



## **WILLIAMS UNIFIED SCHOOL DISTRICT**

### **7-11 COMMITTEE MEETING**

4:00 p.m., Wednesday, September 15, 2021  
Williams Jr/Sr High School, Room 326  
260 11th Street, Williams, CA

### **AGENDA**

1. Call to Order
2. Approval of the Agenda
3. Superintendent Welcome
4. Public Comment
5. Discussion/Action
  - a. Committee Chairperson Selection
  - b. Committee vice Chairperson Selection
6. Staff Report
  - a. 7-11 Surplus
7. Future Meetings
  - a. October 13, 2021
8. Adjournment



## **DISTRITO ESCOLAR UNIFICADO DE WILLIAMS**

### **7-11 REUNIÓN DEL COMITÉ**

4:00 p.m., miércoles 15 de septiembre de 2021

Escuela secundaria Williams Jr / Sr, salón 326

260 11th Street, Williams, CA

### **AGENDA**

1. Llamar al pedido
2. Aprobación de la agenda
3. Bienvenida del Superintendente
4. Comentario público
5. Discusión / Acción
  - A. Selección del presidente del comité
  - B. Selección de vicepresidente de comité
6. Informe del personal
  - A. 7-11 excedente
7. Reuniones futuras
  - A. 13 de octubre de 2021
8. Aplazamiento

# School District Surplus Real Property

## PRELIMINARY EVALUATION

- Board appoints a 7-11 committee (Ed. Code, § 17388)
- School closures require an overlapping, but separate process.

## 7-11 COMMITTEE

Advisory committee that must be composed of not less than 7 nor more than 11 members.

7-11 Committee members must include representatives from each of the following groups:

- Ethnic, age group, & socioeconomic composition of district;
- Business community (store owners, managers, supervisors);
- Landowners or renters (preference to neighborhood association representatives);
- Teachers;
- Administrators;
- Parents of students;
- Persons with expertise in environmental impact, legal contracts, building codes, land use planning (including local zoning and land use restrictions).

## BOARD CONSIDERATION OF 7-11 COMMITTEE REPORT

- 7-11 Committee provides report to the Board recommending use of surplus space and real property (Ed. Code, § 17390)
- Board considers recommendations in the report

## BOARD ADOPTS RESOLUTION TO START DISPOSITION PROCESS

- After receipt of 7-11 Committee recommendation, Board adopts resolution:
- Declaring property surplus and no longer needed for educational purposes
  - Authorizing property to be offered for lease or sale to public entities

## LEASE OFFERS AND NOTICES TO PUBLIC ENTITIES

1. Local Planning Commission (Gov. Code, § 65402)
2. Child Care Developmental Agencies (*Optional*) (Ed. Code, § 17458)
3. City, any park or recreational district, any regional park authority, and county in which the land is situated (if all/portion of the property consists of land that has been used for at least 8 years for playground, playing fields, or other outdoor recreational purposes or is open space particularly suited for recreational purposes) (Naylor Act)(Ed. Code, § 17485, *et seq*; Ed. Code, § 17489)
4. Vacant classrooms to special education programs provided by Districts within its SELPA or COE (Ed. Code, § 17465)
5. Recreational property to city, park authority, or county; (Ed. Code, § 17489) Follow Naylor Act in Ed. Code, § 17485 *et seq*.
6. Park, recreational or open space sites to Park or Recreation Department of city and county where site is situated, regional park authority, and applicable state resource agency. (Ed. Code, § 17464 (a); Gov. Code, § 54220)

## PUBLIC BIDDING (LEASE)

- Board adopts resolution of intent to lease surplus property by 2/3 vote (Ed. Code, § 17466)
- Resolution of intent to include:
  - Description of property
  - Minimum sale price
  - Terms and conditions of sale
  - Commission or rate (Ed. Code, § 17468)
  - Public meeting time and place to open bids
- Take reasonable steps to notify previous owner about public hearing 60 days in advance (Ed. Code, § 17470)
- Post resolution of intent in three public places within District and publish in newspaper for three weeks (Ed. Code, § 17469)
- Board may enter into exclusive negotiation agreement for parties to finalize lease terms.

# Disposition Process

## SALE

### OFFERS AND NOTICES TO PUBLIC ENTITIES

1. Local Planning Commission (Gov. Code, § 65402)
2. Notice to Child Care Developmental Agencies (*Optional*) (Ed. Code, § 17458)
3. Offer to any park or recreation department of city and county where property is situated; to any regional park authority with jurisdiction over property, and any applicable State Resource Agency (if property suited for park, recreational or open space purposes) (Ed. Code, § 17464(a); Gov. Code, § 54222)
  - Naylor Act offer for recreational space: Offer to the City, any park or recreational district, any regional park authority, and the county in which the land is situated (if all/portion of the property consists of land that has been used for at least 8 years for playground, playing fields, or other outdoor recreational purposes or is open space particularly suited for recreational purposes) (Naylor Act), (Ed. Code, § 17485; Ed. Code, § 17489)
4. Offer to any “local public entity” as defined in Health & Saf. Code, § 50079 and any “housing sponsors” as defined in Health & Saf. Code, § 50074 for purpose of developing low and moderate income housing (Ed. Code, § 17464, Gov. Code, § 54222)
5. Offer at FMV in writing to following public entities:
  - Director of General Services
  - UC Regents
  - Trustees of California State University
  - City in which property is located
  - County in which property is located
  - Public housing authority in county where property is located
  - Any other public entity, federal government or specified nonprofit charitable organization that requested to be notified (Ed. Code, § 17464 (c)(1))
6. Notice of intent to sell to any public agency, federal government, or specified nonprofit charitable organization published in newspaper

### PUBLIC BIDDING (SALE)

- Board adopts resolution of intent to sell surplus property by 2/3 vote (Ed. Code, § 17466)
- Resolution of intent to include:
  - Description of property
  - Minimum sale price
  - Terms and conditions of sale
  - Commission or rate (Ed. Code, § 17468)
  - Public meeting time and place to open bids
- Take reasonable steps to notify previous owner about public hearing 60 days in advance (Ed. Code, § 17470)
- Post resolution of intent in three public places within District and publish in newspaper for three weeks (Ed. Code, § 17469)
- Bids opened at public meeting
- Board may enter into exclusive negotiation agreement for parties to finalize sale terms.

### OTHER ISSUES

- Check if CEQA compliance is necessary for disposition (Pub. Resources Code, § 2100 *et seq.*)
- If State funding was used on this site, District must return funds if:
  - Property is not sold to a school district, COE, or agency using property for child care and developmental services
  - Proceeds from sale are not used for capital outlay purposes
  - Property purchased or improvements constructed/modernized within past 10 years (Ed. Code, § 17462.3)
- Consider waiver of public bidding requirement (Ed. Code, § 33050 *et seq.*)

**IMPORTANT FOOTNOTE\*** *With respect to surplus property disposition, Senate Bill 98 (2020) relaxes California laws until July 1, 2024 to enable districts to use the net proceeds of a property sale or lease (with option to purchase) for one-time general fund expenditures. The amounts that may be used for one-time general fund expenditures are amounts in excess of reasonable transaction fees and the amount of any local bond proceeds or developer fee funds originally used to acquire or improve the surplus property.*