



# Lease/Exchange:

Vincent Children's Center Property

COMMUNITY MEETING

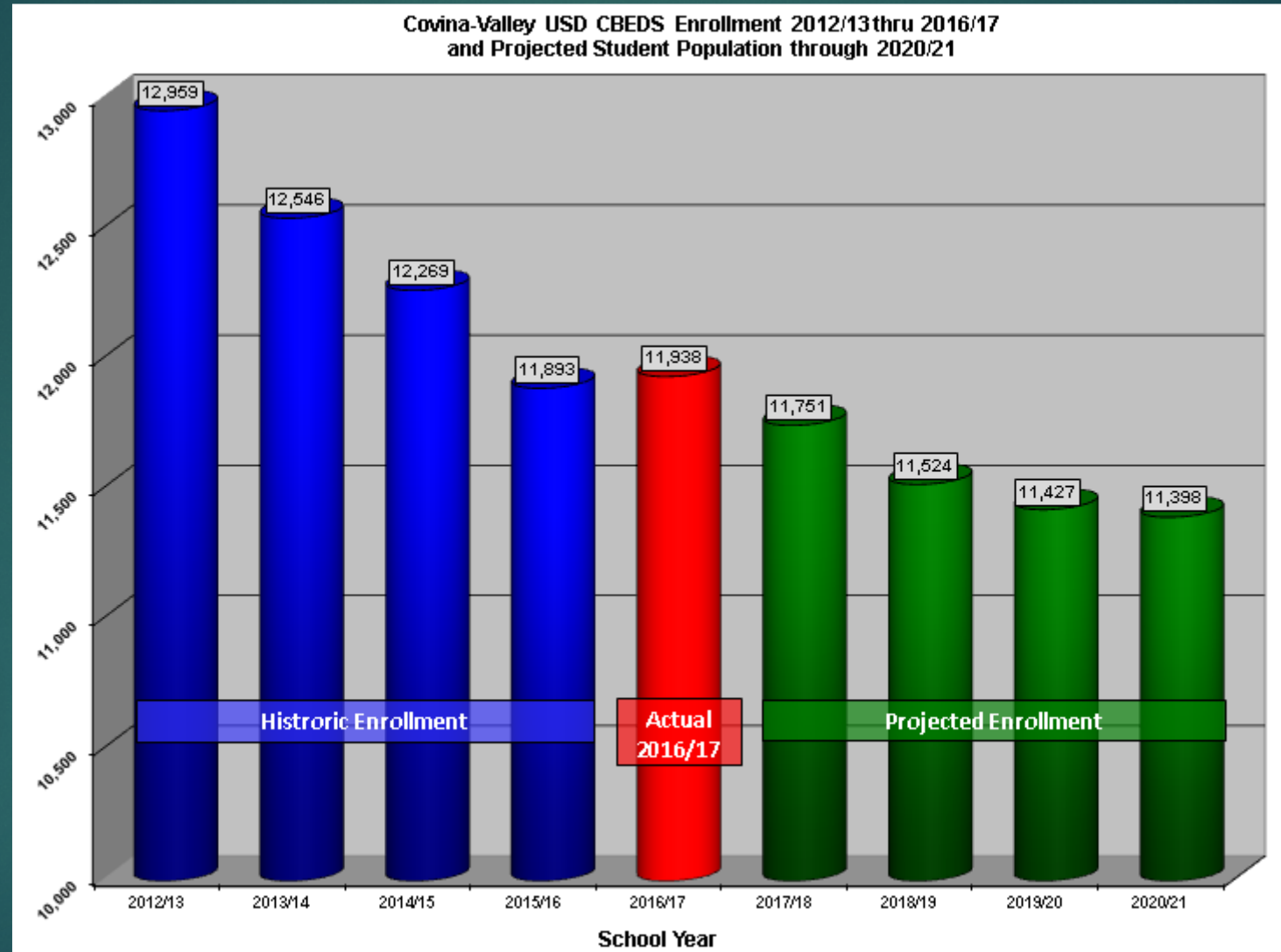
MARCH 27, 2017

# Agenda

- ▶ Enrollment
- ▶ History
- ▶ Marketing Results
- ▶ Looking Forward



# Declining Enrollment



Declining Overall Enrollment

# HISTORY

## District Advisory Committee (DAC)

- ▶ Declining enrollment led to a desire to cut overhead by reducing the number of sites operated while generating unrestricted general fund revenue which can be spent on students
- ▶ Convened by a Board of Education Resolution on May 6, 2013
- ▶ DAC held three meetings to discuss various C-VUSD properties
  - ▶ First Meeting - September 17, 2013
  - ▶ Second Meeting - September 24, 2013
  - ▶ Third Meeting - September 30, 2013
- ▶ DAC presented recommendations to the Board of Education including declaring that VCC was excess property



**Surplus**

(adjective) To have more  
than you need.



# HISTORY

## Declaration of Surplus Property and Intent to Lease

- ▶ Property Declared Surplus- Resolution 15-16-10 on September 21, 2015
- ▶ Bid opening at public Board meeting - April 18, 2016
  - ▶ RESULTED IN 1 BID THAT HAD TO BE REJECTED UNDER CALIFORNIA PUBLIC CONTRACT CODE
- ▶ Community Meeting April 21, 2016
  - ▶ Input included requests that the District add other development opportunities beyond just an auto dealership
- ▶ Resulted in a complete rewrite of the Request for Proposal to include lease or property exchange to maximize the potential bidding pool and value to students of the District





# Renewed Efforts & Marketing Results

- ▶ Naylor Act Notices sent August 29, 2016 to all required entities
- ▶ Request for Proposal (RFP) Bid Period 2/22/17 - 3/24/17
- ▶ Advertised on Loop.net, District website, and Re/Max websites
  - ▶ 6,793 property clicks on the Multiple Listing Service (MLS)
  - ▶ 127 downloads of the bid packet
  - ▶ 1 site walk with prospective bidder
  - ▶ 5 sealed proposals received
- ▶ Bids received through previous RFP = 1



# Process

- ▶ March 30, 2017, District administration, District Realtor, and District's legal counsel will open and review submitted proposals and prepare a summary and recommendation to be presented to the Board on April 17, 2017.
- ▶ At the April 17<sup>th</sup> meeting, the Board may then direct District administration to seek additional information from the proposers. The public will have the opportunity to provide the Board with their input on the recommendations during public comment.
- ▶ Pursuant to the waiver obtained from the State Department of Education on January 11, 2017, the District's Board may select a proposal 30-60 days after proposals are presented to the Board.



# Process

- ▶ District administration will present a final recommendation to the Board within this timeframe (no earlier than May 17, 2017), and the Board will vote to select the successful proposal.
- ▶ During the negotiation period all or portions of the proposals may not be available to the public in order to preserve the District's ability to negotiate with the proposing parties. (Michaelis, Montanari & Johnson v. Superior Court, 38 Cal.4th 1065.)
- ▶ A final contract or contracts will be presented to the Board at a public Board meeting, during which the public will have the ability to comment.



# Process

Once the board approves a lease/contract, then the next steps commence at the city level including:

- Inspections
- Entitlements
- CEQA
- Construction

*In the end, the driving motivation for a transaction will be a combination of factors that provide the greatest economic value for the children of Covina-Valley Unified School District.*