

Special Board Meeting  
Sale of Thomas Jefferson  
March 18, 2019

Members Present:

Directors Castro, Champion, Holland, Lynch, Pyevich, Staley, Struck  
Superintendent Raso  
Treasurer David Farmer  
Board Secretary Colleen Skolrood

Board went into closed session at 8:23 p.m. They took a short recess and started the closed session at 8:27 p.m.

### **Discussion**

Superintendent Raso shared two proposals for Jefferson. Both are for \$100,000. Applestone proposal discusses a rebate of \$10,000 per home for the first ten homes. It is for single family homes, which the property is already zoned for single family. Sagic, LLC proposal is for townhomes. They would need to get it rezoned.

Applestone will pay \$100,000 as well as cover demolition costs and abatement. The district will rebate them up to \$100,000. Director Champion said he likes that the developer will have some accountability for actually having something built there. President Holland does not think multi-family homes will mesh with the city or neighborhood.

Director Champion is more encouraged by the Applestone offer. Director Pyevich also likes the Applestone proposal. Director Lynch is worried about zoning problems with multi-family. Director Lynch did not see any demolition date in the Sagic, LLC proposal. President Holland noted the two different spellings of Sagic, LLC and questioned the capabilities of moving forward on delivering a quality product. Director Lynch felt there was a slight lean toward Applestone and asked if there was room for negotiation. Director Staley noted some of the initial discussions regarding sale price was that the district needed to collect enough to cover demolition costs.

Director Pyevich asked if sole borings were done at the site. They were done.

President Holland said there has been resistance by the city for more multi-family homes. Director Lynch said Applestone Homes is a known entity. Director Staley said he knows JJ and his family and he is a known builder and builds quality homes.

Upon closing date, if there are unforeseen construction delays and students need to stay there beyond December than the district can keep them at TJ.

Superintendent Raso will ask the district attorney how the district should pay Applestone back. David Farmer said we will want an escrow account. President Holland said next steps will be to find out what we legally can do, how it will look from an accounting standpoint and an expiration date.

Director Champion said we will need to get this out publically. Superintendent Raso said we will have to hold a public hearing for sale of a property.

Directors returned to open session at 8:53 p.m.