

Board Briefing


Cambrian School District, 7:00 p.m., August 15, 2019

Wells Fargo Investment Update

Years ago, Cambrian School District generated funds by selling the Hogue Park area, owned by the District. The District invested some of these funds with the State's Local Agency Investment Fund (LAIF) and some with Wells Fargo Advisors (formerly held with Prudential Securities) to provide some level of diversification. Mr. Alan Nager, Wells Fargo Advisors, provided an investment overview and update regarding our investments at Wells Fargo.

The Wells Fargo logo is displayed in yellow text on a dark red square background.

CSD's total portfolio value is \$5,531,603.02 and includes 137 different securities, including Apple, Chevron, JP Morgan, Shell, and Cisco System. Please [click here](#) to review the investment portfolio.

A yellow sticky note with a red pushpin is pinned to a white surface. The note has the words "Important Information" written on it in black, bold, sans-serif font.

Important
Information

District Property Redevelopment

Cambrian School District contracted with Terra Realty Advisors to investigate future revenue generating options as it relates to District-owned property. Mr. Scott Sheldon reported his findings and potential options for the Board to consider regarding our district-owned properties. Four potential areas were presented as possible revenue generating options. Mr. Sheldon determined there is potential alternate land use at four out of the seven locations in the district. They are as follows: Sartorette Elementary School, the District Office, Metzler and the Fire House (Red Dog Shred).

- At **Sartorette**, keep the site open and entitle a portion of the site for residential development; Exchange for other real property; or ground lease to developer.
- At **Metzler**, there are two parcels of land that could be of interest for ground leases for potential developers. These two parcels could be developed while still maximizing the building spaces currently being leased.
- At **Hogue** (District Office) a potential option for consideration is moving the tenants of Metzler to the Hogue site and relocating the District Office to Metzler to provide a more centralized access to District staff.
- At **Red Dog Shred** (Fire House) options to consider are leasing the site to a developer for commercial uses, exchange property

for a District needed real property asset and/or income property, or a new lease to a retail tenant of existing building.

The Board will have further discussion at the September 19th meeting and follow up with a full study session to consider options and discuss next steps. Please [click here](#) to review the property redevelopment overview.

Long Term & Daily Facility Lease Agreements

The Governing Board and staff discussed long term facility lease agreements and daily facility rental usage. The revenue generated from these sources directly support CSD general overall budget. Staff will follow up with a review of Board Policy and Procedures and return with recommendations at the October 3rd Board meeting. Please [click here](#) to review CSD long term facility lease agreements and daily facility rental usage information.



2019-20 Budget: 45 Day Revision

Chief Financial Officer Penny Timboe gave a brief 45 day budget revision as per Ed Code 42127h. This provision specifies that no later than 45 days after the Governor signs the State Budget Districts shall communicate the impact of the amended State Budget on the Districts budget. The revisions and impact for Cambrian School District are as follows:

- **Addition of a new Special Ed Preschool Grant**
- **Confirmation of CalSTRS Employer Contribution Rate of 17.1%, \$178,702 savings to the District.**
- **CalPERS Employer Contribution rate of 19.721%, \$46,587 savings to the District.**

[Click here](#) to review the 2019-20 CSD Budget 45 Day revision.

Measure I Update: Sartorette Library

Ms. Penny Timboe, CFO updated the Board on the status of Sartorette Library, a Measure I Project. The Board of Trustees voted to move forward with the Sartorette Library project. The Board designated \$115,057 of Measure I bond funds on October 4, 2018 for the construction of the facility. **The projected cost for construction is estimated at \$203,017. The remainder of the project budget will come from the Building Fund.** Please [click here](#) to review the cost estimate for Sartorette's library construction.





CSD Tech Plan: Switch Replacements

Ms. Penny Timboe, CFO and Mujtaba Rauf, Director of IT presented the District needs and quotes with respect to replacement of switches. The Governing Board voted to approve purchase of switches, per the CSD Technology Plan. **The purchase will cost \$385,225 for 58 switches.** The CSD Technology Plan (2019-24) was approved by the Governing Board on April 4, 2019. At the May 2, 2019 Board Meeting staff requested budget approval as it related to infrastructure needs. The Board approved the budget and moving forward. [Click here](#) to review the quote for costs relating to replacing 58 switches. [Click here](#) to review the District report on the need for switch replacement.

NEXT BOARD MEETING

The next Board meeting will be Thursday, September 5, 2019 at 7:00 p.m. in the Professional Development Center on the campus of the Cambrian Schools District Office.



CAMBRIAN SCHOOL DISTRICT

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