the committee is kind of doing this if the committee is going to focus on it being strictly educational. The committee is kind of determining its market value. Mr. Flores stated that any recommendation that is made is exactly that—a recommendation. Mr. Flores asked if Mr. Golden had a motion to table this specific motion. Mr. Golden said to forward it on as surplus property or amend to tabling it until we hear further with no restrictions. Tanner Shelton seconded the amended motion to just the surplus status without the riders attached. Before voting, Mr. Flores clarified the motion which is to unamend the original motion to remove the educational component. Staff and the committee agreed that motions got muddled so past motions died and a new motion was made by Brad Golden to recommend deeming the property surplus. Tanner Shelton seconded the motion. No further discussion held.

Vote Results : Yes – 7; No – 0; Abstain – 0. The motion passed to recommend the Avenue School for surplus.

James Forsythe motioned the committee add a recommendation to add an educational component. Cherie Egbert seconded the motion.

Vote Results: Yes – 4; No – 3; Abstain – 0. The motion passed to add education to the recommendation.

ATLAS – Daniel Flores motioned to remove ATLAS from recommendation for surplus, Cheri Egbert seconded the motion. Tanner Shelton made a point of order that the committee was well past meeting conclusion, so he suggested tabling remaining sites. Mr. Flores asked that the committee consider ATLAS tonight saying he thinks it’s important in order to avoid undue stress on the communities that might be worried their school might be recommended for surplus.

Discussion: Mr. Flores also mentioned Ventura Unified shared with the committee that ATLAS is being considered for a K-8 school and the land would be needed to expand the school. He shared teachers are really excited about this possibility. He urged the committee take ATLAS off the list for consideration for surplus. James Forsythe asked clarification if the property needed to be surplus in order to make the school a K-8 school. Betsy George responded that it does not need to be surplus in order to make ATLAS a K-8 school. This would be needed only if he toured the school and was very impressed with the current use and curriculum, and sensed the kids' excitement in being considered a K-8 school. He didn't see any reason why it would make any sense for this property to be considered surplus. He supports the motion.

Vote Results: Yes – 7; No – 0; Abstain – 0. The motion passed to remove ATLAS from recommendation for surplus

Next Meeting –the next meeting of the 7-11 Advisory Committee will be held on March 5, 2020, at 5:30 pm, at a location to be determined.

Adjournment – Jorge DeLeon motioned meeting adjourn, Tanner Shelton seconded the motion. All in favor. Meeting adjourned at 8:00 pm.