

UNADOPTED MINUTES

SPECIAL MEETING: A Special Meeting of the Board of Education was held on the date and place mentioned above.

A. CALL TO ORDER

1. Public Comment on Closed Session Topics:
Matt Huxley, Executive Director Academy of Alameda Schools: Mr. Huxley urged the Board to work collaboratively with the Academy of Alameda Board. Mr. Huxley stated it will negatively impact students to consolidate the space AOA currently uses at the former Chipman site.
2. Adjourn to Closed Session: 6:04 PM
3. Reconvene to Public Session: 7:55 PM

B. MODIFICATION(S) OF THE AGENDA: There were no modifications to the agenda

C. COMMUNICATIONS

1. Introduction of Board Members and Staff: Board of Education Members present: Ardella Dailey, Gray Harris, Gary Lym, Anne McKereghan, and Jennifer Williams; AUSD Executive Cabinet members present: Superintendent Sean McPhetridge, General Counsel Chad Pimentel, and Chief Business Officer Shariq Khan.
2. Closed Session Action Report: In Closed Session, the Board voted 3-2 (with Board Members Lym and Williams opposed) to authorize staff to make a purchase offer for a parcel of real property.

D. GENERAL BUSINESS

1. Board Study Session Regarding District Real Estate Issues
The Real Estate Advisors discussed current real estate issues the district is facing, including: the Food Service Warehouse (has outlived its usefulness), the Maintenance Yard (has outlived its usefulness), the Singleton properties, the lack of regulation fields for Alameda High School, and the quickly approaching deadline for a solution for the location of District Office. Chief Business Officer, Shariq Khan, has been the primary contact with the District's hired Real Estate Advisors.

Recently, the Real Estate Advisors moved to rezone Thompson Field to try to explore options for the property. There was public outcry about this rezoning, with most of the public comments talking about the loss of open space and the strong desire to not have more housing built in the area.

The Board and staff discussed the option of putting different sports-related options at Thompson field, including a pool and tennis courts. A Board member stated there is some talk about United States Swimming Association helping to fund costs if the pool that is built is a regulation 50 meter pool.

Another emerging opportunity for AUSD is Employee Housing. The Real Estate Advisors have found out that this housing would need to happen on district owned property. There would have to be an RFQ (Request for Qualifications) to look for firms that would like to submit plans for a project of this magnitude. A Board member asked if the Board could see the RFQ. Shariq Khan, Chief Business Officer, responded by saying he would email the RFQ to the Board. The Board would then be asked to select a candidate from this process at the second Board meeting in May.

Only one of the two parcels the District owns on Alameda Point can be developed for residential. This is parcel 1. The second property, the former Bachelor Officer Quarters, would require a conditional use permit to allow residential development on the property. This would complicate the process for using this property.

The Maintenance Yard property is already zoned for residential use. This property has outlived its useful life, and it has access use issues – getting in and out of the yard is difficult. There is potential to sell this site. A land swap may prove more valuable to the District. There needs to be a new location for the Maintenance Yard because currently it is not a good place to house our Maintenance and Facilities employees.

The Singleton properties are currently zoned for General Manufacturing with a Government Overlay. There are significant issues with this property. If AUSD were to take over the property, we would need to use it for “school purposes” within three years of taking it over. There are significant sewage and water issues with the property, and it may take 7-10 years before the surrounding residential developments trigger improvements in this infrastructure. It could cost between \$10-15k a year to keep the property up while the District waits for the surrounding infrastructure to be improved.

The Board discussed possibly combining the Maintenance Yard and Food Service Warehouse into one location.

Mr. Khan reiterated that the first priority for the District is to find a place to house District Office. The second and third priorities are the Food Service and Maintenance Warehouses.

The Board gave direction for staff to put together plans/drawings of a football field at Alameda High School and a pool and tennis complex at Thompson Field. The pool and tennis complex could be something that would be shared with the City.

Three action steps given by the Board to staff and the Real Estate Advisors:

- RFQs for Employee Housing
- Plans/drawing for a football field at Alameda High School and a pool/tennis complex to be shared with the City at Thompson Field

- A solution for the Maintenance and Food Services Warehouse

E. ADJOURNMENT: The meeting was adjourned at 8:50pm.