

**Kingman Unified School District #20
Governing Board Workshop Minutes
3033 MacDonald Avenue, Kingman, AZ
April 19, 2017**

The Governing Board Members will tour Palo Christi Elementary School located at 500 Maple Street, Kingman, Arizona at 2:00 pm prior to this meeting

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|----|--|-------------------|
| 1) | Call To Order at 2:45 pm after tour | Action |
| 2) | Pledge of Alliance | Action |
| 3) | Roll Call | Action |
| | Dr. Charles Lucero, President | Mrs. Carole Young |
| | Dr. Jeri Brock, Vice President (did not tour) | Mrs. Beth Weisser |
| | Mr. Bruce Ricca | |
| 4) | Discuss options for Palo Christi Elementary School – Palo Christi; Plans, Promises and Pitfalls Presentation | Discussion |

Where We Currently Stand:

- ▶ We would like to recommend to the Board to consider selling the school for a nominal amount to an entity within the community, preferably the Boys & Girls Club or the City itself.
- ▶ But a few factors potentially stand in our way:
 - ▶ Part of the property is on the state's Historic Register.
 - ▶ There's roughly \$4 million worth of needed repairs/renovation.
 - ▶ Unless we give it to a municipality, must either sell it for market value or take it to the voters.
- ▶ How can we meld the needs of the community with the needs of the district? That's why we're here now.

Potential Options:

- ▶ There are three ways the district can potentially give the property away.
 - ▶ One: We can prove the property is worth less than \$50,000.
 - ▶ This is easier said than done, especially since the Mohave County Assessor's Office puts the property's full cash value at roughly \$1.2 million.
 - ▶ We can establish a "fair market value" not entirely based on cash. For instance, we can potentially sell it to the Boys & Girls Club in exchange for several things:
 - ▶ Our students are guaranteed services
 - ▶ All maintenance, abatement, and repair liability goes to the buyer
 - ▶ If we're able to do that, the district could legally sell Palo Christi to the Boys & Girls Club for \$1.
- ▶ Two: We can give it directly to another municipality without worrying about the fair market value.
 - ▶ This could work if the city wanted to act as the landlord to the Boys & Girls Club.
 - ▶ It could also work if the city wanted to utilize the property for its own city business.
 - ▶ A combination of the two – city business and Boys & Girls Club access – could work as well.
- ▶ Three: We can get it on the ballot for November 2018, and let school district voters decide whether or not we can give the building away for less than "fair market value." This is not a preferred solution because:
 - ▶ Elections cost money, and we have not ruled out using that same election period for a possible M&O or Capital override.

Where Does The District Stand:

- ▶ We want the property to maintain its standing as a community resource.
 - ▶ We could see it as a teen center, office space for city entities or even a combination of the two.
- ▶ We fear that the law will not allow us to make a clean break from the property without some help from the city, the Boys & Girls Club, or both.
- ▶ As a district, we would struggle to find an academic use for the property, as it is too small to house any of our elementary schools. So even if we were able to come up with the money to fix it, the property has potentially outlived its usefulness to KUSD.

Discussion:

- ▶ Where does the city stand?
- ▶ Where does the Boys & Girls Club stand?
- ▶ Potential solutions we've missed?
- ▶ Potential pitfalls we've skipped over?
- ▶ Next steps?
- ▶ What can we do to better meet your needs?
- ▶ Worth the effort?

Bill Ward and members of the Boys and Girls Club gave a presentation. Bill Shilling with the City of Kingman was present to help with questions.

The Board directed KUSD staff to contact our attorney or a real estate attorney and School Facilities Board to follow up on options.

- 5) Pass resolution opposing expansion of education savings accounts Action

Mr. Ricca made a motion to Pass resolution opposing expansion of education savings accounts
Mrs. Young seconded the motion
The motion to Pass resolution opposing expansion of education savings accounts passed in favor 5-0

- 6) Adjourn at 3:43 pm Action

Dr. Brock made a motion to adjourn the meeting
Mrs. Young seconded the motion
The motion to adjourn the meeting passed in favor 5-0

Dr. Charles Lucero, President

Dr. Jeri Brock, Vice President