



C O M P T O N

UNIFIED SCHOOL DISTRICT

ASSET MANAGEMENT ADVISORY COMMITTEE MEETING - MINUTES

Monday, February 29, 2016
District Office – Room #123

Call to Order

The Asset Management Advisory Committee meeting was called to order by Mr. Raymond Cooper, Chair at 6:20 p.m. in Room #123 of the District Office.

Roll Call

The following members were in attendance:

- Bruce A.S. Boyden
Manuel Castaneda
Raymond Cooper
Sam Pena
Fleming Robinson

Committee Members Legrand Clegg and LeMeika Horton Pope were absent.

Public Hearing – 515 E. Compton Blvd.

Mr. Cooper briefly introduced the format for the hearing. Members of the public wishing to speak will be granted three minutes that includes any dialogue and exchange following a presentation by staff.

MOTION by Mr. Boyden, SECOND by Mr. Castaneda to close the regular meeting and open the public hearing at 6:22 p.m.

ROLL CALL VOTE:

Table with 5 columns: Committee Member, Yes, No, Abstention, Absent. Rows include Boyden, Castaneda, Clegg, Cooper, Horton-Pope, Pena, Robinson.

Yes – 5 No – 0 Abstain – 0 Absent - 2

MOTION CARRIED

Mr. Alvarez made a presentation that included the following components:

- Asset Management Advisory Committee Overview (Education Code and Role)
- Asset Management Advisory Committee Responsibilities
- Asset Management Committee Objective (Review of 515 East Compton Blvd and Meeting Dates)
- Aerial Photos of Property and Adjacent Uses
- Information Provided to and Considered by the Committee (Preliminary Title Report, Valuation Analysis, Demographics, Enrollment Trends, and Property Maintenance)
- Property Site and Characteristics
- District Enrollment Trends
- Priority List of Use

Mr. Boyden asked if the District has studied why the enrollment is on the decline. Mr. Alvarez responded it was due to: academic programming, countywide decline, charter schools, and families relocating east for more affordable housing.

Mr. Pena inquired about the ownership of the vacant lot and other adjoining properties. Ms. Abrahamian informed the committee the information is in the Valuation Analysis. Mr. Pena also inquired if there were any comments or objections in response to the Public Hearing Notice. Mr. Jenkins and Ms. Abrahamian stated they had not received any response. Mr. Alvarez received one inquiry regarding the purchase of the property.

Mr. Boyden questioned the value of the property. He wanted to know who completed the assessment of valuation and when. As a member of the Planning Commission he thinks this is a major corridor with metro access. The value is too low for the location. After discussion of the method and time since the original valuation, Mr. Alvarez agreed the District will obtain an update to the valuation analysis prior to any disposition of the property.

Juan Madiedo addressed the committee as an individual interested in purchasing the property. He realizes he will have to tear the property down and start over due to asbestos and lead. He is thinking of residential-loft apartments as the potential use.

MOTION by Mr. Pena, **SECOND** by Mr. Boyden to close the public hearing.

ROLL CALL VOTE:

Committee Member	Yes	No	Abstention	Absent
Boyden	x			
Castaneda	x			
Clegg				x
Cooper	x			
Horton-Pope				x
Pena	x			
Robinson	x			

Yes – 5

No – 0

Abstain – 0

Absent - 2

MOTION CARRIED

MOTION by Mr. Boyden, **SECOND** by Mr. Pena to reconvene the regular meeting at 6:42 p.m.

ROLL CALL VOTE:

Committee Member	Yes	No	Abstention	Absent
Boyden	x			
Castaneda	x			
Clegg				x
Cooper	x			
Horton-Pope				x
Pena	x			
Robinson	x			

Yes – 5

No – 0

Abstain – 0

Absent - 2

MOTION CARRIED

Draft Recommendation Review for 515 East Compton Blvd.

Ms. Abrahamian informed the committee of some of the housekeeping items that were changed in the draft recommendation. This includes an update of committee members and missing information from the first draft that was distributed. The priority list of the committee was also added and based on the outcome of today’s discussion, a final recommendation will be included.

Mr. Cooper wants an Executive Summary as part of his presentation to the Board. As the Committee Chair, he believes it is his duty to report on behalf of the committee. Mr. Cooper requested a section be added to identify how the hearing notice was circulated. Also, an explanation of the historical timeline of the committee establishment, meetings, and delays. He wants the front page of the report to have the committee member’s names and staff liaisons. On page 3 of the report under Advisory Committee Mandate, the wording should include the education code verbatim.

Mr. Boyden questioned the circulation of the Notice of Public Hearing. Ms. Abrahamian responded that two weeks’ notice of today’s hearing was provided to the public. The Notice was distributed Districtwide to each District school with instructions that the Notices be posted in each of the school principals’ offices. It was also posted on the District website, and the exterior displays at 500 and 501 Santa Fe.

Another discussion ensued on the property valuation. Committee members questioned if there was indeed total structural damage, could this determination be made if the appraiser never went inside of the building? Mr. Jenkins cited his knowledge of the ceiling collapsing and water damage. The committee believes that appraising the property as vacant land, reduces the value of the property and the report should state this fact. Ultimately, it was agreed that the updated valuation report would include the inside of the building. If safety is an issue, at a minimum a visual inspection from the door of the inside of the property should take place.

Mr. Cooper requested that the Advisory Committee Findings section also make a statement regarding the ADA of 1992. The building would require multiple upgrades to be compliant for any educational building purpose. He also requested that the priority list be included. A

statement also should be added that to avoid liability, the property should be properly secured. He also would like this section to appear earlier in the report.

MOTION by Mr. Boyden, **SECOND** by Mr. Pena to approve the draft report with the committee requested changes.

ROLL CALL VOTE:

Committee Member	Yes	No	Abstention	Absent
Boyden	x			
Castaneda	x			
Clegg				x
Cooper	x			
Horton-Pope				x
Pena	x			
Robinson	x			

Yes – 5

No – 0

Abstain – 0

Absent - 2

MOTION CARRIED

Adjournment

The next meeting date is March 14, 2016 at 4:00 p.m. **MOTION** by Mr. Pena, **SECOND** by Mr. Boyden to adjourn the meeting – the time being 7:27 p.m.

Adjournment at 7:27 p.m.