

ALAMEDA UNIFIED SCHOOL DISTRICT
Alameda, California
Resolution

January 12, 2021

Resolution No. 2020-2021.24

Resolution of Intent to Sell Surplus Real Property and Authorizing Related Action
(West Essex and Eagle Avenue)

WHEREAS, the Alameda Unified School District ("District") is currently the owner of certain real property located at 700 West Essex Drive, Alameda, CA 94501 and 2615 Eagle Drive, Alameda, CA 94501 ("Properties"), as depicted in Exhibit A attached hereto;

WHEREAS, on June 23, 2020, the District's Governing Board ("Board") approved Resolution Nos. 2019-2020.66 and 2019-2020.67, declaring the Properties to be surplus to the District's needs and determining that the Properties are "exempt surplus" pursuant to Government Code sections 54220 *et seq.*. The Resolutions also authorized staff to file an application with the State Board of Education to waive certain portions of the Education Code relating to surplus property transactions, as discussed below; and

WHEREAS, on August 25, 2020, the District's Governing Board ("Board") approved Resolution Nos. 2020-2021.07 and 2020-2021.08, again declaring the Properties to be surplus to the District's needs and determining that the Properties are "exempt surplus" pursuant to Government Code sections 54220 *et seq.*. The Resolutions were heard as a public hearing item in order to provide transparency and community input; and

WHEREAS, on November 5, 2020, the State Board of Education approved the District's application to waive certain portions of the Education Code which would otherwise have required the District to conduct a bid and an oral auction for the Properties. The waiver authorizes the District to sell the Properties by issuing a Request for Proposals ("RFP"). The Board wishes to authorize the Superintendent (or designee) to issue an RFP and proceed with the sale; and

WHEREAS, The District wishes to offer the Property to other public entities as required by Education Code section 17464;

NOW, THEREFORE, BE IT RESOLVED, that the Board hereby declares its intention to sell the Properties.

BE IT FURTHER RESOLVED, that the Superintendent or designee thereof is hereby directed to send offer letters to the requisite public entities pursuant to Education Code section 17464. The District will simultaneously solicit interest from the affected entities and responses will be considered according to the statutorily established order of priority.

BE IT FURTHER RESOLVED, that the District Superintendent or designee is hereby requested to prepare an RFP for the purchase of the Properties from interested members of the public under the terms best suited to the District's needs.

BE IT FURTHER RESOLVED, that the Board reserves the right to accept or reject any and all offers or proposals, either written or oral, and to withdraw the Properties from sale eligibility.

BE IT FURTHER RESOLVED, notice of the adoption of this Resolution shall be given by posting notice at three (3) public places in the District, and by publishing notice of this Resolution not less than once a week for three (3) successive weeks in a newspaper of general circulation, published in the District. The Superintendent (or designee) is hereby requested to cause the notices to be published.

BE IT FURTHER RESOLVED, that the Board authorizes the Superintendent or designee thereof to open proposals and to negotiate a Purchase and Sale Agreement; provided, however, that no Purchase and Sale Agreement shall be binding upon the District until considered and approved by this Board.

PASSED AND ADOPTED by at least a 2/3 vote, at its regularly held meeting, this 12th day of January, 2021:

AYES: _____ MEMBERS: _____

NOES: _____ MEMBERS: _____

ABSENT: _____ MEMBERS: _____

Mialisa Bonta, President
Board of Education
Alameda Unified School District
Alameda County, State of California

ATTEST:

By: _____

Pasquale Scuderi, Superintendent
Secretary of the Board of Education
Alameda Unified School District

EXHIBIT A
Depiction of Properties

West Essex Property



Eagle Avenue Property

