

MEETING AGENDA

A. OPENING PROCEDURES

- A.1 Pledge of Allegiance
- A.2 Welcome and Meeting Procedures
- A.3 Roll Call

B. ACTION ITEMS

- * B.1 Amended and Restated Ground Lease Agreement Between the District And The City Of San Pablo Regarding The Construction And Use Of A Community Center At Helms Middle School and Related Documents

Comment

In June 2010, the original Ground Lease for Construction and Use of a Community Center at Helms Middle School was amended. The District and City have now negotiated additional revisions to the Amended Ground Lease relating to requirements for the New Markets Tax Credit Program. The funding mechanism for the construction of the Community Center.

This Amended and Restated Ground Lease contemplates that the Helms Middle School site will be subdivided to create a real property parcel for the portion of the School site leased to the City under the Amended Ground Lease. This parcel is separate and distinct from the School Site. The Ground Lease Parcel will be the subject of the Amended and Restated Ground Lease and the parcel which the Community Center will be constructed, and will be pledged as collateral to make the Loan in order to accomplish the

this Amended Ground Lease. Finally, the Amended Ground Lease includes negotiated terms relating to but not limited to, the parking, construction staging and access rights relating to both School Site and the Ground Lease Parcel

Recommendation

Approve the (1) Amended and Restated Ground Lease Agreement; (2) Ground Lease Estoppel Agreement; and (3) School Site and Ground Lease Parcel Legal Descriptions

Fiscal Impact

No fiscal impact or implications associated with the approval of these documents.

C. THE NEXT SCHEDULED BOARD OF EDUCATION MEETING
Lovonya DeJean Middle School December 12, 2012

D. ADJOURNMENT

* The public may only address items which are marked with an asterisk (*).

The Governing Board welcomes and encourages public comment. Members of the public may comment on items included on this agenda; however, we ask that you limit your comments to 2 minutes so that as many as possible may be heard. The total time for public comment for each item is limited to no more than 30 minutes. (Education Code §35145.5, Government Code §54954.3)

Special Accommodations: Upon written request to the District, disability-related modifications or accommodations, ~~in accordance with the ADA and the ADA Regulations~~ -231-1101 at
least 48 hours in advance of meetings.