

GARVEY SCHOOL DISTRICT

Rosemead, California

Minutes of Special Meeting

November 18, 2015

The Garvey School Board of Education met in special session on November 18, 2015, at Arlene Bitely Elementary School, Rosemead, California.

CALL TO ORDER

The meeting was called to order at 6:32 p.m. by Board President Henry Lo.

ROLL CALL

Present at the meeting were Mr. Bob Bruesch, Ms. M. Janet Chin, Ms. Maureen Chin, Mr. Henry Lo, Mr. Ronald Trabanino, and Superintendent Anita Chu.

Also present at the meeting was Mr. Genaro Alarcon, Ms. Grace Garner, Consultant Mr. Barry Blade, and Ms. Maria De La Cruz

VISITORS PRESENT

Present as visitors were the persons listed on the attached Register of Attendance who signed the register and whose signatures were legible and which are hereby made an official part of these minutes.

PLEDGE OF ALLEGIANCE TO THE FLAG

Janet Chin led the Pledge of Allegiance to the Flag.

MOMENT OF SILENCE

The Board held a moment of silence in memory of the victims from the recent terrorist attacks in Paris, France. A copy of these minutes will be forwarded to the French Embassy in Los Angeles, California.

INFORMATION ITEMS

A. Use of District Property.

Henry Lo welcomed the community and staff members for attending the meeting. He stated that the purpose of the meeting is to provide information to the community regarding the goals, process, and next steps in determining the use of the District's Under-utilized property. He then outlined the protocol for the meeting which includes a presentation followed by hearing of persons in the audience.

Mr. Lo stated that the examination of the optimal use of the District's under-utilized properties, which include Marshall, Duff, Williams, Bitely (east field), Rice (south field), is governed by the three interrelated goals: 1) Educational Excellence: to enhance positive messaging and competitiveness of the District by establishing special academies and/or magnet schools (e.g., dual immersion, science and technology, visual and performing arts); 2) Facilities Enhancement: to enhance the quality of the District facilities; and 3) Fiscal Optimization: to reduce waste of fiscal resources on the maintenance and to generate long-term revenue stream.

Mr. Lo spoke of the serious discussions that the Board has held since 2014 (six session on this matter) which illustrates how the Board is carefully reviewing and discussing options in recognition of the common good for the community.

Barry Blade, consultant, gave a Power Point presentation and gave background information on his consulting experience with districts that have had surplus property resulting in sales or exchanges. Mr. Blade stated that he

visited and researched the zoning status for three of the district sites located in Rosemead (Bitely, Rice, Williams) plus two sites in San Gabriel (Duff and Marshall).

Mr. Blade described the number of options under the Education Code for surplus property: sale/lease with purchase to option, lease, exchange, community recreation program use agreement, and joint ventures. He discussed the benefits and the requirements that apply for each one of these options given by the Education Code.

The Board took a recess of ten minutes to give an opportunity for community members to write questions or comments. The Board proceeded to respond to each of the following questions/comments written:

- Will the Head Start Program on Williams School be affected or is that part of the land being touched?
- I think these properties should be rented so that in the future the District still owns them. What will happen if everything is sold? The money obtained, what will it be used for?
- What are the laws that grant the district the ability to use the exchange?
- When I do an exchange, I have time limits. You stated that the school district has no time limits. Is the law different for private vs. district?
- Is it possible to visit a school district and talk to the superintendent and board members regarding their exchange?
- Is it possible to see a profit and loss statement from a school district that did an exchange?
- Is the school district liable to lawsuits when a tenant sues because of a property defect?
- Can the park portion at Marshall be purchased? Will the district consider a project where the employees have first dibs on the houses?
- The GEA requested at a Board meeting a land surplus use committee. I am requesting the formation of this committee. Will the District start a land use committee?
- Are you planning to utilize a "land use committee"?
- Does a school district that owns apartments pay property tax like private owners?
- To lease a school, what is the market rate?
- Is the property manager a site or a district employee?
- In what way would an exchange/lease/joint venture impact Rice and Bitely students and families (e.g., limitation of playground space; impact on residents, surrounding schools of Bitely and Rice)?
- I would like Duff Elementary to be re-opened for many of my neighbors. We are disappointed that it is closed.

Henry Lo stated that the Board has a strong commitment with the Head Start Program and that priorities will be in place when viable options are selected for further review.

Bob Bruesch commented on one benefit from the exchange option that may result in some type of State funding through increases of student enrollment. He stated he will not be in favor of any use of property that does not increase affordable housing for working families in our district. **Mr. Bruesch noted there are regulations in regards to non-profit organizations.**

Janet Chin gave an example of the City of El Monte that created a high risk plan to provide 132 units for affordable housing that may not be so affordable based on today's housing market rates. Ms. J. Chin noted that while San Gabriel's population is increasing, our district still remains with declining enrollment.

Ronald Trabanino indicated that the Board has the best intentions to do what is needed to better the education of the children in the District regardless of what proposals or options are selected. Bob Bruesch commented on the Board seeking to provide education that delivers a seamless, high quality education from preschool to adult.

HEARING OF PERSONS IN THE AUDIENCE

Jorge Rodriguez addressed the Board regarding the Head Start Program and the impact that any exchange or lease of property will have on the site of Williams Head Start.

Ted Saulino addressed the Board regarding the history on the district's use of land since the 1970's.

Dave Lopez addressed the Board and expressed an interest to develop a partnership with the district to build quality median income housing for employees and teachers of the school district in order to keep quality teachers.

OTHER ITEMS OF INTEREST TO THE BOARD: None

DATE OF NEXT MEETING

The following are future Board meetings and agenda topics. Closed session will begin at 6:30 p.m. and Public session to begin at 7:00 p.m.


December 10, 2015	Reorganization Meeting

ADJOURNMENT

There being no additional items to discuss, the meeting was adjourned at 8:11 p.m.



Henry Lo, President



Anita Chu, Secretary

REGISTER OF ATTENDANCE

Barry Blade
Saw Chen
Vincent Fong
Ron Frescas
Rene Hernandez
Christine Hiraes
Eva Jow
Zungi Ke
Peter Leung
Dave Lopez
Rosmery Lopez
Steve Lopez
Carol Mehochko
Keilley Meng
Shirley Ong
Nataly Pinedo
Hua Su Pho
Angela Rios
Jorge Rodriguez
Helen Sanchez
Yaneli Sanchez
Helen Santos
Ted Saulino
Joyce Tamanaha-Ho