



**Eureka City
Schools**

Jacobs Property Disposition: Overview and Options

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Jacobs Property Background



October 2007 – January 2008

Property advisory committee (“7-11”) meets; evaluates several properties including Jacobs.



February 2008

7-11 Committee issues final report; recommends declaring Jacobs surplus.

Jacobs Property Background



April 2008 & June 2019

Board declares Jacobs property surplus.



July 2019

District sends notices to specified entities required by the Education Code



August 2019

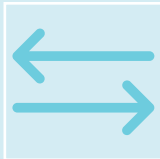
City and DGS notify District of interest to purchase Jacobs; negotiations ensue and extend several years.

History and Status of Jacobs Property



December 2023

District and AMG Communities-Jacobs, LLC (AMG) enter into Agreement for the Exchange of Real Property



August 2024

AMG pulls out of proposed \$6 million exchange.

Current Status

- Convene a 7-11 Committee ✓
- Declare the property surplus ✓
- Provide required offers ✓
- Obtain Housing and Community Development (HCD) confirmation of exemption from Surplus Land Act ✓

Next Steps: Options for Board Consideration

Option #1:

Retain the property. The Board may resume the surplus property process at any time*.

Property condition considerations:

- Maintain the property in its current condition
- Fence off the adjacent athletic fields.
- Improve athletic fields

**The Education Code does not set time limitations.*

Next Steps: Options for Board Consideration

Option #2:

Resume negotiations with
DGS/CHP.

Department of Governmental Services and California Highway Patrol have expressed ongoing interest in purchasing Jacobs.

Next Steps: Options for Board Consideration

Option #3:

Sell or lease the property.



Bidding/Waiver

- Additional steps:
 - Board action declaring intent to sell or lease
 - Notify public
 - Competitive Bidding

Bidding/Waiver

- Most school districts seek and obtain State Board of Education waiver
 - Allows for an RFP process
 - Sale/lease does not have to go to the high bidder
 - Permits school district to choose a partner

Next Steps: Options for Board Consideration

Option #4:

Workforce Housing

- Is there a need?
- Is there interest?
- Is there a long-term commitment?
- Extensive process

Next Steps: Options for Board Consideration

Option #5:

Explore other creative solutions:

- Real Property Exchange (Ed. Code § 17536.)
- Joint Occupancy (Ed. Code §§ 17515, et seq.)
- Public-Private Partnership (“P3”) (Gov. Code, §§ 5956, et seq.)



Questions