



**Putting
Children
First**

7-11 Committee

June 25, 2024
Facilities Support Services
Conference Room
425 1st Avenue
Sacramento, CA 95818

Virtual option noted on the 2nd page
6:30pm to 7:30pm

Agenda

- 6:30 **1.0 Call to Order**
- 2.0 Roll Call/Establish Quorum**
 __ Chelle Brown __ Esteban Almanza __ Kristen Goetz
 __ Correy DeRhoo __ Heather Garcia __ Laura Knauss
 __ Dennis Mah __ James Eder
- 6:35 **3.0 Public Comment – Individual public comment shall be no more than two minutes in length on each agenda or non-agenda item.**
- 4.0 Approval of Agenda/Discussion of Tonight’s Meeting**
 Motion by: _____ Second by: _____
 That the agenda be approved as presented/amended.
- 6:45 **6.0 Introductions**
- 6:55 **7.0 Background, Purpose, and Legal Framework**
- 7:10 **8.0 Site Information**
- 7:15 **9.0 Election of Chair**
 Motion by: _____ Second by: _____
 That _____ be appointed as Chair of the 7-11 Committee.
- 7:25 **10.0 Next Meeting Date/Location**
 • **TBD**
- 7:25 **Adjourn**

Join Zoom Meeting

<https://scusd.zoom.us/j/83417862396>

Meeting ID: 834 1786 2396

Passcode: 533226

One tap mobile

+14086380968,,83417862396#,,, *533226# US (San Jose)

+16694449171,,83417862396#,,, *533226# US

Meeting ID: 834 1786 2396

Passcode: 533226

Find your local number: <https://scusd.zoom.us/u/ky9iTKzsW>



7-11 Committee Meeting

Meeting #1
June 25, 2024

Location:
425 1st Ave, Sacramento
Or virtual



Introductions

Item 6.0



Introductions

This is your opportunity to brag about yourself! We want to hear who you are as an individual, both personally and professionally. Please include the following:

- 1) Your professional background, work in public education, public advocacy, public policy, land use, and/or legal knowledge pertaining to relevant topics.
- 2) What you hope to get out of your experience serving on this 7-11 Committee.
- 3) Any fun summer plans that you have.



Background on Previous School Closures and 7-11 Committee Efforts

Item 7.0

Background on Previous School Closures

2013. SCUSD closed seven (7) elementary schools, including:

- Joseph Bonnheim (Re-opened as Charter)
- Maple (Re-opened as a Community Center)
- Washington (Re-opened as a District school)
- Fruitridge (Re-opened as a Community Center)
- CP Huntington
- CB Wire (Re-opened as interim housing during school construction)
- Mark Hopkins (Re-opened as the SUCCESS Academy)

The District has additional underutilized properties, including:

- ~~Perry Avenue Field~~
- Florin Technology (previously recommended for surplus in 2011)

Background on Previous School Closures

2013. The District formed a “7-11 Committee” to discuss the potential disposal of surplus properties.

- The recommendation was to lease the properties in case they might be opened back up in the future.

Background on Previous School Closures

2024. District staff recommend convening a new 7-11 Committee to address the possible disposition of the following four (4) properties:

- Maple (Re-opened as a Community Center)
- Fruitridge (Re-opened as a Community Center)
- CP Huntington
- Florin Technology

It was recommended to reconvene a new 7-11 Committee due in part to legislative changes to the “California Surplus Land Act.”



Process and Legal Considerations

Item 7.0

Legislative Direction on Community Input

Education Code § 17387 specifies Legislative intent of community involvement “before decisions are made about school closures or the use of surplus space...”

Education Code § 17388-17389 mandates that the Governing Board appoints a District Advisory Committee, or “7-11 Committee,” to advise the governing board in the lease or disposition of surplus property. It defines the required composition of the 7-11 Committee. The Committee’s findings are not binding on the Board.

Source: *Closing a School, Best Practices Guide, CA Dept. of Education*

“7-11” Advisory Committee

- A “7-11” Advisory Committee is a committee of 7 to 11 representative community members formed to advise the Board on how best to use or dispose of property that is not needed for school purposes.
- Required under Education Code section 17387 *et seq.* prior to sale or lease of most properties.
- 7-11 Committee recommendations do not bind the District.

7-11 Committee Requirements

- 7 required membership categories.
- Independent, objective, and non-political.
- Holds public hearings and gathers information about District property needs.
- Meetings are subject to the Ralph M. Brown Act.

7-11 Committee Purpose

The Committee roles are to:

- Receive information on the properties under review in order to make an informed decision.
- Decide if the properties no longer hold an educational purpose.
- Provide recommendation on how best to use disposed property to the Board of Education



Declaring Surplus Property

Item 7.0

Can we Sell to Current Tenant?

The District generally cannot bypass the prescribed order of offering surplus land to current tenants. They will have to wait through the statutory process as outlined.



Brown Act Requirements and Conflict of Interest Statements

Item 7.0

Brown Act Basics

The Brown Act is California's open meeting law.

Who is subject to the Brown Act?

- “Legislative bodies” of local agencies, including school boards
- Committees if they are created by resolution or other formal action of the governing board.

(Gov. Code, § 54952 (b).)

Brown Act Basics

- What does the Brown Act require?
 - That actions and deliberations be taken openly and in public
 - Meeting agendas and board packets must be made available upon request in appropriate alternative formats to persons with disabilities
 - Agenda must be posted on the district's website

What is a Meeting?

- Any congregation of a majority of the members at the same time and place to hear, discuss, or deliberate on any item within the district's jurisdiction
- It can be a meeting even if no action is taken and no concurrence reached
- Prohibited meetings can include:
 - Serial phone calls or conversations
 - Use of intermediaries to develop "collective concurrence"
 - Committee "polling"

Committee Communications

- Beware “Reply All” email communications to committee members
- Ensure email contains a confidentiality statement



What Doesn't Constitute a Meeting?

- The following are not “meetings”:
 - Individual Contact
 - Community Meetings
 - Social Gatherings
 - Attendance at Standing Committees as Observer Only
 - Staff Meetings, Provided a Majority of Members Do Not Attend



Time & Place of Advisory Committee Meetings

- Governing boards set the TIME AND PLACE by resolution, bylaw, or other rule
- Post agenda 72 hours in advance in a place that is freely accessible to the public and on the district's website



Where Can Committee Meet?

- Meetings must be within school district boundaries
- Exceptions exist, but unlikely that exceptions apply to 7-11 Committee tasks
- Teleconference/Remote Attendance

Materials Distributed During Open Session

- If a writing relating to open session is distributed less than 72 hours prior to a regular meeting to all, or majority of committee, a district must:
 - make available for public inspection at a public office or designated location listed on agenda; and
 - include the address of this designated location on the agendas for all committee meetings
- The district may also post the writing on its website (clearly marked).

Public Comment at 7-11 Committee Meeting

- Allow general public comments on any item within the agency's jurisdiction
- Allow public comments before or during the consideration of each agenda item
- Committee has right to order disruptive persons to be removed from meeting, and if order cannot be restored, can order the room cleared and then continue with meeting
- Caution: Actions that constitute disruption are highly fact-specific



Conflicts of Interest

Government Code section 1090

- Aimed at preventing a public official from having a financial interest in a contract made in his or her official capacity.
- Any contract made in violation of section 1090 is void and cannot be enforced.
- Violators are subject to criminal, civil and administrative sanctions.



Political Reform Act

A public official may not take any part in a governmental decision if it is reasonably foreseeable that the decision will have a material financial effect on one or more of the official's economic interests, or on those of his or her immediate family.

Economic interests include:

- Investments or positions in business entities;
- Interests in real property;
- Sources of income;
- Sources of gifts; and
- Personal finances.



Information on Sites

Item 8.0



Considerations and Planning

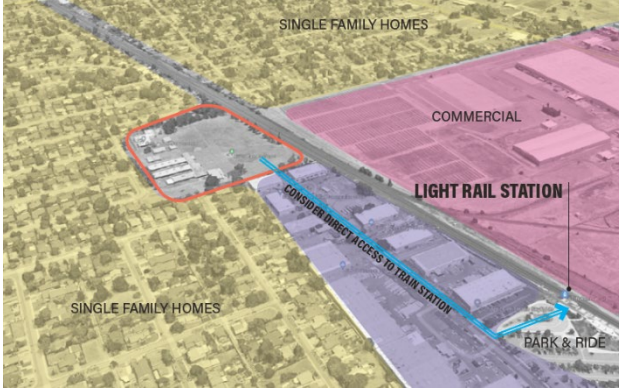
- Continued ownership of these properties negatively impacts the District's purpose and finances.
 - The sites require upkeep, maintenance, security, and insurance coverage.
- Alternative uses of the properties has yielded mixed results.
- The District has a declining enrollment with excess capacity available.



Site Characteristics At-a-Glance

Site	Address	Zip	Year Built	APN	Acreage	Building SF	# of Classrooms	Zoned	Jurisdiction
Florin Technology	2401 Florin Road	95822	1986	041-0073-025	6.77	28,037	NA	C-2-EA-4	City
C.P. Huntington	5921 26 th Avenue	95822	1956	025-0251-009, 010, 011, 012, 013, 014	10.93	43,105	25	R1-EA-4	City
Fruitridge	4625 44 th Street	95820	1937	020-0301-001	6.88	~54,501	37	R-1	City
Maple	3301 37 th Avenue	95824	1952	025-0202-005, 025-0231-009	5.57	28,997	18	R-1-EA-4	City

C.P. Huntington



2023-24 Utilities and Work Order Costs

Utilities	\$96,863
Work Orders	\$62,776

This does not include administrative or insurance coverage costs.



C.P. Huntington

- Opened in the mid-1950s and closed in 2013.
- 2013, a 7-11 Committee and Board recommended keeping the site in case it needed to be reopened as a school again in the future.
- The District published a Request for Proposals (RFP) to lease the site, but no proposals were selected.
- Subsequently, CP Huntington became an underutilized District storage facility throughout the main campus, with an ancillary cluster of portables offering leased Federal Head Start programs.

Florin Technology



2023-24 Utilities and Work Order Costs

Utilities	\$121,819
Work Orders	\$12,076

This does not include administrative or insurance coverage costs.



Florin Technology

- Originally built as a Hyundai dealership in 1986 and purchased by the District in 2003.
- Used as an automotive Career Technical Education (CTE) site through sometime in the early 2010s.
- A 7-11 Committee in 2011 recommended the site for surplus to the Board of Education, but action was not taken.
- Multiple short-term leases throughout the years.
- Currently, the District has utilized the property as an underutilized storage facility.

Fruitridge



2023-24 Utilities and Work Order Costs

Utilities	\$137,954
Work Orders	\$52,623.98

This does not include administrative or insurance coverage costs.



Fruitridge

- Opened in the late 1930s, and closed as a school in 2013.
- 2013, a 7-11 Committee and Board recommended keeping the site in case it needed to be reopened as a school again in the future.
- The Fruitridge Community Collaborative (FRCC) was created in August 2015 and has operated, to varying degrees of success, since.
- FRCC has experienced numerous changes in leader organizations, internal struggles, and multiple District interventions since inception.

Maple



2023-24 Utilities and Work Order Costs

Utilities	\$129,531*
Work Orders	\$14,321

This does not include administrative or insurance coverage costs.

*The District is reimbursed 80% of utilities.



Maple

- Opened in the early 1950s and closed as a school in 2013.
- 2013, a 7-11 Committee and Board recommended keeping the site in case it needed to be reopened as a school again in the future.
- La Familia Counseling Center began leasing the site in 2015, and has operated with a high level of success
- La Familia is looking to expand their footprint and impact at the site, but are not overly interested in doing so with the current tenant/landlord structure.
- La Familia has expressed an interest in buying the Maple site, but would have to follow the process.



Thoughts?





Committee Chair

Item 9.0



**SITE CHARACTERISTICS
AT-A-GLANCE**

Site	Address	Zip	Year Built	APN	Acreage	Building SF	# of Classrooms	Zoned	Jurisdiction
Florin Technology	2401 Florin Road	95822	1986	041-0073-025	6.77	28,037	NA	C-2-EA-4	City
C.P. Huntington	5921 26 th Avenue	95822	1956	025-0251-009, 010, 011, 012, 013, 014	10.93	43,105	25	R1-EA-4	City
Fruitridge	4625 44 th Street	95820	1937	020-0301-001	6.88	~54,501	37	R-1	City
Maple	3301 37 th Avenue	95824	1952	025-0202-005, 025-0231-009	5.57	28,997	18	R-1-EA-4	City

Zoning Classifications

R-1: The purpose of the R-1 zone is to accommodate low-density residential uses composed of single-unit detached residences and duplex dwellings on corner lots. This zone may also include recreational, religious, and educational facilities as the basic elements of a balanced neighborhood. These areas should be clearly defined and without encroachment by uses not performing a neighborhood function.

C-2: The purpose of the C-2 zone is to provide for the sale of goods; the performance of services, including repair facilities; office uses; dwellings; small wholesale stores or distributors; and limited processing and packaging.

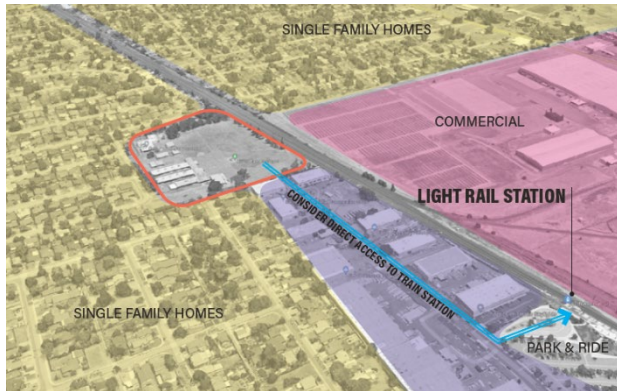
EA-4: Executive Airport Overlay Zone. The EA designation is applied to the area included within the four airport zones. The four safety areas are: the clear zone; the approach-departure zone 1; the approach-departure zone 2; and the overflight zone. The clear zone (EA-1) is near the end of the runway and is the most restrictive.

SITE CHARACTERISTICS IN DETAIL

C.P. HUNTINGTON

Collis P. Huntington (C.P. Huntington) Elementary School initially opened as a neighborhood elementary school in the mid-1950s and consisted of the main building, which is still there today. There was also an expansion of portables to the site in the late 1990s and early 2000s. The Sacramento City Unified School District officially closed the site as a school at the end of the 2013 school year. Subsequently, a 7-11 Committee was created in 2013 to advise the Board of Education on what to do with this and other previously closed school sites. The Committee recommended, and the Board approved, keeping the site in case it needed to be reopened as a school again in the future.* The District published a Request for Proposals (RFP) to lease the site, but no proposals were selected. Subsequently, CP Huntington became an underutilized District storage facility throughout the main campus, with an ancillary cluster of portables offering leased Federal Head Start programs to the far northwest corner of the property. The facility is blighted and draws attention from surrounding community members for its lack of curb appeal. It also draws considerable attention from unhoused individuals. The property is a financial drain on District resources considering its underutilized nature.

* The District has lost thousands of students due to declining enrollment since the school closures of 2013, with a current utilization factor of 65.1%. Further, the District is projected to lose another 12.42% in enrollment over the next six (6) years. These projections do not consider CP Huntington, Florin Technology, Fruitridge, or Maple in the above utilization factors.



2023-24 Utilities and Work Order Costs	
Utilities	\$96,863
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This does not include administrative costs.	



SITE CHARACTERISTICS IN DETAIL

FLORIN TECHNOLOGY

The site located at 2401 Florin Road was originally built as a Hyundai dealership in 1986. It was eventually purchased by the Sacramento City Unified School District in 2003 and used as a Career Technical Education (CTE) site for automotive career learning. The portables on the site were added in 2008 to round out the Florin Technology Education Center. At some point around the early 2010s, the District stopped operating the program at this location. A 7-11 Committee in 2011 recommended the site for surplus to the Board of Education, but action was not taken at that time. Further usage of the site included Sacramento Regional Transit leasing the facility to provide driver trainings for a short stint, as well as an adult education independent charter utilizing part of the property to provide auto mechanic and commercial driver training for a short time. Since then, the District has utilized the main building to house the Facilities Grounds and Labor shop for a short period of time as well as COVID-19 storage. The site has been largely underutilized. It is currently used as a storage facility, but items stored at the location can be stored elsewhere within the District. The facility is blighted and draws attention from surrounding community members for its lack of curb appeal. It also draws considerable attention from unhoused individuals. The property is a financial drain on District resources considering its underutilized nature.



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SITE CHARACTERISTICS IN DETAIL

FRUITRIDGE ELEMENTARY

Fruitridge Elementary School initially opened as a neighborhood elementary school in the late 1930s and consisted of the main building, which is still there today. Various portable classroom configurations were added to the site through the late 1990s until the early 2010s. The Sacramento City Unified School District officially closed the site at the end of the 2013 school year. Subsequently, a 7-11 Committee was created in 2013 to advise the Board of Education on what to do with this and other previously closed school sites. The Committee recommended, and the Board approved, keeping the facilities in case it needed to be reopened as a school again in the future.* The District published a Request for Proposals (RFP) to lease the site. The Fruitridge Community Collaborative (FRCC) was created from that effort, and opened as a leased nonprofit hub in August 2015 and has operated, to varying degrees of success, since. FRCC has experienced numerous changes in leader organizations, internal struggles, and multiple District interventions since inception.

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SITE CHARACTERISTICS IN DETAIL

MAPLE ELEMENTARY

Maple Elementary School initially opened as a neighborhood elementary school in the early 1950s and consisted of the main building, which is still there today. The Sacramento City Unified School District officially closed the site at the end of the 2013 school year. Subsequently, in 2013, a 7-11 Committee was created to advise the Board of Education on what to do with this site and other previously closed school sites. The Committee recommended, and the Board approved keeping the site in case it needed to be reopened as a school again in the future.* The District published a Request for Proposals (RFP) to lease the site. La Familia Counseling Center was selected from that RFP process and opened the community hub in August 2015, which still operates at the site today. La Familia has operated with a high level of success, and are now possibly looking at plan to renovate and expand the facility and their operations through various local, state, and federal funding partnerships. However, they are not interested in doing so with the current tenant/landlord structure. La Familia has expressed an interest in buying the Maple site, pending the lengthy and complicated surplus property process. However, there is no guarantee that La Familia could buy the property if the Board of Education decided to declare the property surplus. This is due to legal requirements of offering the possible sale of the sites to other public entities before offering it for sale to local nonprofits.

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