

Cypress School District

Surplus Property Plan

February 2, 2011

Asset Management Plan Goals

- Generate unrestricted general fund income to support programs and services for students and staff
- Generate cash reserves for long-term maintenance, equipment and capital facilities needs.
- Retain ownership of some of the school sites and/or real property acquired in an exchange for one or more of those sites.
- Relocate the District Office administrative functions and the Maintenance/Operations/Transportation functions to a new location(s).

Surplus Sites

	<u>Address</u>	<u>Acreage</u>	<u>Appraised Value</u>
1.	Cawthon Elementary 4545 Myra Ave. Cypress, CA 90630	9.19	\$12,900,000
2.	Mackay Elementary 8721 Cypress Ave. Cypress, CA 90630	9.7	\$11,600,000
3.	District Office 9470 Moody St. Cypress, CA 90630	6.34	\$10,100,000

Surplus Sites

	<u>Address</u>	<u>Acreage</u>	<u>Appraised Value</u>
4.	Swain Elementary 5851 Newman St. Cypress, CA 90630	10.14	\$12,200,000
5.	Damron Elementary 5400 Myra Ave. Cypress, CA 90630	8.95	\$12,500,000
6.	Dickerson Elementary 10051 Bernadette Ave. Buena Park, CA 90620	9.53	\$12,400,000

Developers/Public Agencies/Schools

During the past four months, I met with the following developers, cities and private schools on one or more occasions to make them aware of the surplus sites, to gauge their interest and to understand their preferences in terms of the development potential/use of each site.

- Brandwine Homes
- Far West Industries
- Hanover Pacific
- KB Homes
- K Hovnanian
- Olson Homes
- Standard Pacific Homes
- Tierra Development
- William Lyon Homes
- Westmark Communities

Developers/Public Agencies/Schools

- City of Buena Park
- City of Cypress
- City of La Palma

- Grace Christian School

- CSUF Housing Authority

Recommendations (General)

1. Retain one site for a minimum of 4-5 years
 - House any surprise growth in new students as the district continues to evaluate long-term enrollment trends

2. Sell or exchange two sites
 - Use the proceeds to purchase and renovate a commercial office building to become the new Cypress School District Education Center/Administrative Office
 - Relocate the Maintenance/Operations/Transportation Facility

Recommendations (General)

3. Lease three sites on long-term agreements

- Proceeds will be unrestricted general fund income
- Maintenance costs will be reduced or eliminated
- District retains real property ownership

Recommendations (Specific)

1. Retain Swain Elementary as the enrollment growth site.
 - Continue to lease the site to private schools, daycare, etc. to achieve unrestricted lease income.
 - Relocate Maintenance/Operations/Transportation to a 2 - 2.5 acre parcel at the northwest corner of the site.
 - Consider sale or transfer of the Acacia Park property (part of the Swain site) to the City of Cypress for cash or other considerations.

Recommendations (Specific)

2.
 - A. Exchange the District Office for a commercial office building to be the new district office and additional office space available for lease. The District Office site to be developed as high-end single family residences.
 - B. Sell the Damron site to a home builder for development of single family residences.
 - Proceeds to be used to renovate the commercial office building and to relocate Maintenance/Operations/Transportation.

Recommendations (Specific)

3.
 - A. Mackay Elementary - continue discussion with the City of Cypress regarding leasing one of the sites for a city-operated sports park. Mackay would be one alternative.
 - B. Cawthon Elementary - explore long-term residential lease opportunities with developers and the City of Cypress.
 - C. Dickerson Elementary - continue discussion with the City of Buena Park regarding a long-term lease of the site for residential development. Also, continue to explore an exchange of all or a portion of the site for other City owned property.
 - D. Luther Elementary - continue discussions with the City of La Palma regarding acquiring a small portion of this site.

Measure D

Ordinance No. 790

- Enacted November 3, 1987 at a special municipal election
- Limits land uses allowed in the PS-IA zoning district (includes the subject schools) to those allowed on July 1, 1987
- No zoning change and no General Plan amendment are allowed without approval of a majority of the voters voting at a regular or special election
- Does Measure D apply to land zoned PS-IA owned by Cypress School District?