

Yu Ming Facilities Committee
Meeting Minutes
11/27/2017

Present in no particular order:

Ener Chiu
Tiffany Eng
Michelle Li
Lucia Hwang
Sue Park
Ethan Warsh
JoAnn Koplín
Matthew Sade by phone

Meeting was called to order at 6:04 p.m.

Michelle moved approval of agenda and Ethan seconded. All voted in favor of approving the agenda.

No member of the public wished to address the committee.

Presentation by DCG Real Estate

Heard presentation by Leah Denman and Jamil Muchell of DCG Real Estate, which specializes in educational, religious, mission-driven properties. Leah handles all their educational properties and Jamil is in charge of brokerage. After DCG left, committee discussed benefits of having a broker find properties not on our radar at no cost to ourselves and other brokers we could use. At same time, JoAnn advised us to observe bandwidth and focus efforts on known options and sites.

Decision:

--Michelle would follow up with DCG and ask for a sample agreement, ask if they would be open to a non-exclusive, one-month trial period, and perhaps get more concrete information about how their fee structure works should they find us a property.

--Ethan will follow up with his contact Gregory Hunter of Cushman Wakefield to see if he would present to us or be open to working with us

--Ener will follow up to see if Anthony Shell is still brokering educational properties, but thinks he has switched to residential.

--We need to simultaneously pursue multiple pathways toward a permanent site. To accomplish this, the committee will split off into subcommittees that work on their assigned pathways.

Update on Prop. 39 and 51

Our 2018-2019 Prop. 39 request was filed on time with OUSD. OUSD, however, is a little confused about how our Prop. 39 request relates to our Prop. 51 application, and the timing of the two decisions. They are asking us to give up our Prop. 39 request.

Decision: Sue will ask Sarah Kolman of Young, Minney, Corr to draft a letter restating and retaining our rights and interest in pursuing both the Prop 39 and Prop 51 programs.

Update on Alcatraz lease renegotiations

Discussions are underway with St. Columba Church regarding renewing our lease. Yu Ming needs St. Columba to address some needed repairs on the Alcatraz site; need hard numbers and comprehensive needs assessment list. JoAnn liked subcontractors on OUSD list. Lease discussions are ongoing.

Decision: Members of facility committee will do an inspection and walk through of Alcatraz at 11 a.m. Sunday, Dec. 3, compile an assessment report of needed repairs to Alcatraz, and obtain cost estimates to have concrete dollar amounts to inform lease negotiations. Tiffany will be on point for getting contractor estimates and generating report for Sue. All contractor leads should be forwarded to Tiffany. Deadline for report to Sue: Dec. 8.

Opportunity to amend MLK lease to have use of parish center

Sacred Heart is open to amending lease for Yu Ming to have use of parish center. Sue plans discuss this further with Sacred Heart.

Discussion of work plan and tracks

We see four main options for a permanent campus, working with a combination of campuses Yu Ming is currently or has occupied, and one fifth unknown option:

1. MLK only (K-8 at one site)
2. Alcatraz and Herzog
3. Herzog and MLK
4. Alcatraz and MLK
5. New property found through site search

Decision:

--Ethan, Sue, Lucia, JoAnn, and Matthew will generate work plans that include timetables and milestones for the five tracks. Lucia will follow up to divide this work.

--We will find an architect who can generate drawings of reenvisioned MLK campus housing K-8 that we can use as a basis for potential negotiations with Sacred Heart

--Ethan will follow up with woman who left Aedis

--Tiffany or Ener will follow up with Gerard Lee

--JoAnn will follow up with her architecture contacts

--Other names mentioned: Artik

--We can ask Antonio also

Housekeeping

Lucia will consolidate and organize the Google Drive folder for Facilities Committee

Scheduling next meeting and future meetings

Decision: Next meeting is Thursday, Dec. 14 at 5 p.m., one hour before the next full Yu Ming board meeting. Future meetings will be held on first and third Tuesdays of each month at the MLK campus. Lucia will send out calendar invites.

Meeting was adjourned at 7:36 p.m.