

# **Property Disposition Process Overview**

## ***Presentation to Westminster City Council***

**March 20, 2023**

## Regional Opportunities for Thriving Schools

Regional Opportunities for Thriving Schools is an initiative that was devised in the Spring of 2022 to respond to the Board's request for a comprehensive plan to ensure thriving schools with enrollment to support extraordinary student experiences across our district.

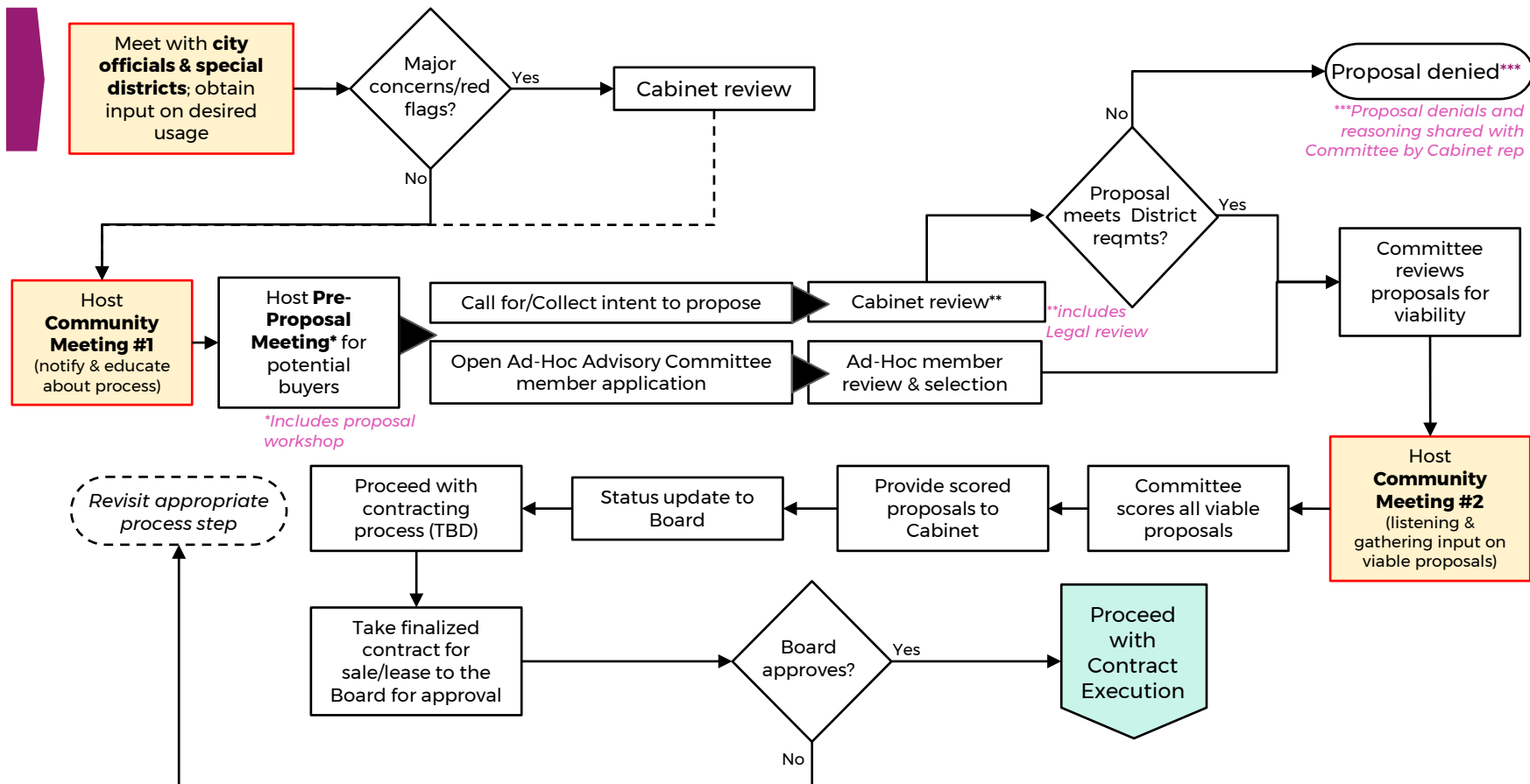
**Phase I of Regional Opportunities for Thriving Schools resulted in a unanimous Board decision to close 16 elementary schools, including a commitment to an engagement process regarding the disposition of property.**

# Organizing to Support Property Disposition



# Surplus Process: Lease or Sell an Asset for External Use

**Board Votes “Yes” to Surplus**  
Each surplus property will go through this process



# Community Engagement Priorities

1. Collaborate with our municipal partners
2. Communicate transparently with immediate neighbors and provide public access to information through Jeffco website
3. Host a minimum of two community meetings to allow public to hear about disposition process, provide input on proposals, and provide feedback
4. Publicly seek proposals for use
5. Solicit local representation on advisory committee

# Property Disposition Advisory Committee









<b>Carrie Mumma</b>	District Accountability Committee
<b>Parker Brown</b>	District Accountability Committee
<b>Amy Alvarez</b>	Financial Oversight Committee
<b>Melissa Jamieson</b>	Financial Oversight Committee
<b>Megan Castle</b>	Capital Asset Advisory Committee
<b>Dan Oakley</b>	Capital Asset Advisory Committee
<b>Lisa Relou</b>	Jeffco - Chief of Strategy and Communications
<b>David Suppes</b>	Jeffco - Interim Chief Operating Officer
<b>Jansen Tidmore</b>	Special Advisor - Jefferson County Economic Council








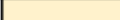


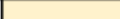


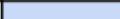





## PLUS

2-4 local advisory members, to be added per site  
("Ad-hoc" committee members)

Updated: 3/9/2023

## Where is each property in the decision-making process?

-  Not yet under consideration
-  Property will not be surplusd
-  Currently under consideration by Board for surplus designation
-  Surplus property; Intent-to-Propose submissions to-be accepted soon
-  Surplus property; Open for Intent-to-Propose submissions
-  Surplus property; Intent-to-Propose submissions currently under review
-  Surplus property; Contract negotiations underway
-  Property sold or leased

Building	Vacancy Date	City	Status	Notes
Allendale	Summer 2021	Arvada		Board approved surplus designation on 3/9/23
Bergen Meadow	Summer 2024	Evergreen		
Campbell	Summer 2023	Arvada		Will re-open in August 2023 as an ECE Center
Colorow	Summer 2023	Littleton		
Emory	Summer 2023	Lakewood		
Fitzmorris	Summer 2022	Arvada		
Glennon Heights	Summer 2023	Lakewood		
Green Mountain (Elem.)	Summer 2023	Lakewood		
Kullerstrand	Summer 2023	Wheat Ridge		
Molholm	Summer 2023	Lakewood		
Parr	Summer 2023	Arvada		
Peck	Summer 2023	Arvada		
Peiffer	Summer 2023	Littleton		
Sheridan Green	Summer 2023	Westminster		Will revert to City of Westminster ownership in summer 2023
Thomson	Summer 2023	Arvada		
Vivian	Summer 2023	Lakewood		
Wilmore-Davis	Summer 2023	Wheat Ridge		
Witt	Summer 2023	Westminster		
Zerger*	Summer 2012	Westminster		Board approved surplus designation on 3/9/23

**NOTE:** All properties listed will be fully secured and maintained by Jeffco through point of sale

\*Currently leased to charter school that will be vacating in Summer 2023




# Jeffco's Westminster Properties

## *Vacant or Soon-to-be Vacant*

Property	Status	Next Steps
Zerger	Surplus	<ul style="list-style-type: none"><li>• Identify Ad-Hoc Advisory Committee members</li><li>• Accept Intent-to-Propose submissions</li><li>• Gather community input</li><li>• Sell or lease property</li></ul>
Sheridan Green	Not Owned by Jeffco (reverter clause)	<ul style="list-style-type: none"><li>• Begin process to relinquish property in partnership with the City of Westminster once school has closed (summer 2023)</li></ul>
Witt	Not Yet Under Consideration	<ul style="list-style-type: none"><li>• Jeffco to determine whether or not to retain for internal purposes<ul style="list-style-type: none"><li>◦ If not, begin surplus property process</li></ul></li></ul>



# Why Surplus Zerger?

	Criteria Met?
Students affected by closure have been successfully accommodated	
Operational schools within a 3.5-mile radius have adequate space for more students	
Long-term enrollment projections do not indicate significant growth	

***No foreseeable long-term need for this property***

## Approximate Timeline: Zerger

Date	Milestone
March/April	<ul style="list-style-type: none"><li>• Meet with Westminster city leaders</li><li>• Community Meeting #1</li><li>• Pre-Proposal Meeting</li></ul>
May	<ul style="list-style-type: none"><li>• Accept Intent-to-Propose submissions</li><li>• Identify 2-4 Ad-hoc committee members from Zerger area</li><li>• Advisory Committee conducts cursory preview of ITP submissions</li></ul>
June	<ul style="list-style-type: none"><li>• Community Meeting #2</li><li>• Advisory Committee completes ITP submission evaluation</li></ul>
July	<ul style="list-style-type: none"><li>• Superintendent cabinet reviews committee's evaluations</li></ul>
August	<ul style="list-style-type: none"><li>• Superintendent makes recommendation regarding entering into negotiations with proposer(s) for sale or long-term lease of property</li></ul>

*Timeline is an estimate and may need to be adjusted in response to learnings and feedback.*

# Timeline for School Properties Disposition

## March 2023 - April 2024

- Round 1: March 2023 - August 2023
- Round 2: August 2023 - December 2023
- Round 3: January 2024 - April 2024
- Additional rounds may be announced in spring 2024



*Dates reflect initial estimates and may need to be adjusted in response to learnings and feedback.*



**Thank you!**