



SACRAMENTO CITY UNIFIED SCHOOL DISTRICT BOARD OF EDUCATION

Agenda Item# 11.1n

Meeting Date: June 23, 2022

Subject: **Approve Resolution No. 3278: Resolution Declaring the District's Intention to Sell Surplus Real Property and Directing Staff and Consultants to Proceed with Sales Process**

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

Division: Business Services

Recommendation: Approval of Resolution No. 3278: Resolution Declaring the District's Intention to Sell Surplus Real Property and Directing Staff and Consultants to Proceed with Sales Process

Background/Rationale: The District and the Board are in the process of evaluating and completing the sale of the Old Marshall site located at 2718 G Street, Sacramento, CA 95816 (the "Property"). As per prior resolutions and the Board's direction, the District sought a waiver from the State Board of Education of specified sections of the Education Code to approve the District's use of a Requests for Proposals ("RFP") process and maximize the return on the sale of the Property. After receiving the responses to the RFP, the District entered into an Exclusive Negotiating Agreement with Mogavero Architects, and Bardis Homes ("Mogavero/Bardis") to evaluate and negotiate a potential sale of the Property. As a result of such negotiation the District and Mogavero/Bardis have come to an agreement regarding the sale of the Property.

Therefore, in accordance with Education Code §17466 the Board will consider adopting the resolution attached to declare its intention to sell the Property. The resolution also directs that District staff and consultants are authorized and directed to proceed with the steps necessary or convenient to effect the sale of the Property in accordance with law and the terms of this resolution, including the filing of a Notice of Exemption stating that the sale of the Property is exempt from the requirements of the California Environmental Quality Act.

Financial Considerations: The District will receive \$1,970,000 from the sale of the Property.

LCAP Goal(s): N/A

Documents Attached:
1. Resolution No. 3278

<p>Estimated Time of Presentation: N/A Submitted by: Rose Ramos, Chief Business & Operations Officer Approved by: Jorge A. Aguilar, Superintendent</p>

SACRAMENTO CITY UNIFIED SCHOOL DISTRICT

RESOLUTION NO. 3278

**RESOLUTION DECLARING THE DISTRICT'S INTENTION TO SELL SURPLUS
REAL PROPERTY AND DIRECTING STAFF AND CONSULTANTS TO
PROCEED WITH SALE PROCESS**

WHEREAS, the Sacramento City Unified School District ("District") is the owner of a former school site commonly known as Old Marshall site, located at 2718 G Street, Sacramento, CA 95816, APN 003-0202-001-000 ("Property"); and

WHEREAS, the Property is not, and will not upon the sale thereof at the time of delivery of ownership and possession, be needed for school classroom buildings; and

WHEREAS, this Board, adopted Resolution No. 2961, approving a proposed waiver ("Waiver") from the State Board of Education of specified sections of the Education Code to approve the District's use of a Requests for Proposals ("RFP") process and maximize the return on the sale of the Property; and

WHEREAS, on August 12, 2016, the District issued an RFP for the Property to advertise and solicit proposals from potential buyers, conditioned on approval of the Waiver by the State Board of Education; and

WHEREAS, as a result of the RFP, Mogavero/Bardis was selected to acquire and develop the Property and the parties entered into an Exclusive Negotiating Agreement; and

WHEREAS, the District and Mogavero/Bardis have negotiated the terms of a purchase and sale agreement; and

WHEREAS, the disposal of surplus real property is exempt from the California Environmental Quality Act ("CEQA") pursuant to Public Resource Code section 21084 and California Code of Regulations, Title 14, sections 15061(b)(2) and 15312;

WHEREAS, this Board now wishes to proceed with the sale of said Property in a fashion that will maximize the return to the District.

NOW, THEREFORE, BE IT FOUND, DETERMINED, AND RESOLVED BY THE BOARD OF EDUCATION OF THE SACRAMENTO CITY UNIFIED SCHOOL DISTRICT, SACRAMENTO COUNTY, CALIFORNIA, AS FOLLOWS:

1. The foregoing recitals are adopted as true and correct.
2. The Property is surplus property that the District will not need for educational purposes at the time of delivery of ownership and possession.
3. Pursuant to Education Code section 17466, the Board hereby declares its intention to sell the Property in accordance with the terms of this Resolution.
4. District staff are hereby authorized and directed to give notice of the adoption of this Resolution by posting copies of the Resolution in three (3) public places within the District.
5. The disposal of said Property is found to be exempt from the California Environmental Quality Act (“CEQA”) pursuant to Public Resource Code section 21084 and California Code of Regulations, Title 14, sections 15061(b)(2) and 15312. A Notice of Exemption regarding the disposal of said Property is hereby approved and the Superintendent (or his designee) is directed to file the Notice of Exemption, together with a certified copy of this Resolution, with the County Clerk of Placer County in accordance with the terms of CEQA and its implementing regulations.
6. District staff and consultants are authorized and directed to proceed with the steps necessary or convenient to affect the sale of the Property in accordance with law and the terms of this Resolution.

The foregoing Resolution was adopted this 23rd day of June, 2022.

President, Board of Trustees
Sacramento City Unified School District
Sacramento County, California

Attest:

Clerk, Board of Trustees
Sacramento City Unified School District
Sacramento County, California