



**GOVERNING BOARD AGENDA ITEM
AMPHITHEATER UNIFIED SCHOOL DISTRICT NO. 10**

DATE OF MEETING: November 18, 2014

TITLE: **Ratification of Superintendent's Execution of Agreement with Real Estate Developer Regarding Voluntary School Impact Donation Pursuant to Governing Board Policy KLJA.**

BACKGROUND:

Governing Board policy KLJA permits the district to solicit and encourage real estate developers to contribute voluntary "educational donations" to the district to offset the impact on the district's schools of their proposed developments. Especially in the growing northern part of the District's boundaries, increased enrollment resulting from developments may result in over-enrollment, exceeding schools' physical capacity.

Presently, the State School Facilities Board (SFB) does not provide funding for school construction in growing neighborhoods if physical enrollment capacity exists elsewhere in a school district. Instead, the SFB requires districts to bus children where capacity exists or to redraw school boundaries to adjust enrollment patterns, both of which substantially interfere with the neighborhood school philosophy our district and community have long embraced.

In a proactive effort to avoid overcrowding and negative impact on the district's students, the district has entered into negotiations with real estate developers pursuant to Policy KLJA. In each case, the district has sought an educational donation per home, due at the close of escrow of each home, or the donation of land to be used for school construction.

The district concluded favorable negotiations with Kai Enterprises/JMK Family Properties related to a development consisting of approximately five hundred (500) residential units located near La Cholla Boulevard and Naranja Drive. The Project will impact the enrollment at Wilson K-8 and Ironwood Ridge High Schools.

The result of this negotiation was the developer's commitment to pay the District \$1,500.00 for each detached single-family residential unit, and \$450.00 for each apartment unit, if any, townhome and condominium residence built on platted lots in its proposed development. An agreement has been reached with the developer and is attached for the Board's ratification.

RECOMMENDATION:

This is presented for the Board's ratification, which the administration recommends.

INITIATED BY:

Todd A. Jaeger, Associate to the Superintendent

Date: November 12, 2013

Patrick Nelson, Superintendent