



C O M P T O N

UNIFIED SCHOOL DISTRICT

ASSET MANAGEMENT ADVISORY COMMITTEE MEETING - MINUTES

Monday, January 25, 2016
District Board Room

Call to Order

The Asset Management Advisory Committee meeting was called to order by Mr. Raymond Cooper, Chair at 4:10 p.m. in the District Board Room.

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.

Review and Approval of Minutes for September 14, 2015 Meeting

Mr. Cooper requested that the minutes be changed on page 3 to add specify the 710 Freeway and LA River in reference to the canal.

MOTION by Mr. Pena, SECOND by Mr. Boyden to approve the minutes with the change.

ROLL CALL VOTE:

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

Yes - 5 No - 0 Abstain - 0 Absent - 2

MOTION CARRIED

Introduction of New Committee Member

Mr. Cooper welcomed Mr. Boyden and asked him to provide a self-introduction. Mr. Boyden stated that he is currently the Superintendent of a Private Music Conservatory, graduate of the Compton Unified School District and a Commissioner for Oversight for the City of Compton. He is formerly a Professor of Education at the University of Washington D.C.

Election of Secretary

Nominations were opened for the position of Secretary. **MOTION** by Mr. Pena, **SECOND** by Mr. Castaneda to nominate Mr. Robinson as Secretary. Hearing no other nominations, **MOTION** by Mr. Boyden, **SECOND** by Mr. Pena to close nominations.

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

Demographics/Enrollment Data Review

Mr. Alvarez distributed the Compton Unified School District – All Schools (Cmptn13Cnsv) enrollment data report. He stated that this was historical and projected enrollment data by school site using a conservative method to calculate future projections. Declining enrollment is a trend, and most districts, including Paramount and LAUSD are encountering the same challenge. By going K-8, opening the Early College High School, working on Academies and Performing Arts programs, the District is starting to retain more students. The District is also trying to implement satellite continuation programs at traditional high schools to keep the enrollment there instead of students moving to Chavez High School (?).

Mr. Jenkins stated that the new facilities with the bond proceeds and playfields in the District such as at Bunche Middle School and Emerson will also help the District to retain enrollment.

Ms. Abrahamian informed the committee that although 515 E. Compton Blvd. is not a school site, the enrollment projections for CUSD are being provided to help determine if this site is a candidate for surplus property.

Review of Possible Surplus Property – 515 East Compton Blvd. – Draft Recommendation

Ms. Abrahamian spoke of the contents of the packet. The draft recommendation is new, however; the other documentation including the title report and appraisal had been provided to the committee before. One of the challenges for this property for the CUSD is the costs for boarding and vagrants.

Mr. Jenkins distributed a draft of the recommendation for the committees review. He cited tagging and graffiti, and the problem with the homeless breaking into the facility and occupying it as costs to CUSD.

Mr. Boyden requested a clarification if this is West or East Compton Blvd. He also wanted to know who addresses the graffiti. The City assists homeowners with graffiti and it is advantageous to all stakeholders to forge a relationship between the City and CUSD. Mr.

Jenkins responded that CUSD addresses the graffiti since the property is District owned, and the turnaround time for addressing it is normally within (?) 48 hours.

Mr. Pena commented that staff has provided the committee with numerous information on the property. Based on the size and current use of property, it is no longer in the District's best interest to keep the property. He hopes the committee will move this forward to the Board.

Mr. Boyden questioned the value of the property. It is his opinion that the property value is quite low.

Mr. Cooper presented a list of what he feels is necessary in order to move forward with the public hearing, based on his interpretation of the Education Code. Next, the committee should establish a priority use list of viable options: (1) – Sell the property, (2) – Exchange the property, and (3) Lease the property. Once this list is established then they should circulate the priority list in the attendance area. He believes this is the required course of action to follow his interpretation of the education code and any deviation would be putting the cart before the horse.

Mr. Robinson inquired if the next meeting would be the public hearing and comment and the the recommendation would be finalized. Ms. Abrahamian affirmed.

Mr. Boyden questioned the validity of the comments of the chair and wants to know if the committee is following the Education Code.

Ms. Abrahamian reaffirmed as legal representation of CUSD, that the committee is following the Education Code and the letter and intent of the law.

The committee debated whether the property should be outright sold, given the priority list or further investigated. Mr. Cooper read a Notice of Public Hearing that he prepared and wanted used. Mr. Alvarez stated that the Notice of Public Hearing needs to be created by the attorney. For legal reasons, he is not willing to move forward if it is not created by the attorney.

MOTION by Mr. Pena, **SECOND** by Mr. Boyden to have the Notice of Public hearing include the three priorities and be drafted by the attorney.

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

Next Tentative Meeting

Ms. Abrahamian suggested it would be better if there were more time to circulate the Notice of Public Hearing and review the draft recommendation so the meeting should be on February 29, 2016.

MOTION by Mr. Pena, **SECOND** by Mr. Robinson to set the next meeting for February 29, 2016 and keep the remaining calendar dates for meeting for the school year in-tact. By general consent, the committee agreed with a 5-0 vote.

MOTION CARRIED

Mr. Cooper brought up the issue of the meeting time for the public hearing. He inquired if it was the committees desire to meet at 4:00 p.m. or meet at a later time so more members of the community could participate. After discussion by committee members and staff, 6:00 p.m. was deemed a more suitable time for the next meeting due to the public hearing.

MOTION by Mr. Boyden, **SECOND** by Mr. Castaneda that the next meeting on February 29, 2016 for the public hearing would take place at 6:00 p.m. By general consent, the committee agreed with a 5-0 vote.

MOTION CARRIED

Adjournment

MOTION by Mr. Boyden, **SECOND** by Mr. Pena to adjourn the meeting – the time being 5:45 p.m.

Adjournment at 5:45 p.m.