5:30 p.m.  **EXECUTIVE SESSION:** Under provision of ORS 192.610 – 192.690, Open Meeting Laws, the Board of Directors will conduct an Executive Session for the following purpose:

To conduct deliberations with persons designated by the governing body to carry on labor negotiations, pursuant to ORS 192.660 (2) (d) and to consider complaints or charges brought against a public officer, employee, staff member or individual agent, pursuant to ORS 192.660 (2) (b)

(a light dinner will be served)

7:00 p.m.  **REGULAR BOARD MEETING**

TO:  Board of Directors

FROM:  George Russell
      Superintendent of Schools

RE:  Reports and Recommendations

**III. INTRODUCTION OF GUESTS AND SUPERINTENDENT’S REPORT**

**VII. ITEMS FOR INFORMATION**

1.  **Receive a Report on the AVID Program** (Staff: Randy Bernstein)

Randy Bernstein, Principal at South Eugene High School, an AVID teacher and some AVID students will be presenting on the components of the AVID (Advancement Via Individual Determination) system and how it works to promote success for all students while reducing the achievement and opportunity gaps. The components include the types of students enrolled in AVID classes, curriculum and instruction, roles of the AVID teacher and site team, and professional development for all school staff which benefits all students. The group will share national and local data, as well as funding issues and resources.

AVID is currently implemented in four of our schools: South Eugene High School, Churchill High School, Roosevelt Middle School, and Spencer Butte Middle School. Students will share some aspect of the program and something they, personally, have gained from it.
2. Review the May 17, 2011 Election Results

The board will review the results of the May 17, 2011 special election: Ballot Measure 20-182 – Temporary City Income Tax for Schools; Ballot Measure 20-183 Authorizes General Obligation Bonds for Eugene School District 4J; and Eugene School District 4J Board Candidates for positions 1, 4, 5 and 7.

VIII. CONSENT GROUP – ITEMS FOR ACTION

1. Approve Board Meeting Minutes

The superintendent recommends approval of the board meeting minutes from the work session and regular meeting of January 25, 2011 and the regular meeting of February 2, 2011.

2. Approve Expenditures for March and April 2011 (Staff: John Ewing)

A summary of the district’s expenditures for March 2011, totaling $17,900,799.22 and April 2011, totaling $18,912,987.34 are included in the board packet.

The superintendent recommends approval of the March and April 2011 expenditures.

IX. ITEMS FOR ACTION AT A FUTURE MEETING

1. Make a Decision Regarding the Proposals for the Acquisition of the Civic Stadium Properties (Staff: Jon Lauch & Larry Massey)

Action Proposed:
Make a decision whether or not to accept one of the three proposals submitted in response to the Request for Proposals (RFP) for the acquisition of the Civic Stadium properties.

Background – Preceding the RFP Process:
**August 25, 2009** - Eugene Emeralds give 90 day notice of intent to exit the lease at Civic Stadium, effective November 25, 2009.
**October 2009** - Save Civic Stadium (SCS) expresses desire to enter into a short-term lease for the Stadium.
**October 21, 2009** – Board conducts work session regarding the Civic Stadium property. Superintendent is directed to explore short-term options to prevent resource losses from the General Fund.
**November 2, 2009** – District sends letter to SCS regarding minimum lease parameters.
**January 7, 2010** - SCS declines short-term lease option and encourages District to proceed with RFP process that gives preference for preserving the stadium.
**February 17, 2010** – Superintendent initiates the Land Use Decision Making Process with proposed decision date of April 21, 2010. However, at the request of SCS the Superintendent recommended and the Board approved a 90 day delay to the process in order to allow time for SCS to complete a feasibility study for the re-use of the stadium and property. A May 18, 2010 deadline for the feasibility study was established and the board’s decision date was set for June 16, 2010.
February 17, 2010 – Board approves moving forward with zone change request for north lots from R-1 to R-2 zoning and makes a decision to not move forward with marketing the north lots separate from the larger stadium parcel.

February-March 2010 – District gathers public input via neighborhood meetings and web survey.

May 19, 2010 – Board receives a presentation of the complete feasibility study and Proposed Findings of Fact.

June 2, 2010 – Board held Public Hearing on Proposed Finding of Fact re: Civic Stadium

June 16, 2010 – Board adopts the Findings of Fact and makes a decision to market the property for sale, lease, or trade using a Request for Proposals (RFP) process.

August 18, 2010 – Board work session is held regarding development of the RFP.

September 15, 2010 – Board approved provisions of RFP.

October 1, 2010 – RFP issued with February 1, 2011 due date for proposals.

Background – RFP Process:
Three proposals were received on February 1, 2011 for the Acquisition of the Civic Stadium Properties. A general summary of the original proposals was provided on February 16, 2011 during the regular board meeting as follows:

**Eugene YMCA, Eugene, OR**
Property Development Proposal:
Purchase Offer: $3.5 million cash with alternative ground lease option.
Conditions: Land use, development approvals. District to obtain approval for removal of stadium and “de-listing” from National Register of Historic Places.

**Master Development, LLC & Powell Development Co., Eugene, OR**
Property Development Proposal: Mixed-use development with stores, restaurants, and residential apartments.
Purchase Offer: $3.8 million cash with alternative ground lease option.
Conditions: Land use, development approvals. District to obtain approval for removal of stadium and “de-listing” from National Register of Historic Places.

**Save Civic Stadium, Eugene, OR**
Property Development Proposal: Rehabilitation of the stadium and site conversion into a multipurpose sports venue, including restaurant, indoor field house, and other potential development.
Purchase Offer: Long-term lease (starting at $70,000) with option to purchase.
Conditions: Dependent upon fundraising.

The proposals were evaluated by the screening committee based upon a) revenue (50 pts), b) additional benefit to school district 4J (20 pts), c) community benefit (20 pts), and d) preservation of the stadium (10 pts). The screening committee considered the Master-Powell and YMCA proposals to be within the competitive range, and forwarded these proposals to the Board for further consideration. Although, the short-list of proposals was forwarded by the screening committee, the board had specifically requested that all proposals be forwarded, whether or not each individual proposal was short-listed. Staff presented an overview of the individual proposals to the Board in executive session on March 16, 2011, along with the screening committee’s evaluation comments, scores, and financial comparison. The Board received copies of the proposals at this time.
On March 16, 2011, the Board received a request from the City of Eugene to consider input from a committee that would “explore a possible public/private/nonprofit collaboration for the repair and repurposing of Civic Stadium and the redevelopment of the rest of the site”. In a work session on March 30, 2011, the Board revised its schedule for the review of the proposals to give the City time to work through their process, but to not unduly delay the decision point which otherwise could have adversely affected proposers. The Board also decided to invite all three proposers to present their proposals.

In executive session on April 20, 2011, the Board discussed the proposals in detail, determined a schedule for the presentations, and discussed questions that would be posed to the proposers for response prior to the presentations.

All three proposers are scheduled to present their proposals to the Board in executive session on May 16, 2011. The purpose of the live presentations is to allow the proposers an opportunity to provide supplemental information for clarification of the proposal contents, as well as any additional information that may be assistive in arriving at a decision to ultimately award a contract resulting from the RFP. The proposals may be modified and the purpose of executive session is to allow for the Board to negotiate the terms of the potential contracts with individual proposers.

The Request for Proposal outlined the process and goals to be used by the Board in reaching a decision regarding the proposals as follows:

Each proposal in the Competitive Range will be evaluated by the Board in light of the goals listed below, as well as all other factors set forth in this RFP, including but not limited to Proposer’s experience and qualifications, and financial capability.

The primary goal of School District 4J is to dispose of the Property for the highest possible revenue. To the extent that it does not materially and adversely affect the primary goal, SD 4J also has the following secondary goals:

To the extent not inconsistent with SD 4J’s primary goal, SD 4J would like to sell the property to a Buyer that submits a proposal that provides other (non-monetary) benefit to SD 4J, provides community benefit, is compatible with the surrounding neighborhood and proximity to South Eugene High School, and that potentially preserves the Civic Stadium grandstands for continued use as an assembly venue.

Discussion:
The purpose of this item for this meeting is for the Board to discuss their deliberations in open session and to announce the Intent to Award a contract, subject to subsequent negotiation, to the successful proposer. The Board will then consider selection of the successful proposer as an Action Item at the regular board meeting scheduled for June 1, 2011. The Board may also decide to reject all proposals and to not move forward with the sale or lease of the property at this time.

1. Rationale: Rationale for the disposal of the properties is outlined in the Findings of Fact which were made with respect to the District’s need for the property,
impact to the surrounding neighborhood, land use, fiscal considerations, and alternative property uses. The Findings were approved by the Board on June 16, 2011 and are available for viewing and download from the District’s website. The purpose/intent of the RFP process was to solicit competitive offers for the acquisition or lease of the properties and to establish criteria, in addition to revenue, by which the proposals would be evaluated. The specific criteria and goals are discussed in detail above.

2. **Options and Alternatives:** The intended outcome of the RFP process is that the Board would select one of the proposers and negotiate a contract with the successful proposer for the sale or lease of the properties. The Board may, alternatively, decide to reject all offers (proposals) and to not move forward with disposal of the property at this time. The Board may also decide to delay a decision on the matter.

3. **Budget/Resource Implications:** The overriding factors that culminated in a decision to dispose of the property are the fiscal considerations. The Findings concluded that it is in the District’s best financial interest to sell the property in order to reduce ongoing maintenance costs, significant and looming capital costs, and other risks of ownership, and that there are immediate district needs toward which the proceeds could be applied. Board policy provides that net proceeds from the sale or lease of facilities will be placed in a district capital improvement fund and used to acquire and develop land and/or upgrade and improve district facilities unless the board decides otherwise for compelling reasons. The district’s current financial situation is one in which a disposition of the Civic Stadium site without some revenue realization is not a prudent option.

4. **Board and Superintendent Goals:** Disposition of Civic Stadium property will support the board goals related to prudent stewardship of district resources and implementing a sustainable budget by eliminating ongoing capital costs associated with operation and maintenance, and providing revenue that can be used to support unfunded or underfunded facility or other needs.

**Recommendation:**
Following the presentations of the proposals and executive session deliberations on May 16, the superintendent will develop a recommendation for initial consideration at the May 18 meeting and subsequent action at the June 1 board meeting.

**X. COMMENTS AND COMMITTEE REPORTS BY INDIVIDUAL BOARD MEMBERS**

**XI. ADJOURN**

**Calendar for Board Members**
Monday, May 16  Executive Session (Civic Stadium)  2:00 – 8:00 pm
<table>
<thead>
<tr>
<th>Date</th>
<th>Event</th>
<th>Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wednesday, May 18</td>
<td>Executive Session</td>
<td>5:30 pm</td>
</tr>
<tr>
<td></td>
<td>Board Meeting</td>
<td>7:00 pm</td>
</tr>
<tr>
<td>Monday, May 23</td>
<td>Budget Committee Meeting</td>
<td>6:00 pm</td>
</tr>
<tr>
<td>Thursday, May 26</td>
<td>District Retirement Reception</td>
<td>3:00 – 5:00 pm</td>
</tr>
<tr>
<td></td>
<td>Auditorium</td>
<td></td>
</tr>
<tr>
<td>Wednesday, June 1</td>
<td>Board Meeting</td>
<td>7:00 pm</td>
</tr>
<tr>
<td>Wednesday, June 15</td>
<td>Board Meeting</td>
<td>7:00 pm</td>
</tr>
<tr>
<td>Wednesday, June 22 or 29</td>
<td>Board Meeting</td>
<td>tbd</td>
</tr>
</tbody>
</table>