

**MINUTES OF THE
ASSET MANAGEMENT ADVISORY/7-11 COMMITTEE
DOWNEY UNIFIED SCHOOL DISTRICT
October 18, 2022**

Regular Meeting

Gallegos Administration Building
11627 Brookshire Ave.
Downey, California 90241

Members Present:

Dean Michael – District Composition
Jeffrey Worthy – Business Representative
James Walton – Landowner/Renter
Rola Saikali - Teacher
Kathy Estevez – Administrator
Brian Heyman – Person of Expertise
Jeff Townsend – Parent of Student

Others Present:

John Garcia, Jr., Ph.D., Superintendent
Christina Aragon, Associate Superintendent, Business Services
Angel Kellogg, Administrative Secretary, Business Services
Sarine Abrahamian, Legal Counsel

Call to Order

The meeting was called to order by Christina Aragon, Associate Superintendent of Business Services, at 4:05 p.m.

Pledge of Allegiance/Welcome and Introductions

The Pledge of Allegiance to the Flag of the United States of America was led by Christina Aragon, Associate Superintendent. Christina welcomed the Committee members, and members and others in attendance introduced themselves.

Superintendent's Welcome

Dr. John A. Garcia, Jr., Ph.D., Superintendent, thanked members for making time to serve on the Committee. He explained that the District entered into a lease agreement with Brookshire Partners on April 7, 1969, for District-owned property located at 11525 Brookshire Avenue and 11500 Dolan Street, parcel numbers 3255-010-902, 903, 904 and 905. The lot size is 3.09 acres. Amendments to the original agreement have extended the end term through 2060. The District is considering divesting itself of the property because it is receiving much less than market value per the agreement with Brookshire Partners.

Discussion Items:

Presentation of Committee Roles and Responsibilities

Sarine Abrahamian, District legal counsel, gave a presentation of Committee roles and responsibilities, how a 7-11 Committee is formed, duties of the members and that the purpose is to make a recommendation to the Board of Education regarding use or disposition of the property at the end of the process. She explained that a 7-11 Committee is appointed by the Board of Education and is subject to Brown Act requirements, which will be covered at the next meeting. Sarine also discussed options for disposition of the property after the Committee makes a recommendation.

Review of Bylaws

Sarine reviewed the Committee bylaws with the members. Section 10, Committee Officers was noted and the election of officers will be held at the next meeting. Officers are Chair, Vice-Chair, and Secretary.

Review of Property Information

Sarine gave a brief overview of the property information. The District entered into a lease agreement with Brookshire Partners on April 7, 1969, for District-owned property located at 11525 Brookshire Avenue and 11500 Dolan Street, parcel numbers 3255-010-902, 903, 904 and 905. The lot size is 3.09 acres. Amendments to the original agreement have extended the end term through 2060.

Review of Enrollment Data

Christina gave members DUSD Moderate Enrollment Projection information showing enrollment per grade level for years 2019-20 through 2028-29, and an enrollment projection graph for years 2015-16 through 2028-29.

Public Comment

There were no members of the public present, so there are no public comments.

Next Meeting

There will be three or four additional meetings scheduled. Days of the week and times for meetings were discussed. Angel Kellogg will send out emails and calendar invitations when the meeting dates are determined.

Adjournment

The meeting was adjourned by Christina Aragon at 5:10 p.m.

Minutes approved as presented at the November 29, 2022, meeting.

Respectfully submitted by Angel Kellogg, Administrative Secretary, Business Services