

NOTICE OF SPECIAL MEETING
WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT
BOARD OF EDUCATION

Thursday
October 18, 2012
8:00 AM

Facilities Operations Center
Conference Room
1300 Potrero Ave.
Richmond, CA 94804

MEETING AGENDA

A. OPENING PROCEDURES

- A.1 Pledge of Allegiance**
- A.2 Welcome and Meeting Procedures**
- A.3 Roll Call**

B. ACTION ITEMS

- * B.1 Amended and Restated Ground Lease Agreement Between The West Contra Costa Unified School District And The City Of San Pablo Regarding The Construction And Use Of A Community Center At Helms Middle School**

Comment:

In June 2010, the District's Board of Education and the City of San Pablo ("City") approved the original Ground Lease for Construction and Use of a Community Center at Helms Middle School ("Ground Lease"). Thereafter, the Ground Lease was amended in July 2012, to set forth the negotiated construction process for the Community Center ("Amended Ground Lease"). The District and City have now negotiated additional revisions to the Amended Ground Lease relating to requirements for the City's funding mechanism for the construction of the Community Center.

This Amended and Restated Ground Lease contemplates that the Helms Middle School site will be subdivided to create a real property parcel that is separate and distinct from the parcel that the Helms

Middle School is located upon. The separate parcel will be the subject of the Amended and Restated Ground Lease and the parcel the City will construct the Community Center. The Amended and Restated Ground Lease also contemplates that the Amended and Restated Ground Lease will be assigned to San Pablo Economic Development Corporation, a California public authority as used in Education Code section 10910. Finally, the Amended and Restated Ground Lease also includes negotiated terms relating to the parking, construction staging and access rights relating to both the Helms Middle School site and the separate parcel to be created.

Recommendation:

Approve Amended and Restated Ground Lease Agreement

Fiscal Impact:

No fiscal impact or implications associated with the approval of this Amended and Restated Ground Lease Agreement.

D. THE NEXT SCHEDULED BOARD OF EDUCATION MEETING

Lovonya DeJean Middle School –October 24, 2012

E. ADJOURNMENT

* The public may only address items which are marked with an asterisk (*).

The Governing Board welcomes and encourages public comment. Members of the public may comment on items included on this agenda; however, we ask that you limit your comments to 2 minutes so that as many as possible may be heard. The total time for public comment for each item is limited to no more than 30 minutes. (Education Code §35145.5, Government Code §54954.3)

Special Accommodations: *Upon written request to the District, disability-related modifications or accommodations, including auxiliary aids or services, will be provided. Please contact the Superintendent's Office at 510-231-1101 at least 48 hours in advance of meetings.*

WEST CONTRA COSTA UNIFIED SCHOOL DISTRICT
1108 Bissell Avenue
Richmond, California 94801-3135
Office of Superintendent of Schools

ITEM REQUIRING ATTENTION --- BOARD OF EDUCATION

To: Board of Education **Meeting Date:** October 18, 2012
From: Bill Fay **Agenda Item:** B.1
Associate Superintendent for Operations
Subject: Amended and Restated Ground Lease Agreement Between The West Contra Costa Unified School District And The City Of San Pablo Regarding The Construction And Use Of A Community Center At Helms Middle School

Background information:

In June 2010, the District's Board of Education and the City of San Pablo ("City") approved the original Ground Lease for Construction and Use of a Community Center at Helms Middle School ("Ground Lease"). Thereafter, the Ground Lease was amended in July 2012, to set forth the negotiated construction process for the Community Center ("Amended Ground Lease"). The District and City have now negotiated additional revisions to the Amended Ground Lease relating to requirements for the City's funding mechanism for the construction of the Community Center.

This Amended and Restated Ground Lease contemplates that the Helms Middle School site will be subdivided to create a real property parcel that is separate and distinct from the parcel that the Helms Middle School is located upon. The separate parcel will be the subject of the Amended and Restated Ground Lease and the parcel the City will construct the Community Center. The Amended and Restated Ground Lease also contemplates that the Amended and Restated Ground Lease will be assigned to San Pablo Economic Development Corporation, a California public authority as used in Education Code section 10910. Finally, the Amended and Restated Ground Lease also includes negotiated terms relating to the parking, construction staging and access rights relating to both the Helms Middle School site and the separate parcel to be created.

Recommendation: Approve Amended and Restated Ground Lease Agreement.

Fiscal Impact: No fiscal impact or implications associated with the approval of this Amended and Restated Ground Lease Agreement.

DISPOSITION BY BOARD OF EDUCATION

Motion by: _____ Seconded by: _____

Approved _____ Not Approved _____ Tabled _____