Surplus Land Development Project

Board of Trustees Special Meeting
Tuesday, April 21, 2015

SJECCD - District Office
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Land Development Process Steps

1. Fall 2011 – District begins evaluation of possible development of the 27.1 acres of surplus land.

2. December 2011 – Board approves consultant contract to review possible uses of the surplus land and potential market value.

3. Consideration was given to develop all or part of the 27.1 acres.

4. 2012 – Consultant prepared real estate market research, land use planning options, and real estate economic analysis.
Land Development Process Steps

5. **Board of Trustees** reviewed and updated previously approved land development **principles**.

6. April 2012 through February 2014 – Board of Trustees **subcommittee** conducted several meetings:
   
   a) Considered alternative property **disposition methods**
   
   b) Alternative land use **entitlement approaches**
   
   c) **Board principles**
   
   d) Reviewed **cost benefit analysis**
   
   e) Reviewed draft **RFP**

7. April 2013 – Board of Trustees **approves** **RFP**
Land Development Process Steps

8. August 2013 – **Four developers** submitted initial project proposals.

9. Developer **proposals were evaluated** by staff, including interviews, requests for additional information, clarification, etc.

10. December 2013 – Staff **briefed Board subcommittee** on status of options for **each of the four proposals**.

11. Board of **Trustees provided policy direction** to staff as to how to proceed. Many closed session updates, including July 2014 and September 2014, also provided **status updates in open sessions**.
12. Staff proceeded to have further discussions with preferred responders to improve the terms, leading to a non-binding letter of intent.

13. Resolution No. 12715-1 was prepared, published three times, reviewed by the Board on January 13, 2015, and approved by the Board on January 27, 2015. It was broadly circulated and published electronically.

14. There were five open session Board meetings addressing various aspects of the development of the surplus land prior to approval of the RFP in April 2013.
15. Since January 2015, multiple forums took place at Evergreen Valley College.

16. Multiple Board open sessions were held after RFP in April 2013, before publicly approving non-binding letter of intent in December 2014.

17. The Board of Trustees and Board subcommittee have thoroughly examined development options for the surplus land, beginning in Fall 2011. Numerous questions have been asked by the Board and answered by District staff and the consultant team. Numerous written reports and responses have been presented to the Board of Trustees.
On November 29, 2011 the District recommended consultant team, Andy Plescia and Gruen Gruen & Associates, to the Board of Trustees as a result of the evaluation process included in the RFQ #G2010.0003/RFP for CONSULTANT FOR THE DEVELOPMENT OF DISTRICT-OWNED LAND ADJACENT TO EVERGREEN VALLEY COLLEGE.

Link to Agenda Item: http://www.boarddocs.com/ca/sjeccd/Board.nsf/goto?open&id=8NV2D77FDAA9


On December 13, 2011 the Board of Trustees approved the selection of consultants, Andy Plescia and Gruen Gruen & Associates Team, to provide services for scope A (Development of District owned land adjacent to Evergreen Community College) as a result of the evaluation process included in the RFQ #G2010.0003/RFP CONSULTANT FOR THE DEVELOPMENT OF DISTRICT-OWNED LAND ADJACENT TO EVERGREEN VALLEY COLLEGE.

Link to Agenda Item: http://www.boarddocs.com/ca/sjeccd/Board.nsf/goto?open&id=8P9TSD78C163


On March 13, 2012 the District provided an update to the Board of Trustees on the status, evaluation and next steps for the development of the District’s surplus land.

Link to Agenda Item: http://www.boarddocs.com/ca/sjeccd/Board.nsf/goto?open&id=8S64H70B991E

On April 10, 2012 The District responded to the Board’s request for follow-up information regarding the integration of past public/private venture guidelines, directives and criteria developed by the Board between 2004 and 2007. The review was intended to ensure past policy directives served to guide the current activity in this area.

Link to agenda item: http://www.boarddocs.com/ca/sjeccd/Board.nsf/goto?open&id=8T326P82CCDE
05/22/2012  
Study Session

On May 22, 2012 the Board of Trustees was provided a study session presentation that included previous development activity, previously established development principles, availability of the land based on the 2025 Facilities Master Plan, real estate market conditions, City policies, zoning, development issues and next steps.

Link to agenda item:  
http://www.boarddocs.com/ca/sjecccd/Board.nsf/goto?open&id=8UD2UL03E462

Link to Presentation:  
04/23/2013
Approval of RFP

On April 23, 2013 the Board of Trustees approved the Request for Proposal (RFP) document for the development of the District-owned 27.1 acre property adjacent to Evergreen Valley College

Link to agenda item:

Link to Draft RFP:
07/09/2013
Consultant Agreement Amended

On July 9, 2013 the Board of Trustees approved an amendment, not to exceed $20,000, to the existing agreement with A.Plescia & Co., the consultant providing services for the development of District owned land adjacent to Evergreen Valley College.

Link to agenda item:
http://www.boarddocs.com/ca/sjecccd/Board.nsf/goto?open&id=994UKG7C6DFE

Link to agreement:
https://www.boarddocs.com/ca/sjecccd/Board.nsf/files/9952PQ032CCE/$file/A-Plescia-Gruen_Agreement.pdf
On February 11, 2014 the Board of Trustees approved the contract amendment of $18,000 with A. Plescia & Co., the consultant providing services for the development of District owned land adjacent to Evergreen Valley College.

Link to agenda item: http://www.boarddocs.com/ca/sjecccd/Board.nsf/goto?open&id=9FU6K507E004

05/27/2014
Request for Bid Waiver

On May 27, 2014 the Board of Trustees approved Resolution #052714-3 for the Request for Waiver of California Education Code 81370 Highest Bid Requirement.

Link to agenda item: http://www.boarddocs.com/ca/sjecccd/Board.nsf/goto?open&id=9KD4ME6908E7

On July 8, 2014 the Board of Trustees received a presentation on the progress of the Land Development Project. The purpose of this progress report is to provide an overview of process to date and to describe the anticipated next steps to carry out objectives.

Link to agenda item: http://www.boarddocs.com/ca/sjeccd/Board.nsf/goto?open&id=9LN6UR764518

On September 9, 2014 the Board of Trustees received a presentation on the progress of the Land Development Project. The purpose of this progress report is to provide an update of the process to date, discuss any questions Trustees may have, and to describe the anticipated next steps to carry out objectives.

Link to agenda item: http://www.boarddocs.com/ca/sjecccd/Board.nsf/goto?open&id=9NLVCD801463
On December 9, 2014 the Board of Trustees approved a non-binding letter of intent from Republic Urban Properties, LLC pertaining to the ground lease of the 27.1 acres of surplus land adjoining the Evergreen College campus.

Link to agenda item: [http://www.boarddocs.com/ca/sjecccd/Board.nsf/goto?open&id=9RHAB87D2C3E](http://www.boarddocs.com/ca/sjecccd/Board.nsf/goto?open&id=9RHAB87D2C3E)

On January, 13, 2015 the Board of Trustees was presented with a draft RESOLUTION OF INTENTION TO LEASE SCHOOL PROPERTY NOT NEEDED FOR SCHOOL CLASSROOM BUILDINGS AND FIXING THE TIME AND PLACE AT WHICH BIDS TO LEASE SHALL BE CONSIDERED.

Link to agenda item: 
http://www.boarddocs.com/ca/sjecccd/Board.nsf/goto?open&id=9SJ2UE03DD4D

Link to draft resolution:
01/27/2015
Approval of resolution and call for bids

► On January 27, 2015 the Board of Trustees approved Resolution #012715-1 of the District’s intention to lease school property.

► Link to agenda item: http://www.boarddocs.com/ca/sjecccd/Board.nsf/goto?open&id=9SZUFB7AEACD


► Link to redlined Resolution 012715-1: https://www.boarddocs.com/ca/sjecccd/Board.nsf/files/9T8QR86A6831/$file/REDLINED-SJECCDResolution%20012715-1.pdf