



SAN DIEGO UNIFIED SCHOOL DISTRICT
Instructional Facilities Planning Department
Real Estate Management

ADVISORY COMMITTEE FOR THE UTILIZATION OF EXCESS SCHOOL PROPERTY
Meeting Minutes
January 24, 2013

Present: Buckhanon, Casey, Davis, May, Passons, Schoettle, Varnadore

Staff: Becker, Ramos

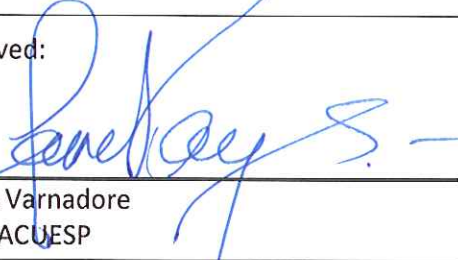
Excused: Vieceli, White

Location: Education Center, Annex 2, Room 103 / Time: 9:30 a.m.

AGENDA ITEM	EXPECTED OUTCOME/UNDERSTANDING
<u>ACTION ITEMS:</u>	
1. Approval of Agenda	Approved.
2. Approval of August 23, 2012 Minutes	Approved.
3. PUBLIC INPUT (Time Certain: 2:05 p.m.)	None.
4. Elections for Chair and Vice Chair	Jim Varnadore was re-elected as Chair. John May was elected as Vice-Chair.
<u>DISCUSSION/DECISION:</u>	
5. Property Auction Results and Status	<p>On September 25, 2012, there were no bids on the three properties adjacent to the Revere Center.</p> <p>On September 26, 2012, Bay Terrace #11, the lone and highest bidder, was Horning Interests, for \$3,100,000.</p> <p>Camp Elliott #3, which was originally scheduled for bid opening and public auction on September 26, 2012, was rescheduled for bid opening until December 4, because of interest by the Boy Scouts. On December 11, 2012, the BOE did not approve the high bid and directed staff to do more community outreach.</p> <p>On September 27, 2012, Monarch Acquisition Co., was the highest bidder for Barnard at \$16,500,000.</p> <p>On September 27, 2012, Carmel Partners was the highest bidder for Mission Beach Center at \$16,500,000. The board, on January 22, 2013, rejected all bids for Mission Beach. On that same date, they approved a new Resolution of Intention to Sell Mission Beach. Public agencies are being notified.</p>
6. October 9, 2012 Real Estate Board Special Meeting	The PowerPoint presentation from this meeting was provided for members for review.
7. PMP Definition of Short-and Long-Term Leases	Item continued.
8. Monarch Acquisition Co., LLC Close of Escrow Extension Request for Barnard	A close of escrow extension request was approved by the board on November 6, 2012. Close of Escrow is scheduled for June 25, 2013.
9. Horning Interests @ Bay Terrace #11 COE Escrow Extension & Due Diligence Extension	A close of escrow extension request was approved by the board on November 6, 2012. Due Diligence is extended to March 31, 2013 and Close of Escrow is scheduled for June 25, 2013.

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10. Benchley Option to Extend	The tenant exercised their 10-year Option to Extend. The committee moved to follow the PMP recommendation to continue the lease at Benchley.				
<u>ROUNDTABLE:</u>					
11. BRIDGE Housing Extension Approved by Board of Education on September 30	The board approved an extension of two of the leases through December 15. The buildings on the site, except for the historical building, have been razed. The street has been closed.				
12. Committee Vacancy	Kathy Davis has requested that Marne Foster appoint a new ACUESP representative.				
13. Golden Watchdog Award	John Casey nominated our committee for the San Diego Taxpayers Association Golden Watchdog award for diligence in watching over district assets.				
14. Administrative Procedure Review	Jim Varnadore is considering amending the current Administrative Procedure for this committee to include evaluation of rents.				
Approved:  <hr/> James Varnadore Chair, ACUESP	<table border="0" style="width: 100%;"> <tr> <td style="vertical-align: top;">HANDOUTS:</td> <td style="vertical-align: top;">KEY DATES:</td> </tr> <tr> <td style="vertical-align: top;"> <ul style="list-style-type: none"> • Draft Minutes, August 23, 2012 • Approved Minutes, June 28, 2012 • Portfolio Review Matrix • Binder Item: Updated Lease School Site Listing • PowerPoint Presentation from Oct. 9, 2012 • Approved BOE Schedule Jan-June 2013 </td> <td style="vertical-align: top;"> <ul style="list-style-type: none"> <u>Board of Education Meetings</u> January 29 (Charter) February 12 and 26 March 5 (Charter), 12 and 26 </td> </tr> </table>	HANDOUTS:	KEY DATES:	<ul style="list-style-type: none"> • Draft Minutes, August 23, 2012 • Approved Minutes, June 28, 2012 • Portfolio Review Matrix • Binder Item: Updated Lease School Site Listing • PowerPoint Presentation from Oct. 9, 2012 • Approved BOE Schedule Jan-June 2013 	<ul style="list-style-type: none"> <u>Board of Education Meetings</u> January 29 (Charter) February 12 and 26 March 5 (Charter), 12 and 26
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