

**ORANGE UNIFIED SCHOOL DISTRICT  
BOARD OF EDUCATION • SPECIAL MEETING  
District Education Center  
1401 North Handy Street • Orange, California  
Special Meeting**

**Thursday • February 2, 2012 •  
6:00 P.M. • Work/Study Session**

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**MINUTES**

**1. CALL MEETING TO ORDER**

The Orange Unified School District Board of Education met for a special meeting on Thursday, February 2, 2012, at the Education Center, 1401 North Handy Street. Board President, Tim Surridge, called the meeting to order at 6:07 p.m.

**2. ESTABLISH QUORUM**

A quorum was established with the following Board members in attendance: Dr. Deligianni, Mr. Ortega, Mrs. Singer, Mr. Surridge and Mr. Wayland.

**3. PLEDGE OF ALLEGIANCE**

Mr. Surridge invited everyone to join the Board in reciting the Pledge of Allegiance.

**4. ADOPTION OF AGENDA**

**Motion No. 1**

It was moved by Mr. Ortega, seconded by Mr. Wayland, and carried by a vote of 5-0-2 (Absent: Ledesma, Moffat) to approve the agenda as presented.

*Mrs. Moffat arrived at 6:10 p.m.*

*Mr. Ledesma arrived at 6:25 p.m.*

**5. PUBLIC COMMENT**

Bill Silzel, a community member from Villa Park, noted that he has spent 52 years in the real estate/commercial/finance business. He spoke on “conceptual ideas” regarding the surplus properties. He suggested not selling the surplus properties, particularly the large ones. He thought leasing the land would be more profitable for the District.

**6. WORK/STUDY SESSION**

**Item 6.A Surplus Real Property – Peralta Site, 2190 N. Canal Street, Orange, CA**

Following the last Board meeting, a draft Request for Proposals for the lease/development of the Peralta site was given to Board members for their review and comment. The document was prepared assuming Board adoption on February 16, 2012. The Board members reviewed each page making comments and asking for clarification as necessary. Discussion ensued regarding the language and implications of the proposal. Mr. Yeoman will incorporate the changes as discussed into the proposed document for a final draft to be sent to the Board members for their review prior to the meeting on February 16<sup>th</sup>. Additionally, the document will be published in the agenda. At the February 16<sup>th</sup> meeting, staff will recommend that the Board take action to authorize the issuance of Request for Proposals for the Peralta site.

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**Item 6.B Surplus Real Property – Parkside Site, 250 S. Yorba Street, Orange, CA**

A document prepared by Mr. Yeoman regarding the current status of the Parkside site was presented. The document listed talking points. See attached. Mr. Yeoman indicated that there is a need to meet with the City of Orange to explore where they are and what terms they would entertain. It is necessary to find out what disposition options are available as listed in the document. The primary reason for this item is the John Martin (JMI) proposal to solve conflict issues. Staff reported that the conflict issues can't be solved. It was suggested that JMI be shelved.

Discussion took place regarding holding a joint study session with the Orange City Council to discuss the disposition of the Parkside site. Mr. Christensen reported that the next Orange City/Schools meeting is scheduled for a Monday in February (February 27), where this topic would be an appropriate item to discuss with the City of Orange. It is possible that the City of Orange might be interested in a joint RFP.

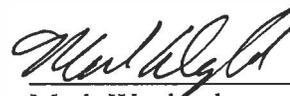
**Item 6.C. Legal Services – Surplus Property**

Mr. Surridge introduced this item in regard to the District's legal services, specifically as it relates to the surplus properties. He stated that his concerns were with the proposals themselves and how they were constructed and negotiated and whether or not making a switch, in considering other legal counsel would be wise. He consulted with Spencer Covert and spoke with other Board members at the California School Boards Association and tried to get recommendations for attorneys used within their district. The name that kept recurring was Terry Tau, with Andelson, Atkinson. Mr. Covert shared with Mr. Surridge that with the RDA money running out, there are many RDA attorneys who are strong on the real estate side. Mr. Yeoman would remain as a resource for the process as well. Mr. Surridge stated that he thought Mr. Tau had a "skill set" that would be more favorable to the District as his resource and experience base is broader. The Board members discussed Mr. Surridge's recommendation to hire Mr. Tau, both pro and con, and the process to be implemented to take such action.

This item will be presented at the February 16<sup>th</sup> meeting as an action item.

**ADJOURNMENT**

By call of the Chair, the special Board meeting of February 2, 2012 adjourned at 8:24 p.m.



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Mark Wayland  
Clerk of the Board