



**Putting
Children
First**

7-11 Committee

October 22, 2024
Serna Center
Minnesota Conference Room
5735 47th Avenue
Sacramento CA, 95824
5:30pm to 7:30pm

Agenda

5:30	1.0 Call to Order	Chair
	2.0 Roll Call/Establish Quorum	Staff/All
	___ Chelle Brown ___ Esteban Almanza ___ Krissie Goetz ___ Corey DeRoo ___ Heather Garcia ___ Laura Knauss ___ Dennis Mah ___ James Eder	
5:35	3.0 Public Comment – Individual public comment shall be no more than two minutes in length on each agenda or non-agenda item.	Chair
	4.0 Approval of Agenda/Discussion of Tonight’s Meeting Motion by: _____ Second by: _____ That the agenda be approved as presented/amended.	Chair
	5.0 Approval of Minutes Date – Regular Meeting Motion by: _____ Second by: _____ That the minutes be approved as presented/amended.	Chair
5:45	6.0 Review 7-11 Draft Report for Florin Tech, C.P. Huntington Elementary, and Maple Elementary	Nathaniel Browning
7:25	10.0 Nest Meeting Date/Location <ul style="list-style-type: none">• Tuesday, November 14, 5:30-7:30pm	All
7:30	Adjourn	



Minutes

1.0 Welcome/Call to Order: 5:05 p.m.

2.0 Roll Call/Establish Quorum

Present: Chelle Brown, Corey DeRoo, Dennis Mah, Esteban Almanza, James Eder, Krissie Goetz, Laura Knauss

Absent: Heather Garcia

Staff Present: Chris Ralston, Nathaniel Browning, Kelly Rem (Lozano Smith Attorney)

3.0 Public Comment – Individual public comment shall be no more than two minutes in length on each agenda or non-agenda item.

Caity Maple

Dorene Rose

Lisa Miller

Michael Benjamin

4.0 Approval of Agenda/Discussion of Tonight's Meeting

Motion by: Laura Knauss, Second by: Krissie Goetz

All in favor. The agenda was approved as presented.

5.0 Approval of Minutes: June 25, 2024 – Regular Meeting

Motion by: Corey DeRoo, Second by: Krissie Goetz

All in favor. The minutes were approved as presented.

Dr. Mah asked if more detail could be provided on the public comments in the minutes.

6.0 Committee Purpose (Nathaniel Browning):

Mr. Browning shared the committee roles as discussed in the first meeting: The committee shall receive information on the properties under review to make an informed decision. The committee shall decide if properties are no longer needed for school purposes.

Public Comment:

Michael Benjamin

Jesus Hernandez

Committee Comment/Discussion:

Dr. Mah asked how school purpose is defined and if there is a difference between education purposes and school purposes.

Mr. Browning and Mr. Ralston shared that attorneys had been consulted on the definition of school purposes as outlined in Ed Code 17388 as the district having need for the building as a school.

All questions were answered.

7.0 Property Determination for 2401 Florin Road – Florin Tech (Nathaniel Browning):

Mr. Browning shared that Florin Tech does not meet the minimum requirements as outlined by the state to house k-12 students. The property is zoned as general commercial. The district has owned the property for over 20 years and has largely been underutilized and a drain on district resources through much of that time. The total operational cost to the district for 2023-2024 was \$327,176 while the estimated income for 2024-2025 is \$7,200.

Public Comment:

Jesus Hernandez

Committee Comment/Discussion:

Ms. Goetz asked why the insurance went from an estimate of \$10,000 to a cost of \$193,281.

Mr. Browning and Mr. Ralston explained that the estimate was based on district owned and used properties vs district owned properties used by charters vs the cost of insurance required for leased properties.

Ms. DeRoo shared the history, design and location of the site not being usable for a school purpose.

Mr. Almanza confirmed that the site was used for Adult Education previously and is no longer used for that.

Mr. Browning shared that it has been used for storage.

Dr. Mah asked what the original purpose for purchasing the property was.

Mr. Browning shared the original purpose for purchasing the property was to start Florin Tech Center for Adult Learning.

All questions were answered.

Motion by: Dennis Mah, seconded by Krissie Goetz that the committee recommend Florin Tech no longer useful for school purposes. All in favor, the motion passed unanimously.

8.0 Property Determination for C.P. Huntington Elementary (Nathaniel Browning)

Mr. Browning shared that CP Huntington was closed as a school in 2013 and has since been underutilized as District storage.

Sacramento Employment and Training Agency uses a few portables on the site for Federal Head Start programs. There is a high level of transient activity on this site and cleanup is expensive. The total operational cost to the district for 2023-2024 was \$430,129 while the income for 2023-2024 was \$36,624. There are currently a total of 69 households within the previous CP Huntington boundary. Of which 38 attend Hollywood Park and 31 attend Harkness Elementary, neither of which are at, nor near, capacity.

Public Comment:

No Public Comment

Committee Comment/Discussion:

Dr. Mah asked if there is good housing there and if families are buying homes in that area. He also asked if the city has any use in mind for the previous Campbells Soup facility in the area.

Ms. Knauss asked what the 10–15-year demographic projections were for the district.

Mr. Browning stated that the District is at 65.1 % capacity and in seven years we are expected to be at 56 % capacity. There is a general trend across the state of declining enrollment.

Ms. Goetz shared her concern that enrollment in the area will be declining due to the age of residence within the community.

Ms. Knauss shared that the area is an affordable part of Sacramento, and there is an extraordinary amount of space within the district that can accommodate any neighborhood turnover.

Mr. Almanza shared that the overall trend is declining, and the trend is clear we will not run out of space.

Ms. Brown shared, as a member of this community, her concern is the distance that students need to walk to get to Hollywood Park on a major street, and that the property of Campbell soup is for sale. The neighborhood has potential.

Ms. DeRoo reminded the committee that what matters is the purpose of the site's usability as a school as it stands today.

Mr. Ralston explained the process of opening the school and bringing it up to code to serve as a school.

All Questions were answered.

Motion by Krissie Goetz, seconded by Dennis Mah to recommend that CP Huntington does not serve a school purpose.

Yes:6 No:0 Abstain:1, the motion passed.

9.0 Property Determination for Fruit Ridge Elementary

Mr. Browning shared that Fruit Ridge Elementary closed as a school in 2013 and reopened as Fruitridge Community Collaborative in August 2015. The site has experienced numerous changes in leader organizations, internal struggles, and multiple District interventions since inception. The total operational cost to the district for 2023-2024 was \$539,148 while the district received its first income of \$14,429 from two lessees in August. There are currently a total of 120 households within the previous Fruit Ridge boundary. Of which 61 attend Father Keith B. Kenny and 86 attend Oak Ridge Elementary, neither of which are at, nor near, capacity.

Public Comment:

Ahesha Lewis

Caity Maple

Michael Benjamin

Jesus Hernandez

Committee Comment/Discussion:

Ms. Knauss asked if the Oak Ridge construction will expand their enrollment capacity, and she clarified the committee's role; that in declaring a property surplus it does not prohibit the district from either negotiating, leasing, or selling the property. The committee is not making a determination of value or its ability to be sold or leased.

Mr. Ralston shared that the construction at Oak Ridge will increase their capacity from 576 to 650.

Ms. Brown shared that the committee is being asked to determine if a site has school purposes tonight.

Ms. DeRoo shared that this site has a demand and future need and school purpose.

Dr. Mah shared the history of the site and the surrounding school sites and asked for confirmation of household numbers.

Mr. Browning confirmed the enrollment decline in the area schools and district wide.

Dr. Mah shared that he believes that the Fruit Ridge site has a school purpose.

Ms. Goetz asked if the committee could table the discussion and not act tonight.

Mr. Almanza shared that the determination of a school purpose had to be made tonight.

Ms. Knauss shared that the district's understanding of school purposes is to house children enrolled in Sac City School District, this is not to discount the value the Fruitridge Collaborative. The question is, if we are willing to look at the holistic picture; do we support reopening this school. She doesn't think the school district can continue to operate schools at such a low capacity, the cost is unattainable.

Dr. Mah asked if there was a capacity for a charter school.

Mr. Browning shared that the facility is currently used with no capacity for a charter to move in.

All questions were answered.

Motion by Laura Knauss, seconded by Krissie Goetz to recommend that Fruit Ridge Elementary does not serve a school purpose.

The definition of surplus and the process of surplus was discussed by the board. The vote was recounted after the discussion.

Yes:3 No:4 Abstain:0 the motion did not pass.

10.0 Property Determination for Maple Elementary

Mr. Browning shared that Maple Elementary opened in the early 1950s and closed as a school in 2013. La Familia Counseling Center began leasing the site in 2015 and has operated with a high level of success. La Familia has expressed an interest in buying the Maple site but would have to follow the process. The building cannot be altered outside of DSA requirements unless the property is declared as surplus. The total operational cost to the district for 2023-2024 was \$304,405 while the income for 2023-2024 was \$153,015. There are currently a total of 49 households within the previous Maple Elementary boundary. Of which 49 attend Ethel Phillips, which is not at, nor near, capacity.

Public Comment:

Dorrene Rose

Jesus Hernandez

Board Comment/Discussion:

Ms. Knauss shared that it is clear the tenant wants the site declared surplus.

Mr. Ralston confirmed there is an interest in purchasing the property.

Dr. Mah shared his observation of the school property and use.

Motion by Krissie Goetz, seconded by Laura Knauss to recommend that Maple Elementary does not serve a school purpose.

All in favor, the motion passed unanimously

11.0 Next Meeting Date/Location

Tuesday, October 22, 2024 / Serna Center / 5:30 pm – 7:30 pm

Adjourn 6:50 pm

Motion by: James Eder, Second by: Dennis Mah

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

7-11 District Advisory Committee
DRAFT Report on Recommendations
Regarding Use or Disposition of District Real Property

Presented to the Board of Education
on
XXX, 2024

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT (“SCUSD”)

7-11 District Advisory Committee Report on Findings and Recommendations

On June 20, 2024, the Sacramento City Unified School District’s Board of Education (“Board”) convened a 7-11 District Advisory Committee to advise the Board on the use of real property no longer needed for school purposes. The Committee was formed pursuant to California Education Code Sections 17387-17391, and consists of the following members:

1. Esteban Almanza
2. Heather Garcia
3. Corey DeRoo
4. Kristin (Krissie) Goetz
5. Dennis Mah
6. James Eder
7. Laura Knuass
8. Chelle Brown

Under California law, the Committee must have at least seven (7) members and no more than eleven (11) members and contain persons who are representative of each of the following: (a) the ethnic, age group, and socioeconomic composition of the District, (b) the business community, such as store owners, managers, or supervisors, (c) landowners or renters, with preference given to representatives of neighborhood associations, (d) teachers, (e) administrators, (f) parents of students, and (g) persons with expertise in environmental impact, legal contracts, building codes, and land use planning, including, but not limited to, knowledge of the zoning and other land use restrictions of the cities or cities and counties in which surplus space and real property is located. (Ed. Code, § 17389.) The above Committee members satisfy these requirements.

The role of the Committee includes the following duties and tasks:

- Review the projected school enrollment and other data as provided by the District to determine the amount of surplus space and real property.
- Establish a priority list of use of surplus space and real property that will be acceptable to the community.
- Make a final determination on the uses of the space and real property.
- Forward to the District Governing Board a report recommending uses of surplus space and real property.

Upon appointment, the District’s Board specifically charged the Committee with considering future use or disposition of specific real property identified by District staff. District staff identified the following properties:

- **C.P. Huntington Elementary** located at 5917 26th Street, Sacramento, CA 95822 (APNs: 025-0251-009-0000; 025-0251-010-0000; 025-0251-011-0000; 025-0251-014-0000)
- **Florin Adult Education Technology Center** located at 2401 Florin Road, Sacramento, CA 95822 (APN: 041-0073-025-0000);
- **Fruit Ridge Elementary** located at 4625 44th Street, Sacramento, CA 95820 (APN: 020-0301-001-0000)
- **Maple Elementary** located at 3200 37th Ave, Sacramento, CA 95824 (APNs: 025-020-005-0000; 025-0231-009-0000)
- **Perry Avenue Field** located adjacent to 4581 Perry Avenue, Sacramento, CA 95820 (APN: 022-0051-021-000)
 - This property was later removed from the Committee’s purview because the District entered into a potential land swap with Southgate Recreation & Park District.

The Committee met on June 25, 2024, September 16, 2024, October 22, 2020, and XXXXXX, and allowed for public comment and input at each meeting. During these meetings, District staff and consultants presented information regarding the District’s enrollment analysis, projected enrollment trends, facilities, and real property considerations.

Committee Findings and Recommendations:

Based upon the information presented to the 7-11 District Advisory Committee, including public input received, the following findings and recommendations are presented to the Board with regard to each of the below properties.

C.P. Huntington Elementary

The Committee finds that C.P. Huntington Elementary is no longer needed by the District for school purposes and thus can be declared surplus. As such, the Committee recommends that the District sell the property. The Committee also recommends that the District consider selling the property to a residential housing developer who would consider including a neighborhood park in a property design that would respect the residential feel of the existing neighborhood.

Florin Adult Education Technology Center (“Florin Tech”)

The Committee finds that Florin Tech is no longer needed by the District for school purposes and thus can be declared surplus. As such, the Committee recommends that the District sell the property. The Committee also recommends that the District consider selling the property in a manner that fits the property’s current commercial zoning designation.

Fruit Ridge Elementary

The Committee finds that Fruit Ridge Elementary still may be used for school purposes in the future and does not recommend the property for surplus at this time.

Maple Elementary

The Committee finds that Maple Elementary is no longer needed by the District for school purposes and thus can be declared surplus. As such, the Committee recommends that the District sell the property. The Committee also recommends that the District consider selling the property as a possible neighborhood center, with park access, with preference given to La Familia Counseling Center, Inc. who has been operating the property as such since 2015. La Familia also recently received a large Federal grant to transform the property into a Resiliency Center for the surrounding community.

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

Respectfully submitted,
Sacramento City Unified School District 7-11 Advisory Committee (2024)

DRAFT