

San Mateo County Office of Education
7-11 ADVISORY COMMITTEE
Unapproved Minutes

Meeting Date: November 13, 2019

Meeting Location: Arroyo Room
101 Twin Dolphin Drive
Redwood City CA 94065

Committee Members Present: Marco Chavez, Administrator
April Cherrington, Teacher
Vera Jacobson-Lundeberg, Business
William Lock, Ethnic Age, & Social Demographics
Daina Lujan, Administrator
Hilary Paulson, Expertise in Construction
Melinda Saunders, Parent
Lisa Wooll, Land Owner/Renter

Committee Member Absent: Lawrence Pon

Staff Present: Jean Corpuz, Executive Assistant
Claire Cunningham, Chief Deputy County Counsel,
San Mateo County
Mefula Fairley, Senior Administrator, Board/
Superintendent Support and Community
Relations
Denise Porterfield, Deputy Superintendent,
Business Services
Nancy Magee, County Superintendent of Schools

1. OPENING ITEMS

a. Call to Order

Denise Porterfield called the meeting to order.

b. Roll Call

Present:

Marco Chavez, Administrator
April Cherrington, Teacher
Vera Jacobson-Lundeberg, Business
William Lock, Ethnic Age, & Social Demographics
Daina Lujan, Administrator
Hilary Paulson, Expertise in Construction, Environmental
Melinda Saunders, Parent
Lisa Wooll, Land Owner/Renter

Absent:

Lawrence Pon

c. Approval of the Agenda

The committee unanimously approved the agenda.

2. PUBLIC COMMENT

There were no persons wishing to address the committee.

3. APPROVAL OF MINUTES

A motion to approve the October 23, 2019 meeting minutes was made and seconded. Motion passed and minutes were approved as submitted.

4. DISCUSSION ON PRELIMINARY COMMITTEE RECOMMENDATION

An updated appraisal of the property dated November 2019, was presented. The market area is experiencing strong economic and real estate market conditions and has generated a positive increase in assessed values from the previous appraisal a year ago. Various sources that track rental rates reported increases over the past 12 months from about 5.5% to 25%.

The committee discussed various options of the disposition of the property, considering the highest and best use. The area was recently re-zoned as live/work. The committee reached a consensus to declare the 1800 Rollins Road property as surplus.

The deciding factors are as follows:

1. The San Mateo County Office of Education base level of funding remains at the same flat funding level.
2. The property has been vacant for a few years and previously housed the San Mateo County Office of Education's Regional Occupational Program and most recently leased by Design Tech Charter High School.

Recommendations are:

1. Leasing provides maximum revenue and flexibility for the long-term, with immediate cash flow and retains ownership of the property. A ground lease would also generate revenue but at a lower level.
2. Workforce housing to be considered as it adds value to the community. Socially conscious investing in the community.
3. The use of the property should be compatible with the changes in zoning to benefit the community. Several family friendly businesses occupy the area near 1800 Rollins Road, including a tutoring center, a martial arts studio, fitness centers, as well as retail and food establishments.
4. Avoid businesses that may negatively impact the neighborhood such as vaping, cannabis and gun stores.

Denise Porterfield thanked the committee for their valuable time and input.

ADJOURNMENT

The meeting adjourned at 8:00 pm.

Next Meeting: December 4, 2019

7:00 pm

Arroyo Room