



# TORRANCE UNIFIED SCHOOL DISTRICT

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**SUPERINTENDENT  
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GEORGE W. MANNON, Ed.D.

October 3, 2017

**RE: Hamilton Adult Center and TUSD's Surplus Property ("7-11") Advisory Committee**

To the Public and the Torrance Unified School District Community:

The purpose of this letter is to provide a summary of Torrance Unified School District's next steps with respect to its Hamilton Adult Center Property, located at 2606 W. 182<sup>nd</sup> Street, Torrance. As part of TUSD's Board of Education's ongoing obligation to ensure TUSD is putting its assets to their best use in order to benefit TUSD students, the Board authorized the formation of a Surplus Property ("7-11") Advisory Committee to assess the Property. We understand this action has many interested in what may become of the Property, and we want to reiterate that this is the very beginning of a process set forth in the Education Code and that there is ample opportunity to learn more and be heard.

As discussed in more detail below, the 7-11 Committee is but one part of a larger process TUSD must complete before making any decision with respect to the use or disposition of the Property. The Board will ultimately determine whether TUSD will retain ownership and use of the Property, or otherwise pursue a sale or lease of the Property. However, TUSD will first begin with convening the 7-11 Committee and allowing it to assess the Property from an educational perspective in order to determine whether it is, or will be, needed for K-12 school purposes.

Before pursuing any sale or lease of property, TUSD must follow the "surplus property procedures" set forth in the Education Code. This process begins with the 7-11 Committee which will hold open session public meetings to review the educational facility needs of TUSD and ultimately provide a formal report regarding its findings and recommendations to the TUSD Board. The Board can then review and accept the report, and either choose to retain the Property or decide whether it wants to address existing recreational uses and move forward with declaring the Property "surplus" and pursuing a sale or lease transaction. Such school board decisions are usually based on a number of factors, such as the value of the property, the market for purchasing or leasing property in the area, community input, and 7-11 committee reports.

Based on this required process, the Board authorized the formation of the 7-11 Committee to review the Property and report back to the Board. There are a couple important things to keep in mind with respect to the 7-11 Committee. First, the Advisory Committee does not make a final determination regarding the Property. Instead, the Advisory Committee only provides a written report to the Board which summarizes the 7-11 Committee's assessment of the Property and

provides recommendations as to its future use. The Board has the ultimate authority to decide whether the Property will be retained or if TUSD will pursue a sale or lease of the Property.

Further, the 7-11 Committee is only a part of the process that the Board must follow should it decide to pursue a lease or sale. Regardless of the report findings, the Board could always decide to keep the Property as it is. However, should the Board decide to pursue a sale or lease, it must follow the rest of the surplus property procedures required by the Education Code. These procedures involve a number of steps, including a formal declaration from the Board that the Property is no longer needed, direction to staff to send various public agency notices regarding the availability of the Property, and authorization to staff to pursue a sale or lease through the statutorily required notices and "offering." The disposition process will involve a public bid auction in which TUSD solicits bids from the public and then selects the highest bid to purchase or lease the Property, or TUSD may obtain a waiver from the State Board of Education of such bid auction steps and seek proposals for the purchase or lease of the Property which terms may be negotiated in a more typical fashion than allowed at public bid auction. Each of these methods — bid auction or waiver request for proposals — have been successfully followed by a myriad of school districts throughout the State.

We hope this summary provides some perspective regarding the steps TUSD will follow. TUSD is in fact-finding mode and will assess the Property through the work to be done by the 7-11 Committee. TUSD will evaluate first whether to declare the Property surplus, and only then, how to sell or lease the property in order to maximize TUSD's return for this asset. The Board is interested in remaining good stewards of the public dollar and hearing from all interested parties during this process.

Should the Board decide to pursue any of the options discussed above, it will take further action during future open session meetings. The public will, of course, be notified of future actions with respect to the Property through the Board's meeting agendas. Interested members of the public are encouraged to comment on the Property during these Board meetings.

Rest assured, TUSD will not take any action lightly or without fully reviewing and weighing its options. To use a baseball analogy shared with some interested parties regarding this Property and the process to be followed: "We are in the first inning of a 9-inning game."

Should you have any questions about this process, please feel free to contact me.

Sincerely,



Terry Ragins

President, TUSD Board of Education