

NOTICE: The meeting will be open to the public via live broadcast on KRVM 1280-AM, via the internet at www.4j.lane.edu/stream or via Zoom Webinar at <https://zoom.us/j/96142344890?pwd=bFlybTJlMnNST2RzUnNhQ0c1Zm5tZz09>

**12:00 PM
Special Meeting**

- I. **12:00 p.m. Special Board Meeting:**
- II. Call to Order, Roll Call, Flag Salute, Land Acknowledgement
- III. Agenda Review
- IV. Items for Action
 - 1. Administer Oath of Office to Newly Elected Board Members: Judy Newman, Laural O'Rourke, Maya Rabasa 2
Presenter: Cydney Vandercar, Interim Superintendent
 - 2. Affirm the Elected Officers for the 4J Board of Directors for 2021–22 5
School Year
Presenter: Judy Newman, Board Chair
- V. Items for Action at a Future Meeting
 - 1. Receive Proposed Findings of Fact and Proposal to Purchase Property for Future Build Project 7
Presenters: Kerry Delf, Chief of Staff; Christine Nesbit, General Counsel; Andy Dey, Director of High Schools
- VI. Suggestions by the Board for Consideration of Items at a Future Meeting
 - 1. **2021–22 Board Meeting Dates:**
Thursday, July 1, 2021 – Special Board Meeting
AUGUST: Wednesday, August 4 and Wednesday, August 18
SEPTEMBER: Wednesday, September 1 and Wednesday, September 22
OCTOBER: Wednesday, October 6 and Wednesday, October 20
NOVEMBER: Wednesday, November 3 and Wednesday, November 17
DECEMBER: Wednesday, December 1 and Wednesday, December 15
JANUARY 2022: Wednesday, January 12, 2022
FEBRUARY: Wednesday, February 2 and Wednesday, February 16
MARCH: Wednesday, March 2 and Wednesday, March 16
APRIL: Wednesday, April 20
MAY: Wednesday, May 4 and Wednesday, May 18
JUNE: Wednesday, June 1 and Wednesday, June 22
- VII. Adjourn

THIS MEETING WILL BE BROADCAST OVER KRVM-AM (1280)

INTERPRETERS FOR THE DEAF AND HARD OF HEARING:

To request interpreter services for this meeting, please call (541) 790-7850 or TDD (541) 790-7712 or the TDD Relay Number 1 (800) 735-2900



OATH OF OFFICE

I, **Judy Newman**, do solemnly swear or affirm that I will support the laws and Constitutions of the United States of America and of the State of Oregon, and that I will faithfully discharge the duties of my office as a member of the Board of Directors for Eugene School District 4J, to the best of my ability for the term **July 1, 2021 through June 30, 2025**, in Position No. 3.

Dated this 1st day of July, 2021

Signed: _____
Judy Newman, Board Member

Attest: _____
Martina Shabram, Board Vice Chair



OATH OF OFFICE

I, **Laural O'Rourke**, do solemnly swear or affirm that I will support the laws and Constitutions of the United States of America and of the State of Oregon, and that I will faithfully discharge the duties of my office as a member of the Board of Directors for Eugene School District 4J, to the best of my ability for the term **July 1, 2021 through June 30, 2025**, in Position No. 2.

Dated this 1st day of July, 2021

Signed: _____
Laural O'Rourke, Board Member

Attest: _____
Judy Newman, Board Chair



OATH OF OFFICE

I, **Maya Rabasa**, do solemnly swear or affirm that I will support the laws and Constitutions of the United States of America and of the State of Oregon, and that I will faithfully discharge the duties of my office as a member of the Board of Directors for Eugene School District 4J, to the best of my ability for the term **July 1, 2021 through June 30, 2025**, in Position No. 6.

Dated this 1st day of July, 2021

Signed: _____
Maya Rabasa, Board Member

Attest: _____
Judy Newman, Board Chair



ITEM FOR ACTION

Date

July 1, 2021

Title

Affirm the Elected Board Officers of the 4J Board of Directors for the 2021–22 School Year

Presenter

Judy Newman, Board Vice Chair

Description

At this board meeting, you will need to take the following action:

- a. Affirm Board Officers
 - (1) Chair: The Board of Directors has elected Judy Newman as the chair for the fiscal year ending June 30, 2022.
 - (2) Vice-Chair: The Board of Directors has elected Martina Shabram as the vice chair for the fiscal year ending June 30, 2022.
- b. Affirm the Authorization for the Chair and Vice Chair to Sign for the District During the 2021–22 Fiscal Year

Recommendation

The superintendent recommends approval of the resolution authorizing the board officers to sign for the district during the 2021–22 fiscal year. A copy of the resolution is included in the board packet.



RESOLUTION 2022-07
AUTHORIZING CHAIR AND VICE CHAIR TO SIGN AS LEGALLY ELECTED
AND QUALIFIED OFFICERS

WHEREAS, **Judy Newman** is the legally elected and qualified Chair of the Board of Directors of School District No. 4J, Lane County, Oregon, and

WHEREAS, **Martina Shabram** is the legally elected and qualified Vice Chair to serve in the event of the absence or inability to serve as Chair, now, therefore,

BE IT RESOLVED, that **Judy Newman** is hereby authorized to sign as Chair, and in the event of the absence or inability to serve, the said **Martina Shabram** as Vice Chair is authorized to sign on the behalf of the District until such time as this authority is rescinded by action of the Board of Directors of the District or until their successors are duly elected and qualified.

DATED this Sixteenth day of June, 2021

Cydney Vandercar

Clerk

Judy Newman

Board Chair



ITEM FOR ACTION AT A FUTURE MEETING

Date of Meeting

July 1, 2021

Title

Receive Proposed Findings of Fact and Proposal to Purchase Property for Future Build Project

Presenters

Kerry Delf, Chief of Staff; Christine Nesbit, General Counsel; Andy Dey, Director of High Schools

Description

The district is preparing to implement a new career technical education program for students, the Future Build Project. The core purpose is to provide high school students CTE experience in home construction under the supervision of a licensed teacher. Students will work with teachers and mentors to learn valuable business and construction skills, engaging in both classroom instruction and real-world, hands-on learning experiences.

The district is seeking to acquire property to use as a construction site classroom where students will learn skills and help build housing. The property would be acquired using available High School Success grant funds for the 2019–21 biennium. Following the completion of the project, the district expects to initiate a decision to sell the property to a community partner that helps economically disadvantaged families transition into home ownership, and apply proceeds from the sale to make the next real property purchase for the Future Build Project program.

Any decision to acquire real property requires board action. Information about the Future Build Project was discussed in the board meeting on June 16. On June 23, the board took action to initiate its land use decision process regarding the acquisition of one or more properties for use in the program, following the procedures outlined in Administrative Regulation FB-AR. The board approved selection criteria and the following timeline, with the caveat that it may be modified if circumstances warrant:

- June 16, 2021 *Board:* Item for Future Action: Consider Initiation of Land Use Decision Process
- June 23, 2021 *Board:* Executive Session: Real Property Negotiations
Item for Action: Approve Initiation of Land Use Decision Process
- June 25, 2021 *Staff:* Identify property and prepare offer, contingent on board approval
- June 30, 2021 *Staff:* Notify neighbors, adjacent property owners and other stakeholders
- July 1, 2021 *Board:* Item for Future Action: Receive Proposed Findings of Fact and Proposal to Purchase Property for Future Build Project
- August 4, 2021 *Board:* Conduct a Public Hearing
Item for Action: Approve Findings of Fact and Proposal to Purchase Property

On July 1, staff will present proposed findings of fact assessing how the property or properties selected meet the criteria for the acquisition of property for the Future Build Project: district need for the property, suitability of property in light of the CTE project goals, impact to the neighborhood, conformity with applicable land use plans, and fiscal considerations.

The board will take action on approval of the findings of fact and property purchase on August 4.

Eugene School District 4J

PROPOSED FINDINGS OF FACT

In the Matter of Property Acquisition

(Tax Lots 17042342-06402 and 17042344-04000 – Filbert Avenue Properties)

In accordance with Policy FB Land Use Decisions and Administrative Regulation FB-AR Procedures for Land Use Decision Making, the board of directors makes the following findings of fact and conclusions of law in support of its acquisition of real properties located between Filbert Avenue, Park Avenue and Northwest Expressway in Eugene.

Background

On June 23, 2021, the board approved the initiation of its land use decision process regarding the acquisition of one or more properties for use in the Future Build Project. The Future Build Project is a career and technical education program for students with the core purpose to provide high school students CTE experience in home construction under the supervision of a licensed teacher, licensed and bonded contractor, and mentors. To support the Future Build Project, the board intends to acquire property where a contractor and licensed teacher will build a residence, using district students who are simultaneously learning construction skills.

The properties would be acquired using High School Success grant funds for the 2019–21 biennium. Following completion of the project, the district expects to initiate a decision to sell the property to a community partner that helps economically disadvantaged families transition to home ownership. The district expects to apply proceeds from the sale to make the next real property purchase for the Future Build Project program.

As required by Board Policy FB and Administrative Regulation FB-AR, the board adopted the following criteria for the acquisition of property for the Future Build Project:

1. District need for the property
2. Suitability of property in light of CTE project goals
3. Impact to the neighborhood
4. Conformity with applicable land use plans
5. Fiscal considerations.

In consultation with the district’s real property consultant, staff have identified as the target properties for acquisition tax lots 17042342-06402 and 17042344-04000, located between Filbert Avenue and Northwest Expressway on the block between Park Avenue and Cherry Avenue,

hereafter referred to as Filbert Avenue properties. Appendix A is a map showing the location and configuration of these lots, which are adjacent to each other. The district anticipates a closing date in August 2021.

Relevant Statutory and Policy Authority

ORS 332.072 grants local school boards the control and responsibility for all district schools and responsibility for educating children attending those schools. Among the board's powers is the authority to establish and maintain schools and properties for district programs. In addition, a board has authority to purchase or lease such property as is needed to support district programs. A board may construct buildings for the education of students, including career and technical education schools, and may locate, buy, and lease lands for all school purposes. ORS 332.155. A board may also sell or convey property that in the judgment of the board may not be required for school purposes. ORS 332.155.

In addition, ORS 195.020 applies to school districts, and requires districts to comply with the statewide planning goals in taking actions with respect to their programs affecting land use. For land within the Lane County Comprehensive Plan and the Eugene Springfield Metropolitan Area Plan boundary, the statewide planning goals are manifested in the acknowledged Metropolitan Plan (Metro Plan) and Envision Eugene Comprehensive Management Plan and UGB Adoption. Consistency with these comprehensive plans addresses the statutory requirements. The board has a legal obligation to exercise its land use planning duties in accordance with the Lane County Comprehensive Plan and the Metropolitan Area Plan, and with the plans of other affected units of local government.

School board policy FB Land Use Decisions applies to this decision, and defines a land use decision to include the acquisition of new school sites, purchase and sale of properties, and change in the primary use of district properties to uses other than designated school purposes. Administrative Regulation FB-AR defines the district's procedures for land use decision making, and requires that proposed findings of fact be presented at a meeting prior to a public hearing, the holding of a public hearing, and ultimately, board action to accept, reject or modify the findings of fact and make a final decision.

School District Need for the Property

High School Success funding received by the district is intended, among other things, to support establishing or enhancing career and technical education (CTE) programs that promote development of job readiness skills in high-wage/high-demand sectors of industry. Purchasing a parcel of residentially zoned property will enable district students enrolled in the district's

construction technology program of study to build a home under the supervision of a qualified licensed 4J teacher, in collaboration with a qualified licensed contractor and with mentorship from trades professionals. After a parcel of property is purchased and secured, students will work on-site much the same as students in any other CTE program the district supports. The district expects that one of the residences will be built over a 6- to 8-month period, and that construction of another residence on the adjacent lot will follow.

Proposed Finding:

Acquiring the Filbert Avenue properties meets the needs of the school district in terms of providing centrally located, easily accessed and residentially zoned parcels of property on which students in the construction technology program can build homes. Purchasing the two properties now is most desirable so as to secure land for the second home build project without escalations in the real estate market and to ensure both homes will ultimately serve families in the 4J district boundary.

Suitability of Property For CTE Project Goals

CTE project goals are to complete construction of residential homes, and to provide a meaningful, hands-on learning experience for students enrolled in the construction technology program. Ideal properties for this purpose are appropriately zoned for residential use, within the 4J district boundary, relatively flat and easily accessible.

Proposed Finding:

The Filbert Avenue properties are suitable properties when considering CTE project goals. They are adjacent properties, and centrally located. Both parcels are zoned R-1 low density residential, are within the 4J district boundary (River Road Elementary, Kelly Middle and North Eugene High School catchment area), are flat and easily accessed. Because students from any of the district's five high schools will be able to participate in the program, the central location will provide reasonable travel time for students to access the site.

Impact to Surrounding Neighborhood

The two lots are bordered by the Northwest Expressway on one side and otherwise surrounded by existing residential homes. The lots are for sale and can be expected to be developed with housing by any purchaser.

The district intends to build homes on each property while providing a hands-on learning experience for district students enrolled in a construction CTE class, who will be working under the direction of a licensed teacher and in collaboration with a licensed, bonded contractor. Once construction is complete, the district intends to sell the property to a community partner who will, in turn, transition the property to a family for residential home ownership. The anticipated timeline for construction of these residential homes will be similar to that for other residential home construction projects in Eugene.

Proposed Finding:

The impact to the neighborhood of building two new residential homes on low-density residential property parcels would be neutral.

Fiscal Considerations

The High School Success grant received by the district is intended to establish and enhance programs of study designed to promote job readiness certification in high-wage/high-demand jobs. The purchase of the property for the purpose of engaging students to build a home under the mentorship of trades professionals is congruent with the purpose of the grant itself. In reviewing properties on the market, the district identified properties priced such that the Future Build Program will be sustainable. Specifically, it is necessary that the district purchase property priced such that the final sale price will be within the range set by the district's community partners who will support economically disadvantaged families who are purchasing the property.

Proposed Finding:

The property may be purchased using available High School Success funds, or by other district funds if for any reason these grant funds were not available. These specific properties are appropriately priced such that the district reasonably expects to ensure that the property and home will be conveyed by the district at a price point aligned with the community partners' needs. The property purchases demonstrate prudent stewardship of taxpayer dollars and will support program sustainability.

Conformity with Applicable Land Use Plans

The district has a legal obligation to exercise its land use planning duties in accordance with the Eugene-Springfield Metropolitan Area General Plan (Metro Plan), 2019 update and Envision Eugene Comprehensive Plan, adopted 2017. Lot 17042344-04000 is currently outside the Eugene city limits but within the urban growth boundary; it is designated as urbanizable land and subject to annexation. Lot 17042342-06402 is within the Eugene city limits. The River Road Santa Clara

Urban Facilities Plan (1987, with subsequent amendments) is the operative refinement plan applicable to this property.

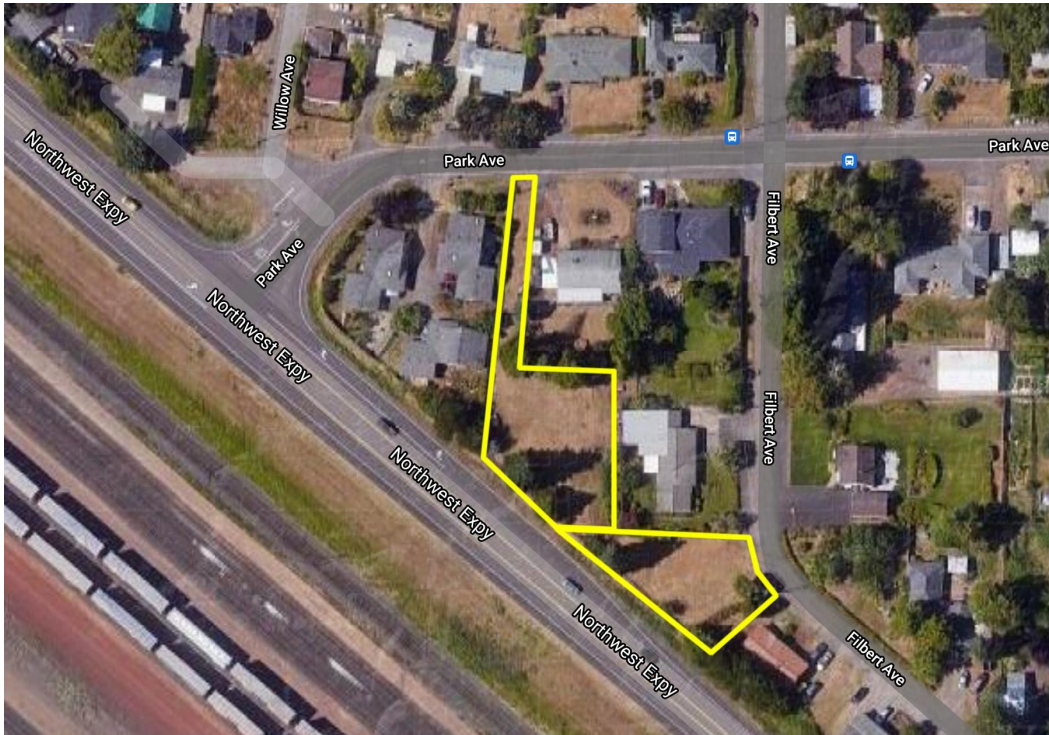
The Eugene Zoning Map indicates that the properties are zoned as R-1, Low Density Residential. As the district intends to build residential housing on the properties, no zone change would be required.

Proposed Finding:

Acquiring the Filbert Avenue properties to build homes on each property while providing a hands-on learning experience for district students is consistent with applicable land use plans.

APPENDIX A

AERIAL PROPERTY VIEW (yellow line is for illustration, not precise property line)



TAX LOT MAP

