

PERRIS UNION HIGH SCHOOL DISTRICT



Facility Advisory (7-11) Committee
Final Report
on
Findings and Recommendations

To be provided to the Board of Trustees on:

December 18, 2019

PERRIS UNION HIGH SCHOOL DISTRICT
Surplus Property Advisory(7-11) Committee Final Report
on Findings and Recommendations

Executive Summary:

On October 16, 2019, the Board of Trustees ("Governing Board") of the Perris Union High School District ("District") approved the formation of a Facilities Advisory (7-11) Committee ("Committee") and authorized Deputy Superintendent of Business Services, Candace Reines, to convene such a committee to fulfill the requirements of California Education Code sections 17387-17391.

The following community members were approved by the Governing Board on October 16, 2019 and agreed to serve on such Committee:

Sheila Curtis
Art Fritz
Hector Gonzalez
Eric Kroencke
Marilee Menez
George Mills
Robert McKinney
Joshua Naggar
Charles Newman
Samantha Robles
Juan Santos

These members represented a cross section of the community and met the requirements stated in California Education Code sections 17387-17391. In accordance with the California Education Code, the Committee was charged with the following duties:

- a. Review pertinent information (i.e., projected enrollment trends) to determine the amount of surplus space and real property.
- b. Establish a priority list of use of surplus space and real property that will be acceptable to the community and develop recommendations about the property (declare it to be surplus, sell it, lease it, etc.).
- c. Distribute the priority list of surplus property throughout the attendance area and facilitate a public hearing for community input to the 7-11 Committee regarding the acceptable uses for the surplus property.
- d. Make a final determination on the "limits of tolerance" related to the uses of surplus property.

- e. Forward a report to the District Governing Board recommending uses of surplus property.

Property at Issue:

On October 16, 2019, the Governing Board authorized the Committee to consider the following property: 11 South D Street, Perris, California 92570, identified by APN 313-091-001 ("Property").

The Committee met on October 22, 2019, November 19, 2019, and December 3, 2019 to gather relevant data, learn about potential property options, and solicit community feedback about the Property. In conformance with the Education Code, the Committee held a public hearing on November 19, 2019, in order to obtain input from the community on the draft Committee report. Minutes from the public hearing are attached as **Exhibit A.**

During the Committee meetings, enrollment information and current and possible future uses of Property were discussed, reviewed and evaluated. Based upon the information presented to the Committee, the following findings and recommendations are presented to the Governing Board.

Committee's Findings:

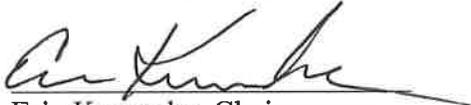
1. The Perris Union High School District has and will have for the near future, sufficient and suitable classroom space and real property within the District.
2. The Committee found that there are no conceivable school district educational uses for the Property.
3. The Committee also found the following regarding the Property:
 - The site is no longer needed for school purposes.
 - The site cannot be used for student purposes without making substantial and significant upgrades to the facility.
4. Further, the Committee found the site is not suitable for a traditional middle school or high school, nor is the site suitable for an alternative education school.
5. Based upon the Committee's review of this information, and after studying the real property owned by the District at issue, the Committee came to the following conclusions:

Property	Amount of Surplus Property
11 South D Street, Perris, California 92570	Entire Property Surplus

Committee's Recommendations:

1. The entire site of the Property can be considered surplus to the educational needs of the District.
2. For the above reasons, the Committee recommends that the Governing Board declare the Property described above as surplus to the educational needs of the District.
3. The Committee recommends the Governing Board consider reallocating these assets in a manner which best serves to improve the educational experience of all students in the District. This includes options for possible sale of the site.
4. The Committee recommends the Governing Board use its flexibility and discretion in choosing a method of disposition for the surplus Property that best serves the District's financial interests and the needs of students, staff and community, including potential sale of the Property to the City of Perris, while still adhering to all applicable laws and District policies.

We, the members of the Committee, appreciate the opportunity to serve the Governing Board in this important activity. We hope this report will assist the Governing Board with its future decisions regarding the Property.



Eric Kroencke, Chairperson

ATTACHMENTS:

Exhibit A—Minutes from Public Hearing on November 19, 2019.

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PERRIS UNION HIGH SCHOOL DISTRICT
Meeting of the Facilities Advisory (7-11) Committee
155 E. 4th Street, Perris, CA 92570-District Administrative Center
November 19, 2019 at 4:00 PM

SUMMARY

1. Call to Order 4:01 p.m.

2. Roll Call

- Sheila Curtis Absent
- Art Fritz X
- Hector Gonzalez X
- Eric Kroencke X
- Marilee Menez X
- George Mills X
- Robert McKinney X
- Joshua Naggar Absent
- Charles Newman X
- Samantha Robles Absent
- Juan Santos Absent

Others in Attendance: Candace Reines, Sarah Polito, Fred Good, Sylvia Hinojosa

3. Action Items

- A. Approve Minutes from October 22, 2019 meeting. *ACTION*

Motion: Robert McKinney Second: Eric Kroencke Vote: Ayes (Unanimous)

4. Discussion/ Review

- A. Consideration of District Property for Possible Surplus

- 11 South D Street (Currently being leased to Albert R. Renteria Corporation.)

Sarah Polito begins by addressing the Report Subcommittee and confirming that they, as well as the entire 7-11 Committee, have received a draft of the preliminary report of findings and recommendations to the Board of Trustees via email for their review.

- B. Review and Comment on Draft Preliminary Report

- The Report Subcommittee will present the first draft of the Committee's report for review and comment.

Ms. Polito continues by explaining that the report speaks to projected enrollment information, discussion of current and possible future uses of the property in question and the Committee's determination related to the uses of the Property moving forward.

The preliminary report further addresses the Public Hearing that is to be held today, November 19, 2019, in order to obtain input from the community. It also summarizes the info that was shared with the Committee at the first meeting, including the status and potential use of the Property in question.

C. Committee's Findings to Discuss for Inclusion in Final Committee Report:

Ms. Polito posed the following questions and requested Committee feedback:

- Does the Perris Union High School District have, and will have for the near future, a surplus of classroom space and real property within the District?
- Does the Committee find that there are no conceivable education or school district uses for the D Street Property?
- What further recommendations does the Committee have for future use of the site, including sale or lease of the property?

Ms. Polito reviewed the Committee's findings:

The Committee found that the District has and will have for the near future, sufficient and suitable classroom space and real property within the District and there is no lack of classroom space.

The Committee found that there are no conceivable school district educational uses for the Property.

The Committee also found that the site is no longer needed for school purposes and that it cannot be used for student purposes without making substantial upgrades to the facility.

Based on the Committee's review of the information, it concluded that the entire site of the Property can be considered surplus. The Committee further recommended that the Board consider the reallocation of these assets in a manner that best serves the educational needs of students. This includes the option for possible sale of the site. The Committee would like to specify that the Board has the flexibility and discretion in choosing a method of disposition for the surplus property that best serves the District's financial interests and the needs of the students, staff, and community.

Ms. Polito opened the floor for questions and discussion:

Candace Reines began by thanking the Subcommittee for their assistance and input on the draft Committee report.

Robert McKinney expressed his agreement to the sale of the Property as an option because it can no longer be used for educational purposes.

George Mills stated that he felt it would be a good time to sell the Property while there was still an interest in the Property by a potential buyer.

With this, Erick Kroencke recommended the Committee move forward as needed.

Ms. Polito announced that, as there is no further discussion, we move to open a Public Hearing to listen to the public's interests or concerns.

5. Public Hearing.

Committee opens a public hearing to receive community input on acceptable uses of space and real property, including any feedback on the draft Committee report, proposed declaration of surplus property and specific use of the Property.

- During this time, Mr. Mills asked if the Public was informed about today's Public Hearing.
- Ms. Polito replied that the information including the agenda noting the occurrence of a Public Hearing on the issue was posted in accordance with the Brown Act and that a copy of the preliminary draft report was available upon request of the public for their review.

Time In: 4:10 p.m.

Time Out: 4:11 p.m.

6. Audience Comments

Allow members of the public the opportunity to speak regarding issues not on the agenda.

No Public Comment was received.

7. Next Scheduled Meeting

The next scheduled meeting will be held as follows: December 3, 2019 at 5:00 PM in the Board Room at the District Office, 155 East Fourth St., Perris, CA, 92570

Ms. Polito finalized by saying that a revised draft of the report would be made available to the Committee for discuss and approval at the December 3rd Committee meeting.

Mr. Mills asked if after the Committee's approval on December 3rd, the final report of their findings and recommendations would go on the agenda of the December 18th meeting for Board approval. Ms. Reines replied by saying she believes it can go in December providing we can develop and finalize the report as well as the agenda item in a timely manner. She further stated that otherwise the report would go on January's meeting agenda.

8. Adjournment 4:15 p.m.

Motion: Art Fritz Second: Robert McKinney Vote: Ayes (Unanimously)

Agendas of public meetings and any other writings distributed to all or a majority of the members of the Committee in connection with a matter subject to discussion or consideration at an open meeting of the Committee are public records. If such writing is distributed less than 72 hours prior to a public meeting, the writing will be made available for public inspection at the District Office located at 155 East Fourth St., Perris, CA 92570 at the time the writing is distributed to all or a majority of the members of the Committee.

REASONABLE ACCOMMODATION

In order to help ensure participation in the meeting of disabled individuals, appropriate disability-related accommodations or modifications shall be provided by the District, upon request, in accordance with the Americans with Disabilities Act. Persons with a disability who require a disability-related accommodation or modification, including auxiliary aids and services in order to participate in a Committee meeting, shall contact the District superintendent or designee in writing by noon the day before the scheduled meeting. Such notification shall provide personnel to make reasonable arrangements to assure accessibility to the meeting.

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