



SACRAMENTO CITY UNIFIED SCHOOL DISTRICT BOARD OF EDUCATION

Agenda Item 11.4

Meeting Date: February 16, 2017

Subject: Approve Resolution No. 2925: Property Exchange (16th & N and 7050 San Joaquin)

- Information Item Only
- Approval on Consent Agenda
- Conference (for discussion only)
- Conference/First Reading (Action Anticipated: _____)
- Conference/Action
- Action
- Public Hearing

Division: Facilities Support Services

Recommendation: Approve Resolution No. 2925 Approving Property Exchange (16TH & N and 7050 San Joaquin)

Background/Rationale: Following earlier direction from the Board, staff and legal counsel have been negotiating with Cresleigh Homes for the exchange of property at 16th & N Streets and 7050 San Joaquin Avenue. The exchange is being pursued for the purposes of acquiring property adjacent to other District property for future capital improvement projects; i.e. central kitchen.

Financial Considerations: Appraised value of 16th & N is \$1,700,000. The appraised value of the San Joaquin property is \$1,490,000. The delta of \$210,000 will be received by the District less roughly \$23,000 for environmental assessments being conducted on the San Joaquin property at the District's request.

LCAP GOAL (s): College, Career and Life Ready Graduates; Safe, Emotionally Healthy and Engaged Students; Family and Community Empowerment; Operational Excellence

Documents Attached:

1. Resolution No. 2925

Estimated Time of Presentation: 5 minute presentation

Submitted by: Cathy Allen, Chief Operations Officer
Facilities Support Services

Approved by: José L. Banda, Superintendent

**SACRAMENTO CITY UNIFIED SCHOOL DISTRICT
BOARD OF EDUCATION**

RESOLUTION NO. 2925

**RESOLUTION APPROVING PROPERTY EXCHANGE
(16TH & N AND 7050 SAN JOAQUIN)**

WHEREAS, subject to the Board of Education’s approval, the Sacramento City Unified School District (“District”) and Cresleigh Homes Corporation through its affiliated company San Joaquin Land LLC (“Cresleigh”) have agreed to exchange the District’s property located at 1619 N Street for Cresleigh’s property located at 7050 San Joaquin Street pursuant to the terms and conditions as set forth in the Agreement for Exchange of Real Property (the “Exchange”); and

WHEREAS, Education Code sections 17536 and 17537 permits the Exchange provided that two-thirds of the members of the Board of Education approve the Exchange; and

WHEREAS, the District has declared the property located at 1619 N Street as surplus; and

WHEREAS, the District requires the property located at 7050 San Joaquin Street for support facilities, including its central kitchen project.

NOW, THEREFORE, BE IT RESOLVED by the Sacramento City Unified School District Board of Education (the “Board”) as follows:

1. Adopts the foregoing recitals as true and correct.
2. Declares that this Resolution is the Board’s intention to exchange the properties described above, subject to a due diligence period, for appropriate site testing by both the District and Cresleigh.
3. Finds that the Exchange of the District’s property is categorically exempt from the California Environmental Quality Act (“CEQA”).
4. Directs staff to take all steps necessary to facilitate the Exchange, including but not limited to, filing a notice of categorical exemption with the County Clerk/Recorder, conducting appropriate due diligence testing of the Cresleigh property, opening escrow, review and elimination of exceptions to title for the Cresleigh property to be suitable for the District’s support facilities.

PASSED AND ADOPTED by the Sacramento City Unified School District Board of Education on this ___ day of _____, 2017, by the following two-thirds vote:

AYES: _____
NOES: _____
ABSTAIN: _____
ABSENT: _____

Jay Hansen
President of the Board of Education

ATTESTED TO:

José L. Banda
Secretary of the Board of Education