

7-11 Surplus Property Advisory Committee

Board Presentation

May 12, 2026

Background

- October 22, 2025: Resolution passed to pursue the formation of a 7-11 Surplus Committee to consider three properties: Lewis Early Learning, Santa Rosa French American (AKA Doyle Park), and Brook Hill Elementary School
- December 17, 2026: 9 members appointed to the committee during regular board meeting.
- January 28, 2026: Updated Resolution passed to reflect appointment of 9 members to the committee.
- March 11, 2026: Additional resolution passed to add three more properties for consideration: Herbert Slater Middle School, Hilliard Comstock Middle School, and Steele Lane Elementary School
- The committee was tasked with recommending the highest priority and best use for each of the properties in their purview.

Summary of Meetings

- **Meeting #1: 01/27/26**

- Duties of the 7-11 Committee
 - Review Meeting Norms
 - Legal process to declare surplus property
 - Brown Act Primer

- **Meeting #2: 02/10/26**

- Facilities Needs & Funding
 - *FMP
 - *Funds 14, 25, 35, 40
 - *Relation to the General Fund
 - Agencies & Codes
 - *Education Code 17642
 - Site Specific Information (LELA, BHES, SRFACS)
 - * Enrollments & Demographics
 - * Facilities Overview
 - * Property Evaluation by 3D Strategies

- **Meeting #3: 04/14/26**

- Site Specific Information (HSMS, HCMS, SLES)
 - * Enrollments & Demographics
 - * Facilities Overview
 - * Property Evaluation by 3D Strategies

- **Meeting #4: 05/12/26**

- Overview of Information Presented
 - New Information
 - * Updated Facilities Master Plan
 - * Second Interim Approval
 - Categorization of Properties
 - Priority Uses

- **Meeting #5: 05/18/26**

- Priority Uses (continued)
 - Rough Draft Review and Approval

Members

- Patti Cisco, Chair
- Hugh Futrell, Vice Chair
- Jen Klose
- Efren Carrillo
- Jeffrey Tibbetts
- Ryan Partika
- Robert Chandler
- Jennifer Bruneman

* Resigned: Shayna Kirk

Criteria	Considerations
Educational Value	Ability to support future programs; Geographic Need; Role in long term facilities planning
Financial Impact	Cost to operate & maintain; Estimated sale revenue vs. Lease revenue
Facility Condition	Deferred maintenance backlog; Modernization needs; code compliance
Marketability	Location desirability; Zoning & allowable uses; Parcel size & configuration; Demand for lease vs. purchase
Community Impact	Impact on neighborhood identity; Potential for community partnerships' Public perception; Alignment with city or regional needs
<i>Education Code 17642</i>	<i>Appeal for sale proceeds to be transferred to the General Fund</i>

Policies Guiding Committee Discussion

- The Committee reviewed laws and financial policies related to District-owned properties such as California Education Codes §17462 and §17466, which regulate how surplus school properties can be used, sold, or leased and how proceeds may be spent.
- State-required reserve requirements for school districts were reviewed to ensure the District can remain financially stable and prepared for unexpected costs. The Committee also considered the Board's goal of maintaining reserve levels above the minimum required by the State.
- Due to current and future financial challenges, the Committee focused on ways District properties could help support long-term financial sustainability. Options discussed included leasing properties, joint-use partnerships, and other allowable uses that could generate revenue.
- The aim of the committee was to balance financial responsibility, future educational needs, and responsible stewardship of public property for the benefit of the District and community.

Uses Considered

- Educational or District Aligned Uses
- Public Civic Partnerships
- Community Serving Nonprofits
- Revenue Generating Uses (Leases)
- Housing (Affordable or Workforce)
- Full Market Disposal (private development)

Summary of Recommendations

Site Information			Recommendation		Priority Use			Timing
	Site	Address	Keep	Surplus	1	2	3	1
1	Brook Hill Elementary School (BHES)	1850 Vallejo Street, Santa Rosa, CA 95404		Lease	Revenue Generating Uses (Leases)			Phase I - Immediate
2	Herbert Slater Middle School (HSMS)	3500 Sonoma Ave., Santa Rosa, CA 95405		Lease	- Revenue Generating Uses (Leases) - Public Civic Partnerships			Phase II - 3-5 Years
3	Hilliard Comstock Middle School (HCMS)	2750 West Stelle Lane, Santa Rosa, CA 95403		Lease	- Revenue Generating Uses (Leases) - Public Civic Partnerships			Phase II - 3-5 Years
4	Lewis Early Learning Academy (LELA)	2230 Lomas Ave., Santa Rosa, CA 95404		Lease	Revenue Generating Uses (Leases)			Phase I - Immediate
5	Santa Rosa French-American Charter School (SRFACS)	1350 Sonoma Ave., Santa Rosa, CA 95405		Lease	Revenue Generating Uses (Leases)			Phase I - Immediate
6	Steele Lane Elementary School (SLES)	301 Steele Lane, Santa Rosa, CA 95403		Lease	Revenue Generating Uses (Leases)			Phase I - Immediate

Additional Considerations for the Board

- The Committee recommends allocating 80% of net lease revenue to unrestricted General Fund uses.
- The remaining 20% would support reserves and deferred maintenance needs.
- For the first five years, or until a 10% Board-designated reserve is reached, the 20% allocation would go toward building District reserves.
- After that, the 20% allocation would be directed to Fund 40 to support facility repairs, preservation, and modernization projects.