

UNAPPROVED MINUTES

MINUTES OF THE SAN MATEO COUNTY OFFICE OF EDUCATION 7-11 ADVISORY COMMITTEE MEETING

Meeting Date: October 23, 2019

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

Committee Members Present: Marco Chavez
April Cherrington
Vera Jacobson-Lundeberg
William Lock
Daina Lujan
Hilary Paulson
Lawrence Pon
Melinda Saunders
Lisa Wooll

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
Nancy Magee, County Superintendent of Schools
John Nibbelin, Chief Deputy County Counsel, San
Mateo County
Denise Porterfield, Deputy Superintendent,
Business Services

1. OPENING ITEMS

A. Call to Order

Denise Porterfield called the meeting to order at 7:00 pm.

B. Roll Call

All members were in attendance.

1. Vera Jacobson-Lundeberg, Business
2. William Lock, Ethnic, Age or Social Demographics
3. Daina Lujan, Administrator
4. Lawrence Pon, Ethnic Age or Social Demographics
5. Melinda Saunders, Parent/Guardian

6. April Cherrington, Teacher
7. Marco Chavez, Administrator
8. Hilary Paulson, Expertise on Construction, Environmental Issue
9. Lisa Wool, Landowner/Renter

2. PUBLIC COMMENT

There were no persons wishing to address the committee.

3. REVIEW AND APPROVAL OF MINUTES

Members approved the minutes with one abstained.

4. HISTORICAL TIMELINE

Jean Corpuz, who worked at 1800 Rollins Road facility from 1987-91 and 2007-2013 provided a historical timeline of the changes in the North Rollins Road area. In 2003, BART extended into Millbrae, making it a major transit hub that also includes CalTrain and SamTrans. More retail and recreational types of businesses have moved in with less emphasis on heavy industry.

5. COMMITTEE DISCUSSION ON SURPLUS PROPERTY

John Nibbelin, County Counsel provided information on the appraisal of the property which was done in September 2018. The 1.59 acre property was purchased in 2006 for \$2.9MM. Carnegie-Nakasako was contracted to perform the appraisal. The building is a concrete tilt up with approximately 40 parking spaces. Major improvements were done after the purchase to be in compliance with the Field Act, including earthquake retrofitting, HVAC upgrades, installation of other safety systems, repaving and restriping of the parking lot and a new roof. The zoning was changed in the North Burlingame Rollins Road area to a live/work land use in January 2019. The demand is strong for industrial space due to the proximity of SFO. The range of potential uses include educational, light industrial, and live/work units.

Mr. Nibbelin explained the appraisal process, background, market value, and valuation methodologies including sales comparisons, income valuation, and the recent development of the property. The property appraisal is based on the highest and best use that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity. The market is firm and the trend is positive as far property value and will likely increase by 5-10%.

Committee Discussion Topics:

1. Leasing vs. Selling
Leasing can be used for the general fund and offers more flexibility. If the property is sold, the money can be used capital purposes (improvement or investment in our school sites). The property can be leased as a ground lease without improvements.
2. Workforce Housing
With the high cost of housing in the Bay Area, members suggested using the property as affordable workforce housing. If a school uses the property for workforce housing, it is

not considered surplus if used by your own staff. Funding workforce housing projects is through bonds, certificates of participation, and generous donations.

3. Are other schools/districts interested in the property?
SMUHSD showed an interest but has since found another property. If the building remains a school, and maintained by SMCOE, it can be brought back as a school at any time. If it is used for a different type of use (i.e., housing) it cannot be brought back as a school.
4. What is the cost to maintain the building?
The cost is minimal and currently used for storage.
5. What are the needs of the San Mateo County Office of Education?
Denise Porterfield responded that they would rather monetize the property for the future to allow SMCOE to make improvements at our other sites. Our programs provide direct student services for Special Education, Court and Community Schools.

ADJOURNMENT

The meeting adjourned at 8:05 pm.

Next meeting
Wednesday, November 13, 2019
7:00 pm - Arroyo Room