

# Oakland Unified School District

Board of Education  
1011 Union Street, #940  
Oakland, CA 94607  
(510) 879-1944  
boe@ousd.org E-Mail  
http://www.ousd.org



## ACCESSIBILITY OF AGENDA AND AGENDA MATERIALS

Agenda and agenda materials are accessible at <http://www.ousd.org> or from any computer terminal in the Offices of the Board of Education and Superintendent, 1000 Broadway, Suite 300, Oakland, CA 94607-4099

## AMERICANS WITH DISABILITIES ACT COMPLIANCE AND LANGUAGE SERVICES

Individuals requiring interpretation or translation services or a reasonable accommodation to participate in meetings should notify the Office of the Board of Education seventy-two (72) hours prior to the meeting at either (510)879-8199(VM); or [boe@ousd.org](mailto:boe@ousd.org) (E-Mail); or (510) 879-2300 (eTTY/TDD); or (510) 879-2299 (eFax).

## **Meeting Minutes Long - Final**

**Monday, April 29, 2024**

**6:00 PM**

## **Special Meeting**

**Committee Room, KDOL TV Studio, B-237, Met West High School Entrance, 314  
East 10th Street, Oakland, CA 94606-2291, Internet - Zoom & Granicus;  
Broadcasted - KDOL-TV (Comcast Channel 27 and AT&T Channel 99)**

## **Board of Education**

***President Benjamin "Sam" Davis***

***Vice President Mike Hutchinson***

***Directors: Jennifer Brouhard, VanCedric Williams, Jorge Lerma, Valarie Bachelor,  
Clifford Thompson***

***Student Directors: Anevay Cruz, Vida Mendoza***

***Staff: Kyla Johnson-Trammell, Superintendent & Secretary***

**LEY CUMPLIMIENTO PARA AMERICANOS CON DISCAPACIDADES Y SERVICIO DE IDIOMAS**

Personas que requieran servicios de traducción o interpretación o facilidades razonables para participar en juntas deberán notificar a la Oficina de la Mesa Directiva de Educación setenta y dos (72) horas antes de la junta ya sea al [\(510\)879-8199](tel:(510)879-8199)(VM); o [boe@ousd.org](mailto:boe@ousd.org) (E-Mail); o [\(510\) 879-2300](tel:(510)879-2300) (eTTY/TDD); o [\(510\) 879-2299](tel:(510)879-2299) (eFax).

**美國殘障人士法案條例遵守及語言服務**

個別人士需要傳譯及翻譯服務或有合理安排去參與會議的應該在舉行會議之前的七十二 (72) 小時通知教育委員會。請致電[\(510\)879-8199](tel:(510)879-8199) (留言) ; 或 [boe@ousd.org](mailto:boe@ousd.org) (電郵) ; 或[\(510\) 879-2300](tel:(510)879-2300) (電子文字電話/聽障專用電信設備 (eTTY/TDD)) ; 或[\(510\) 879-2299](tel:(510)879-2299) (電子圖文傳真 (eFax)) 。

**TUẦN HÀNH ĐẠO LUẬT NGƯỜI MỸ KHUYẾT TẬT VÀ DỊCH THUẬT**

Những người nào cần thông ngôn hay phiên dịch hay một sắp xếp hợp lý nào để tham gia các buổi họp phải thông báo Văn phòng của Hội đồng Giáo dục bảy mươi hai (72) tiếng đồng hồ trước buổi họp, số điện thoại [\(510\)879-8199](tel:(510)879-8199) (VM); hay là [boe@ousd.org](mailto:boe@ousd.org) (E-Mail); hay là [\(510\) 879-2300](tel:(510)879-2300) (eTTY/TDD); hay là số [\(510\) 879-2299](tel:(510)879-2299) (eFax).

**សេវាបកប្រែភាសា និងការអនុលោមតាមច្បាប់ជនជាតិអាមេរិកាំងពិការ**

អ្នកណាដែលត្រូវការសេវាបកប្រែភាសាដោយផ្ទាល់មាត់ ឬជាលាយលក្ខណ៍អក្សរ ឬត្រូវការការជួយសម្រេចសម្រួលយ៉ាងសមរម្យមួយ ដើម្បីចូលរួមក្នុងកិច្ចប្រជុំសាធារណៈ ត្រូវផ្តល់ដំណឹងទៅកាន់ទីការិយាល័យនៃក្រុមប្រឹក្សាអប់រំ ឱ្យបានចិតសិចពី (72) ម៉ោងមុនកិច្ចប្រជុំ តាមរយៈទូរស័ព្ទលេខ [\(510\) 879-8199](tel:(510)879-8199) ឬតាមរយៈអ៊ីមែល [boe@ousd.org](mailto:boe@ousd.org) ឬទូរស័ព្ទ eTTY/TDD លេខ [\(510\) 879-2300](tel:(510)879-2300) ឬទូរសារលេខ [\(510\) 879-2299](tel:(510)879-2299)។

**الامتثال لفانون الأمريكيين ذوي الإعاقات (ADA) وتوفير الخدمات اللغوية**

من يحتاج إلى خدمات الترجمة المكتوبة أو خدمات الترجمة الفورية أو الترتيبات التيسيرية المعقولة لكي يساهم في الاجتماعات فالمرجو منه إبلاغ مكتب إدارة التعليم إثنين وسبعين (72) ساعة قبل الاجتماع بوسيلة من الوسائل التالية:

الهاتف الصوتي:	الهاتف للصم والبكم:	الفاكس الإلكتروني:	البريد الإلكتروني:
510.879.8199	510.879.2300	510.879.2299	boe@ousd.org

## ON-LINE SPEAKER CARD REGISTRATION

*Public Comment, at the meeting, will be taken individually on Agenda Items indicated by.*

*You may register to speak in advance on the Agenda Item whether attending the meeting by teleconference, e.g., Zoom, or in person.*

*On line Speaker Card Registration (Sign In To Speak) opens at minimum 72 hours in advance for a Regular Meeting or at minimum 24 hours in advance for a Special Meeting. Use the eComment Link to Sign In (Register) to Speak up to one hour before the beginning of the meeting. Manual (Paper) Speaker Cards also will be available at the meeting for completion.*

*Sign In to Speak, on an eligible Agenda Item, as a matter of equity, is first registered, first called, in order of Registration whether participation is in person or virtually, e.g. Zoom, or by audio, e.g., telephone.*

*For advanced pre-meeting Registration, You must establish a one time OUSD eComment - Sign In (Register) To Speak Account providing your First Name and Last Name and your email address. Your First Name and Last Name, as Registered, must also show as the Participant or Profile Name on a teleconference system (i.e., Zoom, webex, other). You will be requested to Register the first time you use eComment - Sign In To Speak.*

*The Sign In To Speak System, after the one time registration, will remember you by first name and last name associated with your email address (profile), making it easier for you to electronically Register or Sign In to Speak on an Agenda Item at a future OUSD legislative meeting, e.g., Board, committee, commission.*

*Early pre-meeting Sign In To Speak (Registration) is urged for all - whether you plan to attend meeting in person or view meeting via teleconference or listen to the meeting by telephone. Names will be called in Sign In To Speak order received.*

## NOTICE - MEDIA/MEMBERS OF THE PUBLIC MAY ATTEND AND PARTICIPATE IN-PERSON OR VIRTUALLY

*Members of the media and the public may attend and participate in the Board meeting in-person in The Great Room, La Escuelita Education Center, 1050 2nd Avenue, Oakland, CA 94606-2291 (entrance located at or near 286 East 10th St.) or virtually as described herein.*

*The following information is for those members of the media and public interested in viewing or listening to the Board meeting virtually.*

- *Zoom: To view by Zoom, please click <https://ousd.zoom.us/j/82008536039> on or after the Noticed meeting time. Instructions on how to join a meeting by video conference are available at: <https://support.zoom.us/hc/en-us/articles/201362193-Joining-a-Meeting>.*
- *Phone: To listen by phone (via Zoom), please do the following at or after the Noticed meeting time: call (669) 900-9128, then enter Webinar ID 820 0853 6039, then press "#". If asked for a participant id or code, press #. Instructions on how to join a meeting by phone are available at: <https://support.zoom.us/hc/en-us/articles/201362663> -Joining-a-meeting-by-phone.*
- *To view the Board meeting from the District's Home Page - Upcoming Events & Live Meeting Video, please select the meeting name and click on the "In Progress" link under Video or go to the Legislative Information Center (under Board of Education on Home Page)>Calendar Tab>Calendar>Today>Board of Education>"In Progress" link under Video.*

*Public comment in-person is permitted within the times allotted for public comment on the Agenda. Virtual comment will also be permitted within the times allotted for public comment on the Agenda in the following two ways:*

## NOTICE - MEDIA/MEMBERS OF THE PUBLIC MAY ATTEND AND PARTICIPATE IN-PERSON OR VIRTUALLY (CONTINUED)

- *To comment virtually by Zoom, if you have made a pre-meeting Request to Speak, when your name is called, click the "Raise Your Hand" button. You will be unmuted and allowed to make public comment. After the allotted time, you will then be re-muted. Instructions on how to "Raise Your Hand" is available at: <https://support.zoom.us/hc/en-us/articles/205566129-RaiseHand-In-Webinar>.*
- *To comment by phone (via Zoom), if you have made a pre-meeting Request to Speak, when your name is called, press "\*9" to "Raise Your Hand." You will be unmuted and allowed to make public comment. You will then be re-muted. Instructions of how to raise your hand by phone are available at: <https://support.zoom.us/hc/en-us/articles/201362663-Joining-a-meeting-by-phone>.*

*In addition, members of the public may submit written comments for a posted Board of Education Meeting Agenda Item, before a meeting or while a meeting is "In Progress," from the District's Home Page - Upcoming Events & Live Meeting Video by selecting Board of Education Agenda "eComment" or from the Legislative Information Center, as follows:*

- *If before Sunday, click Calendar Tab>Next Week>Board of Education>eComment*
- *If Sunday or thereafter up thru day before Meeting, click Calendar Tab>This Week>Board of Education>eComment*
- *If day of Meeting, click Calendar Tab>Today>Board of Education>eComment*

*Or "eComment" in bold on the cover page of the Agenda.*

*Written comments made on an eligible Agenda item, upon clicking of the Submit Button, are immediately sent via email to all members of the legislative body and key staff supporting the legislative body. Each eComment is a Public Record.*

## BOARD OF EDUCATION PROTOCOLS

*The purpose of these protocols is to provide a basic set of professional standards by which the Board and the Superintendent are to function as a team. There is no intention to abridge the rights and obligations of Board Members to oversee the operation of the organization, nor to interfere with the Superintendent with her role as the Superintendent of OUSD.*

### *General*

- 1. Every action by a Board Member should be directed toward improving the educational program for students.*
- 2. Every Board Member will exhibit behavior that is honorable, honest, and dedicated to the success of the students and staff of the district.*
- 3. Each Board Member is to be treated with dignity and respect.*
- 4. Board Member Commitment will include:*
  - Participate fully in the discussion of issues*
  - Listen respectfully to all views and opinions*
  - Respect each individual's opinion*
  - Accept the majority action of the Board*

### *Board Members*

- 5. An individual Board Member will not use the media as a personal forum, unless it is clearly indicated that the opinion is personal and not representative of the Board majority position.*
- 6. Each Board Member will make every effort to attend all Board meetings in person; and to start and end on time.*
- 7. Board Members will ensure opportunities for each to comment.*

### *Superintendent*

- 8. Staff is the responsibility of the Superintendent who will bring recommendations to the Board for action.*
- 9. Questions regarding Board agenda items are to be communicated to the Superintendent prior to the Board meeting and the Superintendent will respond in a timely manner.*
- 10. The Superintendent is to communicate all significant administrative actions to the Board.*
- 11. Legal and personnel matters will be confidential.*

## MEETING RULES OF ENGAGEMENT

- Up to Three (3) minute speaking limit for Board Members*
- No mingling with the audience*
- Address comments to other Board Members*
- Focus on agenda items*
- Don't repeat what's been said*
- Always be respectful*
- No interruptions*
- Enforce norms*
- Model desired behavior*

## MEETING PROCEDURES

*All Board meetings shall begin on time and shall be guided by an agenda prepared in accordance with Board bylaws and posted and distributed in accordance with the Ralph M. Brown Act (open meeting requirements) and other applicable laws.*

*(cf. 9322 - Agenda/Meeting Materials)*

*The President shall conduct Board meetings in accordance with law, Board Bylaws, and its parliamentary authority which shall enable the Board to efficiently consider issues and carry out the will of the majority.*

*(cf. 9121 - President)*

*The Board believes that late night meetings deter public participation, can affect the Board's decision-making ability, and can be a burden to staff. Regular Board meetings shall be adjourned not later than 11:00 p.m. unless the Board agrees to extend the meeting, which may only be done once by 45 minutes.*

*(cf. 9320 - Meetings and Notices)*

### A. Call To Order

*President Benjamin Davis called the Special Meeting to order at 6:01 P.M.*

### B. Roll Call

**Present** 5 - Director Jennifer Brouhard  
 Director Jorge Lerma  
 Director Valarie Bachelor  
 Director Clifford Thompson  
 President Benjamin "Sam" Davis

- Absent 4 - Student Director Anevay Cruz  
Student Director Vida Mendoza  
Director VanCedric Williams  
Vice President Mike Hutchinson

**Roll Call (Secretary's Observation)**

*Vice President Mike Hutchinson present at 6:04 P.M.*

- Present 6 - Director Jennifer Brouhard  
Director Jorge Lerma  
Director Valarie Bachelor  
Director Clifford Thompson  
Vice President Mike Hutchinson  
President Benjamin "Sam" Davis
- Absent 3 - Student Director Anevay Cruz  
Student Director Vida Mendoza  
Director VanCedric Williams

**C. New Business**



[24-1162](#)**Board of Education - Real Property Asset Management Study Session - Division of Facilities Planning and Management**

Presentation to the Board of Education by the Superintendent of Schools or designee(s) of a Report on the Real Property Assets of the District, including status, guiding principles and key actions of staff in the management thereof, discussion with and possible Policy and/or other direction from the Board in relation thereto.

**Attachments:** [24-1162 Presentation - Board of Education - Real Property Asset Management Study Session - Division of Facilities Planning and Management](#)  
[24-1162 Draft Asset Management Report - September 2021 - DCG Strategies](#)  
[24-1162 Draft Reference Surplus Property Planning Worksheet](#)

*President Davis, after Roll Call and the Availability of Interpreters Announcement, stated that the reason for tonight's Study Session is that not only does the Board manage the operations of the school district, but also is in charge of managing the school district properties. And there are a number of them. In fact, the District is one of the largest, if not, the largest, maybe the second largest landowner in the City, said Davis.*

*Davis, continuing, said not only does the District have schools but other properties that are leased to other entities and also has some vacant properties. He said tonight the Board has an opportunity to have a discussion regarding its properties. He noted that the District's operations are year to year but with facilities it is a much longer issue - even exceeding some Board members service of 8, 12, 16 years - so it requires some study to understand what the trends are.*

*Davis acknowledged that staff has prepared a very long presentation. He said some meeting attendees (in-person, Zoom) may not be able to stay for the entire presentation. Accordingly, Davis [without objection from any colleague] said he will immediately take Public Comment on tonight's topic.*

*The following Public Speakers addressed the Board.*

*Public Speakers:*

*Jadalyn  
Jumoke Hinton  
Maria Einaudi  
Tammy N.  
Shawana  
Andy Nelson  
Staci Ross-Morrison  
Jerome Gourdine  
Jason Gumataotao  
Luis Valencia  
Andrew Turner  
Josephine Guzman*

David Cammarata  
 Bryce Hunt  
 Eve Delfin  
 Macheo Payne  
 Brooklyn Williams  
 Gerald Agee  
 Kim Davis

*President Davis, following Public Comment, introduced Preston Thomas, Chief of System and Services and Pranita Ranbhise, Director, Facilities Management, who will make the Presentation.*

*Preston Thomas, Chief of System and Services and Pranita Ranbhise, Director Facilities Management announced the presentation to the Board and Public regarding the District's property assets will cover four parts:*

- Part 1: Overview of Our Assets*
- Part 2: The Challenge Oakland Faces*
- Part 3: Other District Approaches to Asset Management*
- Part 4: OUSD's Vision for Vacant Properties.*

*[The Presentation, video and documents attachments, are incorporated herein by reference as though fully set forth.]*

*Staff and Board agreed, at the end of the Study Session, that Assets Management is a continuing issue that requires the on-going attention of the District. Future sessions will be planned.*

**Presented In Part; Tabled In Part**

**Roll Call (Secretary's Observation)**

*Director Bachelor absent at 6:11 P.M.*

- Present** 6 - Director Jennifer Brouhard  
 Director VanCedric Williams  
 Director Jorge Lerma  
 Director Clifford Thompson  
 Vice President Mike Hutchinson  
 President Benjamin "Sam" Davis
- Absent** 3 - Student Director Anevay Cruz  
 Student Director Vida Mendoza  
 Director Valarie Bachelor

**Roll Call (Secretary's Observation)**

*Director VanCedric Williams present at 6:13 P.M.*

- Present** 7 - Director Jennifer Brouhard  
Director VanCedric Williams  
Director Jorge Lerma  
Director Valarie Bachelor  
Director Clifford Thompson  
Vice President Mike Hutchinson  
President Benjamin "Sam" Davis
- Absent** 2 - Student Director Anevay Cruz  
Student Director Vida Mendoza

**Roll Call (Secretary's Observation)**

*Director Bachelor present at 6:13 P.M.*

- Present** 7 - Director Jennifer Brouhard  
Director VanCedric Williams  
Director Jorge Lerma  
Director Valarie Bachelor  
Director Clifford Thompson  
Vice President Mike Hutchinson  
President Benjamin "Sam" Davis
- Absent** 2 - Student Director Anevay Cruz  
Student Director Vida Mendoza

**Roll Call (Secretary's Observation)**

*Director Williams absent at 7:28 P.M.*

- Present** 6 - Director Jennifer Brouhard  
Director Jorge Lerma  
Director Valarie Bachelor  
Director Clifford Thompson  
Vice President Mike Hutchinson  
President Benjamin "Sam" Davis
- Absent** 3 - Student Director Anevay Cruz  
Student Director Vida Mendoza  
Director VanCedric Williams

**Roll Call (Secretary's Observation)**

*Director Williams present at 7:33 P.M.*

- Present** 7 - Director Jennifer Brouhard  
Director VanCedric Williams  
Director Jorge Lerma  
Director Valarie Bachelor  
Director Clifford Thompson  
Vice President Mike Hutchinson  
President Benjamin "Sam" Davis
- Absent** 2 - Student Director Anevay Cruz  
Student Director Vida Mendoza

**Roll Call (Secretary's Observation)**

*Director Lerma absent at 8:23 P.M.*

- Present** 6 - Director Jennifer Brouhard  
Director VanCedric Williams  
Director Valarie Bachelor  
Director Clifford Thompson  
Vice President Mike Hutchinson  
President Benjamin "Sam" Davis
- Absent** 3 - Student Director Anevay Cruz  
Student Director Vida Mendoza  
Director Jorge Lerma

**Roll Call (Secretary's Observation)**

*Director Lerma present at 8:26 P.M.*

- Present** 7 - Director Jennifer Brouhard  
Director VanCedric Williams  
Director Jorge Lerma  
Director Valarie Bachelor  
Director Clifford Thompson  
Vice President Mike Hutchinson  
President Benjamin "Sam" Davis
- Absent** 2 - Student Director Anevay Cruz  
Student Director Vida Mendoza

**Roll Call (Secretary's Observation)**

*Vice President Hutchinson absent at 8:28 P.M.*

- Present** 6 - Director Jennifer Brouhard  
 Director VanCedric Williams  
 Director Jorge Lerma  
 Director Valarie Bachelor  
 Director Clifford Thompson  
 President Benjamin "Sam" Davis
- Absent** 3 - Student Director Anevay Cruz  
 Student Director Vida Mendoza  
 Vice President Mike Hutchinson

**Roll Call (Secretary's Observation)**

*Vice President Hutchinson present at 8:38 P.M.*

- Present** 7 - Director Jennifer Brouhard  
 Director VanCedric Williams  
 Director Jorge Lerma  
 Director Valarie Bachelor  
 Director Clifford Thompson  
 Vice President Mike Hutchinson  
 President Benjamin "Sam" Davis
- Absent** 2 - Student Director Anevay Cruz  
 Student Director Vida Mendoza

**Recess**

*President Davis recessed the Public Session of the Special Meeting for a five (5) Minutes break at 9:31 P.M.; reconvened and then recessed to Closed Session as further noted herein.*

**Reconvene**

*President Davis reconvened the Public Session of the Special Meeting at 9:37 P.M.*

**Roll Call**

- Present** 7 - Director Jennifer Brouhard  
 Director VanCedric Williams  
 Director Jorge Lerma  
 Director Valarie Bachelor  
 Director Clifford Thompson  
 Vice President Mike Hutchinson  
 President Benjamin "Sam" Davis
- Absent** 2 - Student Director Anevay Cruz  
 Student Director Vida Mendoza

**D. President's Statement Disclosing Item(s) To Be Discussed In Closed Session**

*The items are listed pursuant to law.*

*President Davis stated the Item to be considered in Closed Session today (as printed in the Agenda).*

**D1. Public Comment on Closed Session Items**

*This section provides an opportunity for members of the Public to address the Board on any Closed Session Item on the Agenda prior to the Board's recess to Closed Session for possible consideration of such Item.*

[24-1164](#)

**Public Comment on Closed Session Item(s)**

Public Comment on Closed Session Item(s) - Special Meeting - April 29, 2024.

*President Davis invited Public Comment on the Closed Session Item.*

*Public Speaker:*

*Kim Davis*

**Presentation/Acknowledgment Made**

**E. Recess to Closed Session**

*President Davis recessed the Special Meeting Public Session to Closed Session at approximately 9:41 P.M.*

**Closed Session Item(s):**

**Real Property Matter(s)**



23-1174

**Conference With Real Property Negotiators**

Property: 1025 2nd Avenue  
Negotiator(s): Jenine Lindsey, Interim General Counsel  
Negotiating parties: District and TBD  
Under negotiation: Instructions to Negotiator(s) will concern price and terms.

**F. Reconvene to Public Session**

*President Davis reconvened the Special Meeting from Closed Session to Public Session at 10:21 P.M.*

**G. Second Roll Call**

- Present** 7 - Director Jennifer Brouhard  
 Director VanCedric Williams  
 Director Jorge Lerma  
 Director Valarie Bachelor  
 Director Clifford Thompson  
 Vice President Mike Hutchinson  
 President Benjamin "Sam" Davis
- Absent** 2 - Student Director Anevay Cruz  
 Student Director Vida Mendoza

**H. President's Statement of Reportable Action Taken In Closed Session and the Vote or Abstention of Members Present, If Any**

*President Davis said, in the Statement of Reportable Action, that the Board discussed and gave direction on the matter.*

**I. Adjournment**

*President Davis adjourned the Special Meeting at 10:23 P.M.*

Prepared By: \_\_\_\_\_

Approved By: \_\_\_\_\_