



Potential Surplus Property

Status and Options for Surplus Properties

Summary

- 1. Review of History**
- 2. Pending Staff Survey**
- 3. Request for Proposal Process & Options**
- 4. Eligible Properties & Proposed Order**
- 5. Potential Timeline**

Prior VUSD Board Actions re: Surplus Property

- **August 2021 – VUSD Board adopts Resolution #21-20**
 - **Accepts “7-11” Committee Report**
 - **Declares Following Properties as Potentially Surplus:**
 - **1) Education Service Center**
 - **2) Avenue Elementary**
 - **3) Washington School**
 - **4) Jewett Estate**
 - **5) Sudden Estate**
 - **Authorizes and directs Superintendent to proceed with Disposition of Surplus Property per Education Code process**

Prior VUSD Board Actions re: Surplus Property

- **August 2023– Board adopts Resolution #23-27**
 - **Confirmed Declaration of Properties as Potentially Surplus**
 - **Authorized Staff to Seek Waiver from State Board of Education to use RFP Process**
 - **After Waiver Approval “District staff is directed to inform the Board, at which time the Board may decide to authorize further action with respect to the Properties”**

Prior VUSD Board Actions re: Surplus Property

- **Key Points**
 - **Prior Actions do not bind the District to any action**
 - Allows District to explore potential disposal of Properties
 - District is not required to dispose Properties and can stop the process at any point
 - **The RFP Process will allow flexible exploration**
 - District can determine what options are available for properties
 - District can seek public input throughout the process before taking any action



Staff Anonymous Survey

- **1. Status**

- Utilized questions asked by other school districts
- Plan to release in August so new staff is in place

- **2. Proposed Questions**

- Employment Status
- Current Travel Situation
- Interest in Local Housing

- **3. Purpose**

- Identify Level of Interest in Workforce Housing
- Determine Most Optimal Locations
- Establish Space Needs / Desires
- Revise RFP based on input

- **Request for Proposals For Property Acquisition**
 - **Key Features**
 - **1. Flexibility**
 - District can consider any proposal for development
 - **2. Non-Binding**
 - District is not bound to dispose of Property through RFP
 - **3. Open Ended**
 - District can encourage “out of the box” proposals
 - **4. Negotiation Process**
 - After receiving proposals, District can negotiate changes in terms offered

- **Request for Proposals For Property Acquisition**
- 1. **Content of RFP-** District can allow any type of proposal or limit it to specific acquisitions (sale, lease, workforce housing)
- 2. **Property Scheduling** -District can issue separate RFPs for each property and stagger release timeframe
- 3. **Response Review Process-**Board must approve final agreement but can delegate authority to review and assess proposals

- **Request for Proposals For Property Acquisition**

Main Components

- A. Qualifications
- B. Purchase Terms
- C. Lease Terms
- D. Workforce Housing Discussion
- E. Proposal Process

- **Request for Proposals For Property Acquisition**

A. Qualifications

- Financial Status
- Experience Generally
- Workforce Housing Experience
- Past Litigation
- Good Faith Deposit

- **Request for Proposals For Property Acquisition**
 - **B. Purchase Proposals**
 - Total Payment Price
 - Due Diligence Period
 - Deposit Structure
 - Escrow Period
 - Description of Development
 - Zoning / Approval Process

- **Request for Proposals For Property Acquisition**
 - **C. Lease Proposals**
 - Total Rental Payments (total and monthly)
 - Total Lease Term (up to 99 years)
 - Due Diligence Period
 - Deposit Structure
 - Escrow Period
 - Description of Development
 - Zoning / Approval Process
 - Condition of Property After Lease

- **Request for Proposals For Property Acquisition**
 - **D. Workforce Housing**
 - Experience with School Workforce Housing
 - Portion Dedicated to Workforce Housing
 - Development and Management Process
 - Process to Select Residents
 - Development Payment Proposal
 - District Funding Results

- **Request for Proposals For Property Acquisition Process**
 - 1. Release Date
 - 2. Site Walk: Set Time or Schedule
 - 3. Deadline for Questions
 - 4. Date for Response to Questions
 - 5. Deadline to Submit

- **Request for Proposals For Property Acquisition**
 - 6. District Staff Review
 - 7. Potential Interviews
 - 8. Negotiate Agreement
 - 9. Present to Board
 - 10. Finalize Agreement

Property Scheduling Process

■ **1. District Can Stagger RFP Release**

- District does not have to release RFP for all properties
- Start with “uncomplicated properties”
- District does NOT have to wait to complete one property before starting others

■ **2. Advantages of Staggered RFP Release**

- Establish how the RFP process will work
- Involve and obtain community input
- Proposers not selected for one property can submit for the “next” properties



Overview of Surplus Properties

1) Education Service Center -255 West Stanley Avenue, Suite 100, Ventura, CA 93001

2) Avenue Elementary -2647 North Ventura Avenue, Ventura, CA 93001

3) Washington School-96 MacMillan Ave, Ventura, CA 93001

4) Jewett Estate -south of Telephone Road, north of Bristol Rd., east of Tamarin, Ventura, CA 93003

5) Sudden Estate-Foothill Road and Telegraph Road, west of Saticoy Avenue, Ventura, CA 93004

Jewett Estate and Sudden Estate

- **Vacant Properties**
- **Located in Farming Areas**
- **Subject to Save Open-Space and Agricultural Resources (SOAR)**
 - Requires majority vote before SOAR property can be rezoned
 - Can be used for farm related purposes or perhaps low income housing
 - District can note this in the RFP and allow interested parties to decide if they can want to acquire the Property subject to SOAR or seek rezoning

Proposed Steps

Start with Empty Lots

- Jewett Estate and Sudden Estate
- Should be the easiest to solicit proposals
- **Next Board Meeting August 5**
 - Provide board with update
 - Seek Direction on pending issues
- **Issue Staff Survey**
 - Release In August
 - Provide one month response
- **RFP for Surplus Property Acquisition**
 - Can be revised for each property (sale, lease, Workforce)
 - Release in Stages
 - Does not Bind District to Any Action