

Declaration of Proposals Received for Former Maintenance Yard Facility Located at Eagle Avenue

June 22, 2021

Background

- District Maintenance Yard was located at 2615 Eagle Avenue.
- The maintenance yard had outlived its useful life and was in poor condition.
- In 2017, as part of strategic real estate plan, the District started looking for a space to house the maintenance yard and the food services warehouse.
- Maintenance Yard has moved to the Singleton Property, which was acquired from the US Navy
 - Eagle Avenue Property no longer needed.

2615 Eagle Avenue



Street View



Condition of Property



Property Profile

2 Parcels

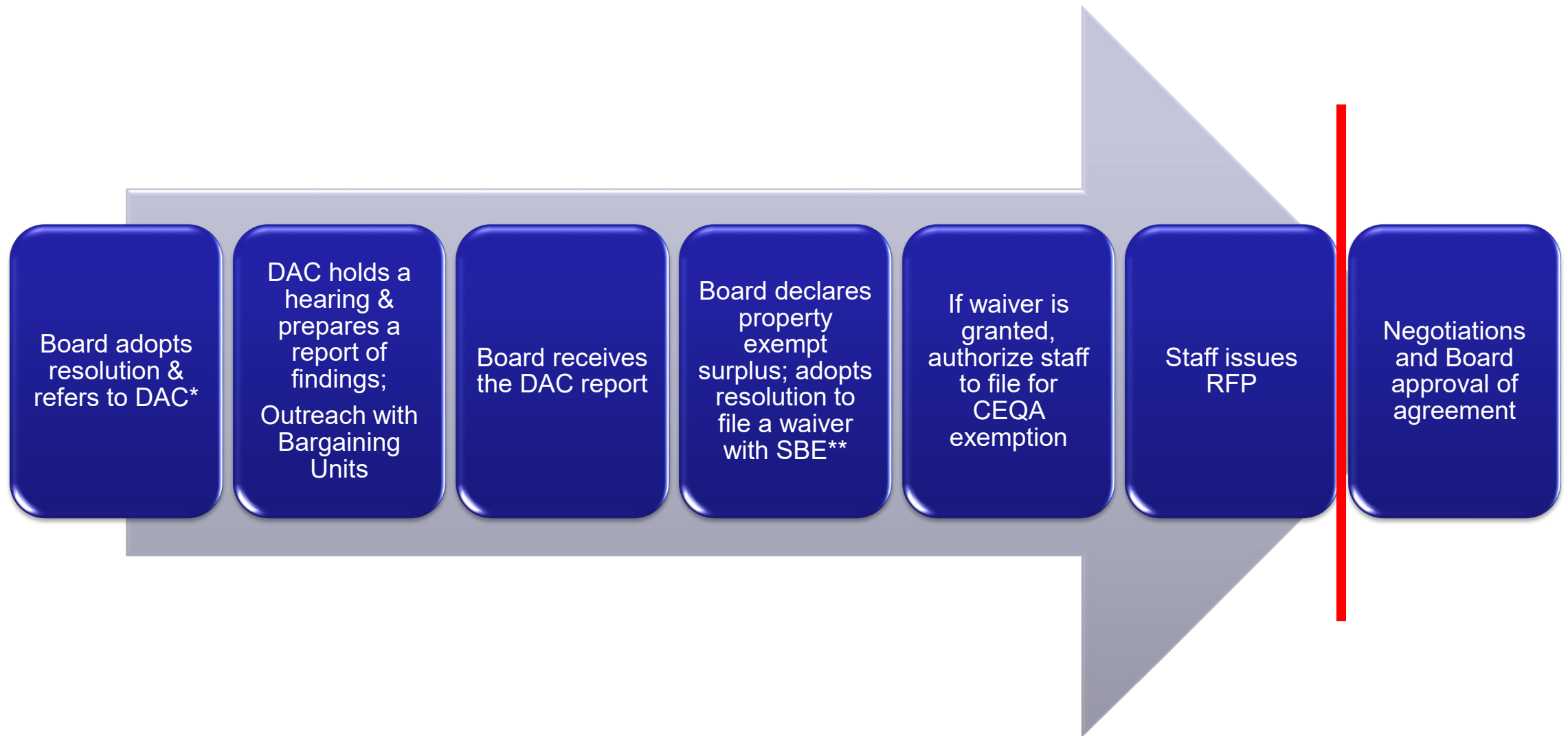
1.05 Acres

**R4 Residential
Zoning**

**May qualify for
density bonus**



Process



* District Advisory Committee

** State Board of Education

Alameda Housing Authority Proposal

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- ❖ **\$2.3 - \$2.6 million range all-cash offer**
 - ❖ **120 day due diligence period**
 - ❖ **Three 30-day extensions allowed for \$15K each**

- ❖ **Affordable housing project**
 - ❖ **23-30 units**
 - ❖ **Mix of 1, 2, and 3 bedroom units**

- ❖ **Preference point for AUSD employees per AUSD/AHA MOU**

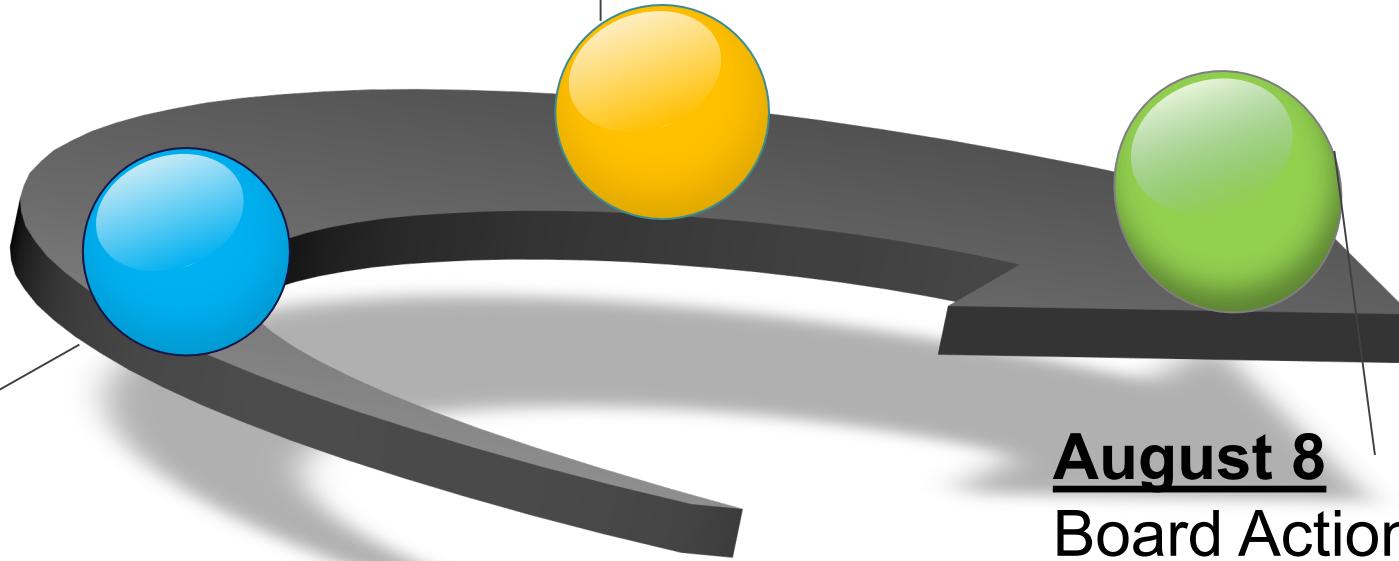
Next Steps

June 22 – Aug 8, 2021

Negotiations and final determination
of price (Closed Session)

June 22, 2021

Declaration of
proposals –
Starts the 60-day
clock to finalize
the agreement



August 8

Board Action on Purchase &
Sale Agreement (Open
Session)

COMMUNITY INPUT & BOARD DISCUSSION