

Oakland Unified School District

Board of Education
1000 Broadway, Suite 300
Oakland, CA 94607-4033
(510) 879-8199 Voice
(510) 879-2299 eFax
(510) 879-2300 eTTY/TDD
hoe@ousd.org E-Mail



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Meeting Minutes Long - Final

Thursday, September 5, 2019

6:00 PM

**Committee Room - KDOL TV Studio, B-237, Met West High School Entrance, 314
East 10th Street, Oakland, CA 94606-2291**

7-11 Committee

**Veronica Martinez, Chairperson
Xochitl Leon, Vice Chair
Secretary, Shaeonna Muhammad**

**Members: Ay'Anna Moody, Bryan Quevedo, Clifford Hong, James Robins, Noni
Session, Tiffany Rose Lacsado, Vilma Serrano, Eve Stewart**

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អ្នកណាដែលត្រូវការសេវាបកប្រែភាសាដោយផ្ទាល់មាត់ ឬជាលាយលក្ខណ៍អក្សរ ឬត្រូវការការជួយសម្រេចសម្រួលយ៉ាងសមរម្យ មួយ ដើម្បីចូលរួមក្នុងកិច្ចប្រជុំសាធារណៈ ត្រូវផ្តល់ដំណឹងទៅកាន់ទីការិយាល័យនៃក្រុមប្រឹក្សាអប់រំ ឱ្យបានចិតសិចពី (72) ម៉ោង មុនកិច្ចប្រជុំ តាមរយៈទូរស័ព្ទលេខ [\(510\) 879-8199](tel:(510)879-8199) ឬតាមរយៈអ៊ីមែល 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

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A. Call to Order

Chairperson Veronica Martinez called the meeting to order at 6:07 P.M.

B. Roll Call

- Present** 10 - Member Bryan Quevedo
 Member Clifford Hong
 Member Eve Stewart
 Member James Robins
 Member Noni Session
 Member Tiffany Rose Lacsado
 Member Vilma Serrano
 Secretary Shaeonna Muhammad
 Vice Chairperson Xochitl Leon
 Chairperson Veronica Martinez
- Absent** 1 - Member Ay'Anna Moody

C. Speaker Request Cards/Modification(s) To Agenda

None

D. Adoption of Committee Minutes



[19-1757](#)

Minutes - 7-11 Committee - August 22, 2019

Approval by the 7-11 Committee of its Meeting Minutes of August 22, 2019.

Attachments: [19-1757 Minutes - 7-11 Committee - August 22, 2019](#)

A motion was made by Member Quevedo, seconded by Vice Chairperson Leon, that the Minutes, Committee be Adopted . The motion carried by the following vote.

- Aye:** 9 - Member Bryan Quevedo
 Member Clifford Hong
 Member James Robins
 Member Noni Session
 Member Tiffany Rose Lacsado
 Member Vilma Serrano
 Secretary Shaeonna Muhammad
 Vice Chairperson Xochitl Leon
 Chairperson Veronica Martinez

Abstained: 1 - Member Eve Stewart
Absent: 1 - Member Ay'Anna Moody

Enactment No: 19-1553

E. Adoption of the Committee General Consent Report

None

F. Unfinished Business



19-1672

7-11 Committee - Approach - Community Input and Engagement

Presentation, by staff, and/or consultants, to and discussion with 7-11 Committee of recommended approach to Community input and engagement.

Presenter:
 Susana Razo

Attachments: 19-1672 7-11 Committee - Approach - Community Input and Engagement (9/5/19)

- *Susana Razo - committee approach- committee input & engagement); Community Engagement Consultant- The district is confirming the logistics of the committee having site visits. The sites will be open for viewing. Edward Shands Site*
Flyers were presented for the 1st community outreach meeting. Wants the committee feedback on if flyers are sufficient. Translated in dominant languages. People on the outreach list will also receive email and phone call. Direct invites for person to person. They wanted it to be accessible and straightforward and do not have backstories on all sites yet. The factsheet provides an overview on process. They also want feedback on stakeholder list.
Next meeting is the site visit between 5 pm and 6 pm with the regular meeting to still take place from 6 pm to 9 pm. October 3rd and October 17th the committee will visit 2 Childhood Development Centers.
- *Vice Chair Leon asked what is the best practice in order to get better time for feedback? Recommends to be thoughtful in thinking of peoples busy schedules. Ms. Razo responded that the email feedback will be gathered within the whole time of the process. Mr. Robbins stated that it would feel more comfortable if we had like a month for notices.*
- *Mr. Robbins did not see an english version presented to committee, other committee members informed him that Jody had just sent us the English version via email during the meeting. He also suggested that the outreach be extended to sites like NextDoor and Facebook.*
- *Ms. Martinez would like to see teachers and PTAs reached out to as well.*
- *Ms. Lacsado wants to volunteer to lead the facilitation for District 6.*

Hmong and Tongan translations should also be used for Webster and Edward Shands in her opinion. She is also surprised that there isn't any youth organizations on the outreach list, they should look at them as well next time. Also, she does not see any Head Starts or Senior Centers included.

- Tim Savidge stated that they will be on the mailing list. Robbins proposed that the invite for site visits be extended for longer than 2 weeks. Martinez and Razo stated that the longer they take people will forget.
- Razo assured that each site will get the same attention and outreach.
- Lacsado wants to be in the city council meetings. Razo asked for her availability, Martinez will forward the contact.
- Ms. Serrano asked if there was any reason that only email line and not phone line available? The committee was advised that there is a landline and best practice is that there be a response next business day.
- Vice Chair Leon asked is it a multi-lingual. Ms. Talkington let her know that she will get back to us with that information.
- Serrano asked where will the flyers be posted? The flyers will be mailed. Serrano suggested that the flyers be available in libraries . Could post some in merchant areas if businesses allow door to door. Think that the principals should be done but also teachers and parents.
- Ms. Session: regarding OUSD Master Plan Site- we didn't get it. But hasn't Edward Shands been pre-defined as surplus already? This flyer already suggests it as surplus. Suggesting to rearrange wording on flyer. "The district's surplus..." should be bolded text instead of "community meeting". Serrano stated that some of the wording seem pre-determined. Mr. Savidge stated that we can take out "the District Surplus Property Committee" and replace it with Advisory Committee.
- Bob Jackson is interested in purchasing others and it should be known that there are already interested parties.
- Secretary Muhammad asked does mailing the flyers seem problematic especially as the 1st means when it can take 5-7 business days?
- Mr. Rakestraw sited a problem: We have to show that the Board has had documentation that shows they had a 7-11 committee conducted this meeting. There were feelings expressed of discomfort that we cannot call ourselves what we want. With public meetings- every meeting has to get on the right foot. Mr. Rakestraw responded that this is a district committee. It is named the 7-11 committee and it should stay named such.
- Suggestions for the flyer:
 1. Take the text in the small box, bolden it and move it to the center of flyer.
 2. Add phone number
 3. reword "potential reuse"
- Vice Chair Leon asked are there any homeless living in these buildings? Mr. Savidge said that not the last time that he was there. Ms. Razo stated that should there be any homeless there now the discussion can be revisited.
- The concept for the site visits would be that it would be 5pm-6pm to make sure that we still have daylight. There is limited lighting inside, will have audio. Disclosed that the state of the building people should be aware of these things when bringing children. Secretary Muhammad asked if these sites will be accessible for people with mobility issues? We should include visuals because for people that can't cannot come due to children, mobility issues, etc? Audio only does not work. Another committee member suggested interpreters.

Public Comments regarding Edward Shands:

-Used to be an adult education school, it serviced the whole of Oakland. Should be advertised.

-Arlene Fang of Friends with Piedmont Library- asked that Oakland Public Library to be on Outreach list.

-Katie Ferrari has concerns about community outreach background. Need to gather information should be precedent. Are stakeholders weighed differently? Feels that parents and staff input should be more important than city council members.

-Mike Hutchinson addressed the question of keeping the name 7-11. "7-11 needs to be listed as 7-11. Your job is not to do engagement, that is their job. This is a politicized process. Your job is to declare a property surplus."

- Session felt that "sitting here is like we are in a ritual position. Are we doing what we said we will be doing? So many unfair things happening. Suggestions not answered, documents not given to us that we asked.
- Mr. Robbins stated that this is the second meeting with documents are riddled with mistakes, feels disrespectful. If the data is incorrect how can I respect your information? What does that say about the district?
- Can we get a better heads up when certain documents cannot be presented before a meeting so that we can have a better time to research on our own?

Discussed

G. New Business



19-1756

7-11 Committee - Background Information

Presentation by staff and/or consultants to the 7-11 Committee of the background information on the potential surplus properties.

Presenters:

Jean Wing
Christie Anderson
Bill Savidge

Attachments: 19-1756 7-11 Committee - Background Information (9/5/19)
19-1756 District's Property Assets List (9/5/19)
19-1756 19-1756 District's Childhood Development Centers Property Assets List (9/5/19)

- Jean Wing presented a total of 108 properties in response to last meetings presentation error where some schools are missing. Maps needed correction and was resubmitted.
- The Cost to rehab was almost 60% of value of property. Developed a cost report with 2017 funds. Many of these sites would require significant cost to repair.
- Board policy is that the focus should still be on leasing first. Leasing market- want to extend an offer to nonprofit and for profit. Looking at dollar range, lease terms, etc. The district is responsible for leasing a leasable property. Can you explain meaning of leasing. Are they considered obsolete

or leased after repair? There will be possible demolition if properties are deemed obsolete.

- Identify the zoning these sites are: RD1, single family housing, etc. Are there zoning restrictions? If so, are there any exceptions? If it is not an educational facility the requirements change.
- A committee member suggested that a matrix of things that we are learning be made especially for buildings that are deemed not leasable.
- Ms. Steward was curious about appraisal exercise. Appraisals do not seem to be a good use of resources. Should maybe hold off on it. Should discuss the need for an appraisal. Mr. Quevedo stated that we asked at the first meeting and there was no pushback when asked nor was told that it was not in the budget or affordable to perform.
- Ms. Lacsado stated that she is angry that the condition of Edward Shands gotten to that point. In 2 weeks, the Board is asking for us to have a discussion with the community. Called for property value on 2455 Church Street, the property assessor let us know that they do not have those numbers. A member felt that it was not ok that the FCI was not included.
- If we are unable to make recommendations, what is the future of these properties? Will they continue to rot? Will there be a lose-lose?
- A member also wanted to highlight the cost to pay for consultants. Sees an example of misappropriation.

Public Comments:

-Mike Hutchinson did not want the adult education to be closed. 4 CDC are not closed sites. A corner of an existing school. Should be used for extra space for those schools. Give it back. Adult Ed has been privatized.

-Katie Ferrari believes that the property should not be surplus. The CDC should be taken off. Needs the history of Edward Shands. Prop 13 created mil of dollars of funding available.

-Arlene of Friends with Piedmont Library. Ed Code requires for 60 days for public entity to make an offer. The school does not have its own library. 10 ft drop, never been a connection to CDC. Wanted consideration if property not being used as educational property.

-Jim Mordecai wants the focus on what is being said in State Law on the use of surplus space and real property. Primary role: find community in attendance area on 5-mile radius to decide what is surplus. Give a report.

-People who are invested in Oakland have decided to invest in early childhood development measure A and measure AA. It is a crucial necessity having facilities is necessary.

- Ms. Steward reminded us of keeping up with the time.
- The site visit is on 9/19/9. Consideration that sites will be open at 5pm for all committee members. Can we update the calendar with new location and time?
- Jody Talkington introduced Kristine Herrera, Executive Director of CDC will be on sites when committee goes.
- Vice Chair Leon suggested that it would be useful to have a memo on CDC Early Education and Adult Education. Was asked what would be needed in the memo? If there's a need for adult education in Oakland? How come? Based on what is known by the market area as well.
- Is the annual cost based on doing nothing to the sites? Is being on a school site considered as a criteria?
- A concern is that the lease should not be longer than a member of the board term.
- Missing on agenda: Legislative
- Ms. Lacsado asked who will she get in touch with about meeting? Will it

be consultants or the board? Chair Martinez will reach out to Ms. Lacsado with the information.

Discussed



19-1759

7-11 Committee - Review Adopted Criteria - Defining Surplus Property - How To Use the Criteria

Review and discussion by 7-11 Committee of the Adopted Criteria for Defining Surplus Property and How to Use the Criteria.

Attachments: 19-1759 7-11 7-11 Committee - Review Adopted Criteria - Defining Surplus Property - How To Use the Criteria (9/5/19)

Chairperson Martinez, presented Legislative File ID 19-1759 regarding defining surplus property and how to use the Criteria.

*Public Speaker(s):
Mike Hutchinson*

Discussed

H. Public Comments on All Non-Agenda Items Within the Subject Matter Jurisdiction of the Committee

[19-1758](#)

Public Comment on All Non-Agenda Items Within the Subject Matter Jurisdiction of the 7-11 Committee –Up to 30 Minutes - September 5, 2019

Public Comment on All Non-Agenda Items Within the Subject Matter Jurisdiction of the 7-11 Committee -Up to 30 Minutes - September 5, 2019.

Public Speaker(s):

*Mike Hutchinson
Jim Mordecai
Assata Olubala*

Presentation/Acknowledgment Made

I. Introduction of New Legislative Matter

None

J. Adjournment

Chairperson Martinez adjourned the meeting at 9:22 P.M.

Prepared By: _____

Approved By: _____