MINUTES OF THE SAN MATEO COUNTY BOARD OF EDUCATION

Meeting Date: November 4, 2020
Meeting Location: Held Remotely
Board Members Present: Susan Alvaro, Hector Camacho, Jr., Jim Cannon, Beverly Gerard, Rod Hsiao, Ted Lempert, Joe Ross
Staff Officials Present: Nancy Magee, Secretary
Jennifer Perna, Executive Assistant
Other Staff Present: Claire Cunningham, Jennifer Frentress, Jeneé Littrell, Patricia Love, Lori Musso, Anjanette Pelletier, Denise Porterfield
Youth Commissioner Liaison Present: Allyson Chan

1. OPENING ITEMS

A. Call to Order

Board President Hector Camacho, Jr. called the meeting to order at 6:03 p.m. He announced the County Board was conducting the meeting as a webinar in light of the current health emergency and the Governor’s March 17, 2020, Executive Order N-29-20 suspending certain provisions of the Brown Act to allow governing boards to conduct meetings through remote access. Board President Camacho also noted in the effort to increase accessibility and opportunity for community engagement, simultaneous interpretation of the meeting was being implemented in Spanish using Zoom technology through the end of Public Comment, and would continue further into the meeting if people were utilizing the channel.

B. Land Acknowledgement

Board President Camacho began by stating in honor of November 2020 being National Native American Heritage Month, and in support of the resolution passed at the October 21, 2020, Board meeting, the Board meeting would begin with a Land Acknowledgement. He read the Land Acknowledgment, which brought attention to the fact that the land on which we live and serve is the unceded ancestral homeland of the Ramaytush Ohlone people, who lived in ten independent tribes on the San Francisco Peninsula for thousands of years and to this day continue to live here as respectful stewards of the land. He shared the County Board of Education and County Superintendent of Schools look forward to working with the Ramaytush Ohlone to support schools in sharing this knowledge with San Mateo County’s students and communities.
C. Approval of Agenda

After a motion by Ms. Gerard and a second by Mr. Lempert, the Board unanimously (Alvaro, Camacho, Cannon, Gerard, Hsiao, Lempert, and Ross), by roll call vote, approved the November 4, 2020, agenda as presented.

2. PUBLIC COMMENT

Janice Pellizzari, SMCOE teacher and San Mateo County Educators Association (SMCEA) President introduced herself and expressed the desire for SMCEA to maintain open and ongoing communication with the Board.

3. INTRODUCTION OF 2020-2021 SAN MATEO COUNTY (SMC) YOUTH COMMISSION LIAISON TO THE COUNTY BOARD OF EDUCATION

A. 2020-2021 San Mateo County (SMC) Youth Commission Liaison to the County Board of Education, Allyson Chan, Hillsdale High School

Board President Camacho introduced 2020-2021 San Mateo County (SMC) Youth Commission Liaison to the County Board of Education, Allyson Chan, from Hillsdale High School.

Youth Commissioner Chan shared she was excited to serve in this position. She described being a junior at Hillsdale High School and serving her third year on the San Mateo County Youth Commission. She highlighted that she serves on and chairs the Civic Engagement Committee, participates in the Youth Climate Ambassador Program, run by SMCOE, and participates in her school’s Model United Nations (UN) and Mock Trial programs.

4. INTRODUCTION OF NEW/RECENTLY PROMOTED STAFF

A. Jeff Schmidt, Coordinator, District Improvement and Support, Educational Services Division

Joy Dardenelle, Executive Director, District Improvement and Support, introduced Jeff Schmidt, Coordinator, District Improvement and Support, Educational Services Division. She described the hiring of Coordinator Schmidt upon his return from his overseas position leading a bilingual school in Beijing, China.

Coordinator Schmidt shared it is his pleasure to be part of such a wonderful team engaging in important equity work in San Mateo County. He expressed this is a critical time for the future of the country, as we are growing the future change-makers of the world.
INTRODUCTION OF NEW/RECENTLY PROMOTED STAFF (continued)

B. Clarissa Tom, Coordinator, Information Systems, Business Services Division

Dhanya Unni, Manager, Student Information Systems, introduced Clarissa Tom, Coordinator, Information Systems, Business Services Division. She described how Coordinator Tom joined SMCOE in December 2015 as an Educational Data Analyst and was promoted to her current position in September to coordinate important work to support districts on student data privacy, data collection, and state reporting.

Coordinator Tom thanked for the opportunity to step into her new position, sharing that prior to coming to SMCOE she worked as a District Registrar and in Data Compliance with the Belmont-Redwood Shores School District, where she gained a wealth of knowledge around student data and information systems. Coordinator Tom recalled her first position at SMCOE was as an Educational Data Analyst in the Early Learning Support Services (ELSS) department, and then she transferred to the Center for Learning Analytics. Coordinator Tom stated she is looking forward to her work with SMCOE and school districts across the county.

C. Randi Paynter, Project Specialist, Early Learning Support Services, Educational Services Division

Alyson Suzuki, Executive Director, Early Learning Support Services (ELSS) introduced Randi Paynter, Project Specialist, Early Learning Support Services, Educational Services Division. Executive Director Suzuki described how Project Specialist Paynter would help lead the data integration and analysis for early learners, using her skills in translating data into meaningful information, and help her department further understand program quality and its impact on student outcomes.

Project Specialist Paynter described her educational background, degrees, and past work in biochemistry, molecular biology, and epidemiology. Project Specialist Paynter shared she is looking forward to her work with ELSS to bring rigorous study design, analysis, and research focus to the rich data ELSS collects. Consistent with the rest of the ELSS team, she is committed to always engaging in her work using an equity lens.

5. RUBY BRIDGES WALK TO SCHOOL DAY

Theresa Vallez-Kelly, Coordinator, Safe Routes to School, described that 60 years ago, on November 14, 1960, Ruby Bridges integrated an all-white elementary school in New Orleans, Louisiana, and her courageous act helped advance the Civil Rights movement. Ms. Vallez-Kelly discussed how in 2018, Ruby Bridges story inspired the fifth-graders of Martin Elementary School in South San Francisco to ask their School Board to make November 14th Ruby Bridges Day in the South San Francisco Unified School District. Coordinator Vallez-Kelly stated that since then other local school districts have passed resolutions to make November 14th Ruby Bridges Walk to School Day.
RUBY BRIDGES WALK TO SCHOOL DAY (continued)

Coordinator Vallez-Kelly stated even with distance learning, Ruby Bridges Walk to School Day would take place this year with students encouraged to learn about Ms. Bridges and take walks with their families. She discussed how Ruby Bridges Day has become a movement and she believes once the pandemic is over, there will be participation across the country. She emphasized how the message of Ruby Bridges Walk to School Day is truly in line with SMCOE’s core practice of equity in education.

Ms. Alvaro thanked Coordinator Vallez-Kelly for the presentation and shared she was so proud to see Martin Elementary School win a well-deserved Kent Award. She recalled how excited the students were when they first came before the County Board.

Mr. Cannon shared his delight to see Ruby Bridges Day recognized and Martin Elementary School be honored at the Kent Awards. He thanked everyone involved for supporting this wonderful event.

Mr. Hsiao thanked Coordinator Vallez-Kelly for the presentation and for taking the event to a national level. Mr. Hsiao referred to the previous One Book, One County biographical book by Congressman John Lewis, March, and shared he had his copy autographed by Ms. Bridges. He described how great it is to see the energy spreading across the country, and he thanked Coordinator Vallez-Kelly for carrying forth the spirit and message across the country.

Board President Camacho thanked Coordinator Vallez-Kelly and stated it has been incredible to be a part of this journey. He asked how many years the event has occurred, and Coordinator Vallez-Kelly answered this is the third year. Board President Camacho fondly recalled the Board meeting when the students and Ms. Carlino made their presentation to the Board. He thanked Coordinator Vallez-Kelly for the hard work and shared he looks forward to the next steps.

6. APPROVAL OF MINUTES

   A. October 21, 2020, Regular Board Meeting

After a motion by Ms. Gerard, and a second by Mr. Hsiao, the Board unanimously (Alvaro, Camacho, Cannon, Gerard, Hsiao, Lempert, and Ross), by roll call vote, approved the Minutes of the October 21, 2020, Regular Board Meeting as presented.

7. CONSENT AGENDA

   B. Adopt Joint Resolution No. 20-68 Recognizing Ruby Bridges Walk to School Day in San Mateo County

After a motion by Ms. Gerard and a second by Mr. Lempert, the Board unanimously (Alvaro, Camacho, Cannon, Gerard, Hsiao, Lempert, and Ross), by roll call vote, approved the Consent Agenda.
8. EDUCATIONAL SERVICES DIVISION

A. Receive Report on Court and Community School Student Transition Outcomes

Karen Gnusti, Executive Director, College, Career, and Secondary Education, introduced Sibane Parcels, Principal, Court and Community Schools, and Shelly Johnson, Assistant Principal, Court and Community Schools, to provide a report on Court and Community School Student Transition Outcomes.

Principal Parcels first provided a transition overview, discussing ways in which the staff ensure a successful enrollment back into home district schools. She also reported the following transition statistics, reflecting data from July 1 through June 30:

- Successful district re-enrollment and/or met graduation requirement
  - 2018-2019 – 66%
  - 2019-2020 – 80%
- SMCOE students successfully met graduation requirements (CA Dashboard); for Hillcrest only, other sites not numerically significant
  - 2018-2019 – 80%
  - 2019-2020 – 76%

She highlighted transition statistics specifically related to recidivism:

- Court Schools
  - 2018-2019 – 66% - Hillcrest/Camp Kemp
  - 2019-2020 – 77% - Hillcrest/Camp Kemp
- Community Schools
  - 2018-2019 – 22% - Canyon Oaks/Gateway
  - 2019-2020 – 39% - Canyon Oaks/Gateway

Assistant Principal Johnson spoke of the various support staff involved in student transitions, including the following roles and programs:

- Academic Counselor
- Bilingual Family Counselor
- Bridge to College Teacher
- Workability
- Foster Youth Liaisons
- Safe and Supportive Schools Department
- San Mateo County Probation
- Success Center
- Fresh Lifelines for Youth
- Art of Yoga

Lastly, Assistant Principal Johnson highlighted examples of Transition in Action including providing support for families and students with re-enrollment, translation services, providing access to Edgenuity and CA Career Zone, concurrent Enrollment and custom onboarding for
EDUCATIONAL SERVICES DIVISION (continued)

Project Change students, and job placement and support through Workability and the We Can Work grant.

Board President Camacho thanked the school leadership team for their hard work, especially with distance learning. He stated the way the team has worked toward ensuring positive transitions has been incredible.

Mr. Cannon stated the team is doing an amazing and complicated job with complete, thorough, and serious work with students. He asked for additional information on the specific individuals fulfilling the various roles mentioned, if it was appropriate to share. Assistant Principal Johnson indicated the following individuals fill the roles discussed:

- Academic Counselor – Lauren Sneed
- Bilingual Family Counselor – Sonia Sanchez
- Bridge to College Teacher – Trevor Leach
- Workability – Linda Young
- Foster Youth Liaisons – Renee Vorries
- Safe and Supportive Schools Department – Mary McGrath and her team
- San Mateo County Probation – Jehan Clark
- Success Center – Harold Atkins
- Fresh Lifelines for Youth – various mentors
- Art of Yoga – various staff

Mr. Cannon thanked Principal Parcels and Assistant Principal Johnson for building a strong team and making sure program staff are not working in silos.

Youth Commissioner Chan commented she thinks the program is well done, and she is glad there are so many opportunities available. She discussed using Edgenuity for roughly half of her current classes and feels it is valuable to be able to work at one’s own pace. Youth Commissioner Chan indicated she also appreciated the ability for students to get credit for working. She commented she is also doing dual enrollment and thinks it’s a beneficial way to prepare for the future.

Assistant Principal Johnson acknowledged this was her second year in leadership, and she appreciates the opportunity to work with Principal Parcels and the entire team, including Deputy Superintendent Littrell and Executive Director Gnusti. She feels supported and is grateful that everything is moving forward during one of the most challenging years in education.

Board President Camacho thanked Youth Commissioner Chan for her comments, describing how important it is for the Board to have the student perspective. He asked Assistant Principal Johnson if she was a graduate of the Preliminary Administrative Services Credential (PASC) program, and she confirmed she is currently in year two.

Mr. Hsiao thanked the team for the report. He commented on the integration of academics and workability and asked about mental health supports. Mr. Hsiao stated he believed in the past, the team worked with Acknowledge Alliance, and asked if the organization was still partnering with
EDUCATIONAL SERVICES DIVISION (continued)

SMCOE. He also asked about the continuity of mental health supports being provided.

Principal Parcels responded that Behavioral Health and Recovery Services (BHRS) is a partner agency who works closely with our students. She added that BHRS is on-site in the probation facilities and is also utilized for students in the Community School. Principal Parcels stated the team has not worked with Acknowledge Alliance this year, as the student population is low due to COVID-19, and BHRS has been able to fully support students. She indicated all students are also receiving support with mindfulness work, such as yoga, and learning tools to self-regulate when necessary.

Mr. Hsiao asked the team to share an overall picture of the types of mental health issues typically seen in the program’s population. Assistant Principal Johnson stated the work is being done through a trauma lens. Mr. Hsiao commented on the terrific work being done, and he thanked the entire team for working together to build an integrated system of support for the students.

Board President Camacho congratulated Principal Parcels, asking if she was in her fourth year as Principal. She confirmed she was in her sixth year. He shared the team they have built over his short time on the Board is incredible, and he thanked her for her tremendous leadership in the Court and Community Programs.

9. OFFICE OF THE SUPERINTENDENT

A. Superintendent’s Comments

Superintendent Magee began by thanking Principal Parcels and stating she has provided strong leadership for the program. Superintendent Magee further acknowledged SMCOE teachers who could choose to work in a comprehensive school setting, but instead have chosen to work with SMCOE students and are so committed to their success. Superintendent Magee referred to Ms. Pellizzari’s public comments about how hard the year has been for everyone and reinforced that teacher support for students has been tremendous.

Superintendent Magee announced that a stellar leader in the community, Tom Mohr, passed away the previous night. She acknowledged feeling so sad at this devastating loss, and tonight’s Board meeting agenda has truly highlighted many of the things that Mr. Mohr really cared about. The work being done by SMCOE is a testament to the values of Mr. Mohr and all he stood for.

Superintendent Magee congratulated Coordinator Lei and Coordinator Henricks for their leadership on the Future of History event, leading an entire week of afternoon sessions focused on effectively and appropriately integrating LGBTQ curriculum into English Language Arts and History-Social Science standards and highlighting the One Book, One County author of the novel George.

Superintendent Magee recalled at the previous meeting she had reported to the Board that the Board of Supervisors had added an additional $3.5 million for the public Wi-Fi project, specifically targeting school communities and districts. She reported she has been working with County staff,
SMCOE’s Chief Technology Officer Owens and district leaders in the north and central county to facilitate the needed data sharing and communication.

Superintendent Magee updated the Board on return to in-person learning, sharing that the SMCOE team, led by Executive Director Love, continues to review school and district plans and provide technical assistance. The team has reviewed 52 plans, with 45 completed. There are currently more than 50 private schools and six public school districts back in session in hybrid mode.

Superintendent Magee shared that additionally, there are at least five public school districts in the county launching in-person learning activities for small settings this month. She, along with the team, is turning attention to comprehensive high school settings because launching return to in-person learning for these districts, with such large student populations and complex schedules, is hugely challenging.

Superintendent Magee reported that SMCOE school programs are returning in a hybrid model on November 16, which has taken an amazing amount of coordination and communication. The entire county office has leaned in with the main goal of supporting our school programs. This is a hefty lift for the team but she is so proud of everyone’s courage in keeping the focus on students.

Superintendent Magee reminded the Board of the upcoming Facebook Live event focused on childcare supports. The event is being hosted by First 5 San Mateo County, San Mateo County Health, the Four Cs, the Community Equity Collaborative, Parent Voices, the Institute for Human and Social Development (IHSD), and SMCOE. The event is intended to help parents navigate how to understand the requirements of the Four Pillars in childcare facilities and support hybrid models. She informed the event would be presented in both English and Spanish.

Superintendent Magee wished everyone a happy Veteran’s Day the following Wednesday, including all Board members and staff who bravely served our country. She also noted there would be a OneSMCOE gratitude event on November 18 from 1:45 p.m. to 3:00 p.m. to honor the 2020 retirees and that the Board would be receiving an invitation.

11. BOARD MEMBERS

A. Receive Report from Real Property Board Subcommittee

Denise Porterfield, Deputy Superintendent, Business Services Division, provided an historical overview of the building on 1800 Rollins Road. She said the property was initially rented in 1966 to be used as the ROP Center. It was acquired by SMCOE in 2006, purchased for $2.9 million and was then remodeled to bring it up to Division of the State Architect (DSA) standards or Field Act Compliance. The construction and building were financed at a cost of $5.8 million. The building was used for ROP until 2014, at which time that program was no longer funded by the state and was shut down. The building was then leased to Design Tech High School through 2018, and since that time has been mostly vacant. The building sits on a 1.59 acre lot and is approximately 34.8 thousand square feet, divided into 5 classrooms and a warehouse area.
Deputy Superintendent Porterfield emphasized Field Act Compliance means the building can be used as a school from preschool through 12th grade. She advised at this time, the Board and Superintendent need to jointly decide how to move forward in addressing the use of the building.

Superintendent Magee thanked Deputy Superintendent Porterfield for the context, adding the Board was provided with notes from the subcommittee meetings, and then introduced the subcommittee members as Ms. Alvaro, Ms. Gerard, and Mr. Ross. Superintendent Magee invited the subcommittee members to comment.

Mr. Ross began by noting the advisory committee provided recommendations in three parts: 1) maximum financial flexibility for the county office, which may be achieved by leasing instead of selling, 2) socially-conscious aspects of what can be provided to the community, and 3) considerations for workforce housing. Mr. Ross explained the subcommittee discussed there is more for the Board to learn concerning the potential for the site to be used for workforce housing. While the building is in a non-residential area and has not been used previously for any kind of housing, the neighborhood has been favorably rezoned.

Mr. Ross stated at this time because of COVID-19, it may not be advantageous to lease or sell property. He explained that now may be a good time to further explore workforce housing, and, in particular, rely on existing third-party entities, including non-profits and government leaders, to help the Board learn more. Mr. Ross shared hopes to not just research the possibility of workforce housing, but to also learn about potential funding for that housing that would not impact the budget.

Mr. Ross added that the Board needs to consider whether it makes sense, in parallel, to receive bids to lease or sell the property as they come in, all while collecting additional information from community partners about options and funding mechanisms for workforce housing.

Ms. Alvaro explained the subcommittee, along with Superintendent Magee and Deputy Superintendent Porterfield, discussed taking a multi-pronged approach. She explained the first possibility is to ask staff to contact brokers and begin to list the property for a short-term or medium-term lease of 5-10 years, rather than selling. She stated Chief Deputy County Counsel Cunningham may have input regarding shared use agreements. Ms. Alvaro reiterated that SMCDOE is not interested in selling the property, but if someone offered a huge bag of gold, the offer might be entertained. She explained while exploring non-profit partnerships for workforce housing, SMCDOE could also explore the possibility of leasing the building to someone to use as-is and create revenue in the process. She then asked Chief Deputy County Counsel Cunningham to explain “shared use.”

Chief Deputy Counsel Cunningham said whether selling the property or entering into a lease, SMCDOE would need to complete the surplus property procedures, some of which have already been completed, including having the 7-11 committee make their recommendations. However, there are still a number of legal requirements, or procedural hoops to jump through, in order to sell or lease the property. She described the shared use agreement with the San Mateo Union High School District for Design Tech High School (D-Tech), which provided D-Tech with the majority of the space at Rollins Road while SMCDOE maintained a small amount. This joint-use agreement under the Civic Center Act did not trigger the legal obligations to complete the surplus property procedures.
Chief Deputy County Counsel Cunningham explained the decision is a matter of how soon SMCOE would want to have flexibility to go in a different direction with the property. SMCOE would not want to tie up the property through a lengthy lease where the option to revisit putting the property to different use would be impossible. This is balanced against the fact that this makes it less attractive to potential uses of the site, and impacts the amount of revenue expected to be obtained through either a lease or sale.

Ms. Alvaro asked if SMCOE explores the idea of workforce housing, which probably means demolishing the building and constructing something else, how would that affect the surplus property procedures. Chief Deputy Counsel Cunningham replied the delivery method would need to be determined for that type of project, design-bid-build or lease-leaseback. This would likely drive entering into a long-term lease so that someone else would be responsible for building, developing, and managing the site. SMCOE would need to continue with the surplus property procedures, which include giving notices to certain entities identified in the law which get to have “first dibs” on the property. If SMCOE goes down a route of doing a lease, or uses a delivery method where that doesn’t happen, agreements would need to be worked out to develop the property. This would take time, and SMCOE would most likely need to complete the surplus property procedures.

Ms. Alvaro related the subcommittee wanted the Board to engage in discussion and then either decide to do nothing or give direction to staff to begin exploring who might be interested in partnering for workforce housing and in what way. She said the latter is a big question for her because she has seen a lot of subsidized housing built on the coast, but every single project falls under a completely different set of rules and regulations. She wants to understand what they are getting into. Ms. Alvaro asked if the Board wants staff to begin to get the word out regarding securing a short-term or medium-term lease, while going through the rest of the process. She asked Ms. Gerard to fill in the gaps for any missing information.

Ms. Gerard added the subcommittee discussed the advantages of not selling the property and keeping it for income purposes. The subcommittee felt if someone was interested in leasing the property, and it was financially advantageous, generating steady revenue would be important, especially knowing SMCOE’s financial future.

Chief Deputy Counsel Cunningham interjected that several school districts in the county have pursued workforce housing, including the San Mateo County Community College District and the Jefferson Union High School District, as well as other local educational agencies (LEAs). She stated it might be useful, if the subcommittee is interested, to chat with these districts about their experiences and lessons learned to obtain a better sense of the lived experience of developing workforce housing in San Mateo County.

Mr. Hsiao thanked the subcommittee and Deputy Superintendent Porterfield for their hard work. He referred to the notes sent to the Board stating the monthly maintenance is estimated at $25,000 per month asking if that was a typo. Deputy Superintendent Porterfield responded that the figure represents the closest she could get after taking the square footage for all the SMCOE facilities and dividing it up by the maintenance costs. She doesn’t have records detailing site by site, so this was her best estimate. Mr. Hsiao asked if the figure included ongoing capital improvements as well as maintenance. Deputy Superintendent Porterfield confirmed this was accurate. She said the
maintenance of facilities costs includes custodial and grounds supports. She shared one example of a recent improvement as replacing the fire alarm call box which had shorted out due to a leak in the roof. Ms. Alvaro asked if insurance costs were included, and Deputy Superintendent Porterfield confirmed they were.

Mr. Hsiao referred back to the $25,000 figure and stated that any of the options discussed by the subcommittee would need to cover that cost, unless it is a triple-net lease and the leasee will be picking up the tab. Deputy Superintendent Porterfield agreed. Mr. Hsiao stated this was a lot of money and would eliminate some leases who may offer less money, even if they offer social value. Deputy Superintendent Porterfield responded this was a possibility, clarifying the full maintenance of the building would not all be on SMCOE.

Mr. Hsiao asked if housing was built, would the entire building need to be razed to start over or could it be built up from the existing structure. Ms. Alvaro stated a structural engineer would need to be consulted on this issue. Deputy Superintendent Porterfield explained there are tilt-up concrete walls with I-beam structure, which are not built to hold an additional story. Ms. Alvaro commented that many of the interior walls are not appropriate for housing, and she guessed the building would need to be taken down to the ground to construct housing.

Mr. Ross stated it is clearly challenging to come up with an accurate number regarding costs of monthly maintenance. He doesn’t think the $25,000 per month is a particularly useful number if it takes the entire cost of building maintenance across the entire organization and then divides it by square footage in a facility with a lot of open space because it is a warehouse. Mr. Ross noted from a financial perspective this needs to be considered differently. He stated it would be surprising if someone were to occupy the space and take over the cost of maintenance that they would pay anything close to that figure, based on visually knowing the layout.

Mr. Ross said the potential direction the Board could provide is to continue to discuss with realtors possible lease options, but in parallel gather concrete information regarding the different ways public or employee housing is being done. There are a number of entities exploring innovative partnerships, both public and private, to achieve this goal and there are private contractors making inbounds and feels this could be done in a cost-effective way for public agencies. Mr. Ross described Superintendent Magee’s contact with agencies in the county doing this work and how she knows exactly who to call first to start collecting information, to gather data on that particular course of action. Mr. Ross said Chief Deputy Counsel Cunningham’s suggestion to make inquiries to districts to understand their experiences would also be useful.

Ms. Alvaro confirmed no action would be taken that evening, other than perhaps making recommendations for how to proceed. She stated any action, even a lease offer, has to come back before the Board, so if Deputy Superintendent Porterfield finds individuals interested in the building, she must come back to the Board for approval to act on that lease. Mr. Ross clarified even if there is an inquiry on possible courses of action related to workforce housing, it does not prevent the Board from receiving and considering offers.

Mr. Cannon referred to the notes provided to the Board and the fact that SMCOE paid roughly $3 million for the building. He asked if there was an estimate of the value in January prior to COVID-19.
Deputy Superintendent Porterfield replied that the appraisal at $10 million for outright sale of the property. Mr. Cannon shared his impression that SMCOE has not been interested in selling the property and if it is safe to say the Board feels the same way, even when considering all options. He spoke of the long term value of holding on to the property, having flexibility, the potential to create workforce housing, or fill other needs. Mr. Cannon asked if all were in agreement that the goal is to keep the building/land. Ms. Alvaro replied that the subcommittee has discussed the goal to hold on to the property and make best use of it. She referred back to the Loma Mar property, and as stewards of the land, the Board outlined what they did not want to do with the property, including selling to a developer for housing. Ms. Alvaro suggested the Board should consider the parameters to give instruction to Deputy Superintendent Porterfield to indicate what they do not want tenants to do with the property, in broad terms. She agreed with Mr. Cannon the goal is to keep the property. Mr. Cannon shared this makes it easier when deciding what to do, rather than exploring a sale. Ms. Alvaro confirmed the subcommittee and Mr. Cannon feel that way, but there are three additional Board members who haven’t weighed in. Mr. Cannon asked them to provide feedback.

Mr. Hsiao stated his inclination is to hold on to the property and explore other leasing options.

Mr. Lempert shared he had considered selling the property in the past, but that time has likely passed. Times have forced him to change his mind due to economic realities. Mr. Cannon thought he remembered Mr. Lempert discussing the potential for increased value of the location. Mr. Lempert confirmed this. Mr. Cannon referred to the article from The Daily Journal which suggests the rezoning in Burlingame is a big deal, and there are plans for improvements on Rollins Road. The potential is there for even better long-term outcomes for the finances and potential of the site. Mr. Lempert clarified he was reluctant to say the property should never be sold, because if profits could be made to help educate students, and it outweighs other options, the money would be useful, but now does not appear to be the time to sell. Mr. Cannon agreed.

Board President Camacho also agreed. He asked about the leasing terms when the facility was last leased. Ms. Alvaro confirmed that was for D-Tech. Deputy Superintendent Porterfield said D-Tech used the property year-round, took care of all general cleaning, with maintenance costs charged back to D-Tech. She estimated roughly $650,000 per year was charged to D-Tech for the site. Board President Camacho said this information was helpful. He acknowledged that the numbers do not stand today, but give him a reference point.

Board President Camacho stated it was important to hold on to the property. He referred to the term “social good” and that workforce housing is an important part of that, and discussed the limited spaces for education in the county because there is no land anywhere. Board President Camacho said he is thinking about the value of holding onto the land for education. He knows childcare is in serious need of facilities, although in some ways it is not an ideal location, though it is on a commuter corridor. He is inclined to hold onto the property and agreed with Mr. Lempert to consider the education of students in the county, whether that means a schoolhouse or something that supports a schoolhouse or the education of students.

Board President Camacho summarized it seems like the Board is interested in finding a tenant, given the market climate. For him, he considers the shortage of land for educating students. Ms. Alvaro
agreed and stated Mr. Ross will affirm she is the one who argues with him the most about whether workforce housing is the best use. Ms. Gerard agreed, as well, sharing the initial discussions centered on what could be done with the property to enhance the education of students.

Board President Camacho asked if this was sufficient direction for the staff and if all needs had been covered. Mr. Ross emphasized the need to know more about what workforce housing would look like, and without that information, the Board is not doing its duty. He clarified they would not need to necessarily build workforce housing, but they need to know more about the process. The case for workforce housing derives directly from the fact that this is one of the most expensive counties in the country in which to live, and teachers are challenged to support a family and live within a commutable distance of their school. This presents a challenging environment for schools to hire teachers, and school leaders report that hiring teachers is a challenge because of the high cost of living. Mr. Ross wanted to surface that connection, and related that is the reason workforce housing has been explored by the San Mateo County Community College District, the Jefferson Union High School District, and others. As the County Office of Education and the Board of Education own a big piece of property in the middle of an area zoned for residential/mixed use, more information needs to be gathered before closing the door. Once the Board determines if it is possible, a decision can be made based on facts and data. Mr. Cannon agreed.

Ms. Alvaro asked if the Board could agree that they would like Deputy Superintendent Porterfield to begin to look at the potential for tenants to pay the cost of the building and bring in some income, while Mr. Ross and Superintendent Magee explore some of the potential for workforce housing partners. When more information is available, the Board can have another discussion. Board President Camacho stated this sounded like good direction. He added that it would be good idea for a SMCOE staff member or Board member to participate in the city of Burlingame’s conversations as well. Board President Camacho thanked the subcommittee, Deputy Superintendent Porterfield, and Superintendent Magee for their hard work, and Chief Deputy Counsel Cunningham for reminding of many steps for which to be cognizant.

B. Discuss/Act on Establishing an Ad Hoc Board Subcommittee for Announcement of Intent Regarding the Appointment to the Personnel Commission

After a motion by Mr. Cannon, and a second by Mr. Ross, the Board unanimously (Alvaro, Camacho, Cannon, Gerard, Hsiao, Lempert, and Ross), by roll call vote, approved the establishment of an Ad Hoc Board Subcommittee for Announcement of Intent Regarding the Appointment to the Personnel Commission, comprised of Board President Camacho, Ms. Alvaro, and Ms. Gerard.

C. Board Member Comments

Youth Commissioner Chan
Youth Commissioner Chan reported it was an interesting first Board meeting for her. She enjoyed the two presentations and learned a lot from them, and she looks forward to attending again.

Ms. Gerard
Ms. Gerard expressed her heartfelt sadness about the passing of Tom Mohr. She discussed knowing Mr. Mohr for more than 40 years, as he was the Oceana Principal when her oldest son started high
Ms. Gerard described a long friendship with Mr. Mohr. She shared she could not recall anyone who wanted to do more for students and education than Mr. Mohr. His passion came from his heart and soul. She described his passing as a tremendous loss to everyone, which breaks her heart.

Ms. Gerard welcomed Youth Commissioner Chan and shared she is happy the Board is able to have a Youth Commissioner joining the Board. She welcomed the new and recently promoted staff to the county office and their new positions, sharing her excitement about the highly qualified people working at the organization, which makes her proud.

Ms. Gerard shared feeling like SMCOE was present right at the beginning of Ruby Bridges Walk to School Day, and shared her excitement for the event and for their receiving a well-deserved Kent Award. She reported being thrilled that the event is going beyond San Mateo County and nationwide.

Ms. Gerard indicated she has been working with the California County Boards of Education (CCBE) on new Board member training. There is a lot going on in that process, and she has a lot to share, but won’t at this time due to the length of the meeting.

Mr. Cannon welcomed and congratulated Youth Commissioner Chan, sharing he already has enjoyed her comments and contributions, and he looks forward to working with her. He expressed how much Mr. Mohr was appreciated within his family. Mr. Cannon described teaching and leading a strike with Mrs. Mohr in Daly City in 1969, and having Mrs. Mohr housesit for his family one summer. He shared how many times Mr. Mohr tried to get bond money to improve his district, and how many times it went down to defeat, but he eventually got it. Once the money started to come in, it’s been amazing how much the public has continued to support the district in facilities upgrades. Mr. Cannon shared that Mr. Mohr did a wonderful job starting that process.

Mr. Cannon also shared that John Belforte’s wife passed away a few weeks ago.

Mr. Cannon said he enjoyed the new and recently promoted staff introductions, especially the personal introductions. He expressed appreciation for the Court and Community School Student Transition Outcomes presentation, especially the explanations of the different roles, because the staff are doing special work.

Mr. Ross shared it was interesting to hear his fellow Board members discuss their long-standing relationships with Mr. Mohr, one of the handful of people in the county everyone recognizes as being an incredibly well-respected and meaningful leader in the county. Mr. Ross described being fairly new to the county, compared to other Board members, and being struck by his interactions with Mr. Mohr. He stated he had no idea Mr. Mohr was behind the bond monies. He added his condolences and sadness in hearing of Mr. Mohr’s passing.

Mr. Ross added that the new and recently promoted staff and introductions were amazing, and it was great to hear about their incredible backgrounds. He is always happy to hear about the impressive talent coming to SMCOE.
Mr. Ross expressed that Youth Commissioner Chan already demonstrated she will be a welcome contributor to meetings, and she should keep doing what she has already started doing – speaking up and exhibiting poise and maturity beyond her years. He suggested based on the way she has started out, she may actually be an elected member of the Board before too long. Mr. Ross congratulated Youth Commissioner Chan and shared he looks forward to her joining the Board moving forward.

Mr. Hsiao
Mr. Hsiao echoed his colleagues’ comments that the presentations were informative and vital to SMCOE’s mission. He reported it was a delight to receive a copy of George in the mail, which he almost read in one sitting. It helped him empathize with a transgender individual going through the process and what it’s like to not yet be out or accepted. Mr. Hsiao thanked the team for allowing the book to be shared and discussed among the staff.

Mr. Hsiao referred to the Court and Community School presentation, which he felt was rather apropos, as he was distraught hearing of Mr. Mohr’s passing. He shared admiring Mr. Mohr’s integrity and kindness and related how Mr. Mohr was so helpful to him over the last 14 years. Mr. Hsiao recalled having coffee with Mr. Mohr roughly six months ago, and since they had discussed Court and Community School transitions, he wished Mr. Mohr had been able to hear the evening’s presentation to be assured SMCOE is doing its best on behalf of its students. He stated he would certainly miss Mr. Mohr.

Referring to another transition related to the recent election, Mr. Hsiao shared he would miss being able to continue serving with the Board. He admitted there are more votes to be counted, but he doesn’t hold out hope to close the gap. Mr. Hsiao indicated that the voters have spoken. He thanked everyone for their help on his reelection campaign, stated he would see what transpires in the coming days, and thanked everyone for all they have done over the past few years.

Ms. Alvaro
Ms. Alvaro echoed her colleagues’ comments about Mr. Mohr. She explained how he could butt heads with others, but after talking and working things out, all was fine. Ms. Alvaro reported that Mr. Mohr realized the County Board of Education was not out to get him and it was fine. Other times they worked together and it was a great partnership. She shared she always knew Mr. Mohr had his heart in the right place and it was all right to butt heads and work things through. Ms. Alvaro emphasized that her heart goes out to Mrs. Mohr.

Ms. Alvaro shared she was also sad to hear of the passing of Margie Belforte, a lovely person. She stated she knew Mr. Belforte well, as they were on the juvenile justice commission together for 13-14 years, and then he served on the SMCOE Board briefly.

Ms. Alvaro thanked Ms. Pellizzari for her attendance and comments to the Board. She asked Ms. Pellizzari to pass along her best to Tina Dress, who she misses. Ms. Alvaro described how Ms. Dress attended every single Board meeting, listened, talked to the Board and kept them in line, and made sure there was a connection between the Board and the teachers.
Ms. Alvaro reported she also loved the book *George*, and gobbled it up in one sitting. She passed it along to a seven year old child she loves dearly who is experiencing a similar situation to George and will love reading the book.

Ms. Alvaro indicated she was wearing her pearls for Ruth Ginsberg, as she was told the previous day was the “Wear Pearls for Ruth Ginsberg” memorial, and since she didn’t go anywhere she was wearing them for the meeting to ensure the passing of an incredible American was honored.

Lastly, Ms. Alvaro described how the Kent Awards were great and she congratulated all the winners. She commented on how the Ruby Bridges event is close to the Board’s heart, and she was proud to see the Health Environment Agriculture Learning (HEAL) project win. She recalled when the HEAL project was just an idea for a tiny garden at Hatch Elementary School. Ms. Alvaro shared when she was running the Coastside Collaborative, they helped write the first grant and pull together the Memorandum of Understandings (MOUs). Once the Coastside Collaborative had done their part, they encouraged HEAL to move forward. Ms. Alvaro described Amy Bono as an amazing director, and she was proud and excited for HEAL.

**Mr. Lempert**

Mr. Lempert shared on Monday night he had attended the meeting of the Governing Board Representatives to the County Committee on School District Organization, where Superintendent Magee did a fantastic job and former Superintendent Campbell gave a lengthy presentation. He described it as a blast from the past to have both past and present Superintendents at the same meeting, and it was good to see fellow Board members from around the county.

Mr. Lempert thanked Superintendent Magee and staff for their work on the school reopening plans. He commented that the equity concerns were heightened knowing how so many private schools are opening. Mr. Lempert expressed how he has never been more frightened professionally in his life, when assessments resume, to see what the pandemic has done. Mr. Lempert said he understands safety concerns, but is frustrated with so much focus on business openings and not on schools. He said it needs to be all hands on deck. Although it sounds like San Mateo County Public Health is helping a lot, he wishes Superintendent Magee was getting more help, and that public officials were focusing every waking moment on what schools need. The fact that the staff is working to reopen schools is a real tribute, but everyone needs to highlight that for some students they are not getting close to the education they need, which is a total equity issue. Mr. Lempert thanked Superintendent Magee for all the work being done to get students back to school safely and emphasized the first priority for everyone should be focusing on reopening schools safely. He pushed to obtain as much help and support from all levels as needed.

Mr. Lempert shared that he worked with Mr. Mohr when Mr. Mohr was Assistant Superintendent and Superintendent, and Mr. Mohr helped him so much, including when he was in the Legislature and with his current service on the Board. He commented he thought Mr. Mohr was done with his career when he left the high school district, but then he went on to have an extraordinary second act at Cañada College and the San Mateo County Community College Board. Most of all, Mr. Mohr was a decent human being and when one was not happy or kind to someone, they considered “What would Mr. Mohr say?” because Mr. Mohr was never anything but kind.
Mr. Lempert stated he was holding out hope for Mr. Hsiao. Mr. Lempert shared the results for Mr. Hsiao’s election breaks his heart, but he will hold out hope and there will be a lot more to say going forward.

Board President Camacho shared he has always been an education “nerd” and two figures always stand out to him from the early days of his career. One is Floyd Gonella, who signed his checks when he started working, and the other was Tom Mohr. To be able to meet both and see who they were as people, was just incredible. He said he overlapped with Mr. Mohr when he worked at Cañada College and Mr. Mohr was President. Board President Camacho indicated when he joined the Board, Mr. Mohr was one of the first people to reach out to him, and he was so encouraged by the fact that his education hero was reaching out to him. He described Mr. Mohr as an incredible and distinguished individual who loved students and was also a champion of educators. SMCOE administrators have a passion for students and educators, but one really felt it with Mr. Mohr. Board President Camacho appreciated he was student-centered and shared that news of his passing was very sad.

Board President Camacho said he had been following the daily California School Boards Association (CSBA) news, which has been helpful, especially what is happening with the Vista Unified School District in San Diego, which is an interesting case to watch. He suggested it’s an example of a district that is responding and retuning quickly.

Board President Camacho commented on the Court and Community School Student Transition Outcomes presentation and how continuity has been such an important part of the program. He attributes teacher confidence to Principal Parcels’ leadership. He also noted he has enjoyed seeing Assistant Principal Johnson move through her roles, as well. He thanked the team for the presentation.

Board President Camacho indicated he could not address Mr. Hsiao that evening and would save his comments for another time. Focusing on California, and after coming from six to eight months of really digging into equity work where people say they stand for racial and economic justice, he commented on what is happening with Propositions 15, 16, and 18. While he noted Proposition 17 and 19 are healthy and passing, still the disconnect between what we are saying as the most liberal state and what we are actually doing in policy is heartbreaking. Board President Camacho shared he doesn’t know what to do with Propositions 15 and 16, except to say there is a lot more work to do. As an agency, SMCOE is committed to this work and policies back up what is being said, but he asked about the energy from the summer to complete policy work, which must start showing up statewide. Board President Camacho expressed being happy and joyful for the voter turnout because the ultimate goal is showing up. He said he is thankful for all of the people who showed up to vote and he hopes to align words to the actual policy decisions being made as a state.

Board President Camacho commented on Youth Commissioner Chan’s sharing about Edgenuity, and how hearing the actual student experience was incredible. He thanked her for her comments and requested that she continue to provide input and thanked her for attending.
12. **ADJOURNMENT**

There being no further business to come before the Board, the meeting was adjourned at 8:39 p.m. Board President Camacho announced the next regular meeting would take place on Wednesday, November 18, 2020, at 6:00 p.m.

_Nancy Magee_, Secretary

jlp