

Blue Oak Charter School
450 W. East Avenue, Chico, CA 95926
FACILITIES COMMITTEE
REGULAR MEETING

Join Zoom Meeting
<https://us06web.zoom.us/j/85933436384?pwd=JWZfF6r9oU1dbRYfabDkiauDxbd6A6.1>

Meeting ID: 859 3343 6384
Passcode: t39y2H

Thursday, October 5, 2023 - 6:00 PM-8:00 PM

Vision: To be a model for successful education of the whole child.

Mission: To nurture and deepen each child's academic and creative capacities using methods inspired by Waldorf education in a public school setting.

Notice: Any person with a disability may request the agenda be made available in an appropriate alternative format. A request for a disability-related modification or accommodation may be made by a person with a disability who requires a modification or accommodation in order to participate in the public meeting at, 450 W. East Ave., Chico, CA or by calling (530) 879-7483 between the hours of 8:00 a.m. and 4:00 p.m. Monday through Friday (at least 48 hours before the meeting). All efforts will be made for reasonable accommodations.

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The Blue Oak Charter Council reserves the right to take action on any item on the agenda.

AGENDA

OPEN SESSION - 6:00 PM

1. OPENING

- 1.1. Call Meeting to Order 6:00 pm
- 1.2. Verse -
- 1.3. Roll Call of Committee Members and Establish Quorum

2. PUBLIC COMMENT > Audience to address the committee

3. AGENDA MODIFICATIONS >

4. CONSENT AGENDA > Approve minutes from 8-3-23 and 9-7-23

5. LOCATIONS>

- 5.1. Update - market survey of properties - review doc John Roth

6. NEW BOND PROPOSAL > update

Susan Domenighini

7. **NEXT MEETING SCHEDULED FOR November 2, 6:00pm**

8. **ADJOURN _____ (time)**

Meeting Notes Taken By:

**Wendy Putnam
Facilities Committee Secretary**

Blue Oak Charter School
450 W. East Avenue, Chico, CA 95926
FACILITIES COMMITTEE
SPECIAL MEETING

Join Zoom Meeting
<https://us06web.zoom.us/j/84630824537?pwd=YmlzV2QxQko5OGhlcDQzN0gwMmcxUT09>

Meeting ID: 846 3082 4537
Passcode: 5Z7kim

Thursday, August 3, 2023 6:00pm

Vision: To be a model for successful education of the whole child.

Mission: To nurture and deepen each child's academic and creative capacities using methods inspired by Waldorf education in a public school setting.

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AGENDA

OPEN SESSION - 6:00 PM

1. OPENING

1.1. Call Meeting to Order –

Meeting is called to order at 6:24pm.

1.2. Roll Call of Committee Members and Establish Quorum – This is the first meeting of the Facilities Committee for the 2023-24 school year. We will establish the why, who and what of this committee tonight.

1.3. Invocation - School Verse Read

"This is our school, May peace dwell here, May the rooms be full of contentment. May love abide here, Love of one another, Love of our school, and Love of life itself Let us remember that as many hands build a house, so many hearts build a school. "

1.4. Audience to Address the Committee

This is the opportunity for members of the community to address the committee concerning items not on the agenda. Persons addressing the Committee will be allowed a maximum of three (3) minutes for their presentation. Persons may not yield their time to another speaker (Gov. Code§ 54954.3)

None.

1.5. Agenda Modifications

None.

2. BUSINESS

- 2.1. Establish the Purpose of the Committee – discussion to establish a mission statement for the committee and the committee volunteers.

Committee Chair - Trisha Atehortua
Administrative Representative/Co-Chair-Buck Ernest
Faculty Representative – Jennifer Bryan
Secretary – Wendy Putnam
Classified Representative – Kathy Maddox
Parent Representatives – Dan Machek
Rene' Gomes

In attendance –
Buck Ernest
Jennifer Bryan
Kristen Woods – filling in for Trisha Atehortua
Kathy Maddox
Ryan Sanders
Nicole Tonelli
Wendy Putnam
Kathy Maddox
Dan Machek
Rene'Gomes

- 2.2. Establish Committee – The purpose of the committee is to review available sites for potential future home of Blue Oak School, financial feasibility, logistical pro's and con's.
- 2.3. Action Items – No action until committee is approved by the Charter Council - only discussion.

Finance Options – There are currently three options for financing:

- Charter School Capital
- Bond educational facilities group
- John Roth – In person visit in a month- to review and tour 2 of the 6 sites.

The committee chair will try to coordinate John's visit with the next Facility Committee Meeting.

Property Option- Discussion and description of the following property options by Jennifer Bryan. Faculty favors two sites (site 7 & site 3) and found them most promising for our Waldorf Program. These two Lots are favorable to build a new site.

Buck, we are not certain of our budget as of yet. We are not here to vote tonight as the committee has not been established yet.

Some concerns discussed by attendees:

Otterson Drive is a problem for traffic one road in one road out.

The potential for the transient population being an issue in this area.

Request for better communication to go out to the parent body. Discussion.

2.3.1. Next Meeting: Thursday September 7, 2023 6:00PM

2.3.2. Adjournment: 7:47 PM

FACILITIES COMMITTEE REGULAR MEETING

Blue Oak Charter School

450 W. East Avenue, Chico, CA 95926

Join Zoom Meeting

<https://us06web.zoom.us/j/82998885861?pwd=TW1ocXNGK2s0NnI3bkJTWHdoOVBwdz09>

Meeting ID: 829 9888 5861

Passcode: w33jkH

Thursday, September 7, 2023 - 6:00 PM-8:00 PM

Vision: To be a model for successful education of the whole child.

Mission: To nurture and deepen each child's academic and creative capacities using methods inspired by Waldorf education in a public school setting.

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AGENDA

OPEN SESSION - 6:00 PM

OPENING

1.1. Call Meeting to Order 6:21 pm

1.2. Verse - "This is our school, May peace dwell here, May the rooms be full of contentment. May love abide here, Love of one another, Love of our school, and Love of life itself, Let us remember that as many hands build a house, So many hearts build a school."

1.3. Roll Call of Committee Members and Establish Quorum-Buck Ernest, Renee Gomez, Kristen Woods, Wendi Putnam, Jennifer Bryan, Kathy Maddox, Susan Dominighini, Daniel Machek (via zoom)

1.4. Business from the audience - Nicole Tonelli asking for agenda on screen share, not able to today due to tech issues. Also asked how Kristen was voted in, and we went through the process of how this committee.

MEMBERSHIP- Talked about the categories and voting rights. Also talked about the difference between

2.1. Appointment of Vice Chair - Jennifer Bryan would like to. Kat made a motion to appoint and Buck seconded. Put to a vote - Buck, Renee, Kristen, Wendi, Jennifer and Kat voted yes (Susan not voting)

3. FINANCE

3.1. Funding Options and there are 4 firms interested in helping us. (We already have this list from previous presentations last school year)

Two of the firms work specifically for charters to build from the ground up and they would take care of the complete financing for 30 years, they would help with designers and contractors - Pro is that the Labor cost is lower. It works like a rent to own. May be higher on the back end due to adjustable rate.

There is one firm that sells tax exempt bonds and then we work with a contractor. - Get money up front. The money is more expensive upfront but less on the back end.

We need to know how to advise the board on which ways to go. We need to know what questions to ask. Renee asked if the tax exempt one would extend more money if labor costs or material costs went up. Nicole asked about if there are consultants and Susan said that The firms that work with the charters do and have worked with hundreds of schools.

Need an ad-hoc finance research committee: James Fisher (via zoom) and Rene Gomez volunteered. Jennifer made a motion to make them the ad hoc finance research committee. Seconded by Buck. John also said he can make some real estate financial models for us.

4. LOCATIONS

4.1. Tour Results - Reported on by Wendi Putnam. Susan, Buck and I met with Jon Roth (CRBE - our realtor), Frank Ross (Commercial Broker), Candace and Austin (Century 21 realtor for two of the property owners) and talked about our school and what makes us special, the desired size of the property including indoor and outdoor space needs and location, location, location.

Tour Property #1 - Hwy 32 & Bruce Rd -

Location is very desirable, access for students coming from many areas in the county and new neighborhoods being built.

There is nature; creeks bordering the property.

Close to the new site of Inspire High School.

There are issues of entitlements, this could be a long process

no current sewer/water that could be difficult

Is a marshy area and could have difficulty with environmental impact process

There is no way in and out of the property so there may be issues of ingress/egress

Traffic in and out could be an issue

There is another piece of property on the same area of land that may be available and has sewer and access better available. They will talk with the owner if he wants to sell. Susan saw the property previously-she can speak on?

Tour Property #2 - 2080 E. 20th St. - United Healthcare Building

It's very similar to our current property but much bigger, 45000 square feet. Windows all around the edges and lots of space in the middle-could make use of indoor space with cafeteria, theater or gymnasium

Huge parking lot with lots of possibilities but would have to be completely reimaged, fenced, etc.

Not on the market it is not currently in use but there are 18 mos left on sublease we would hope to be in the process of purchasing before that time is up.

It is near Miriam Park, in a quiet area, it could be completely separated from other buildings in the current business park,

Tour Property #3 - 2018 Forest Ave. - Bare land next to a new hotel built between Target and Walmart.

In the middle of just retail shopping. No area to walk in nature. Very loud traffic noise.

Lots of space for outdoor use! Could have a huge play space and GRASS

Questions/Comments : Kristen Woods heard that new builds are taking very long in the permit process, and need to know realistically the time frame. Susan mentioned that she has been advised that retrofitting an existing build is recommended for our vision/budget/timeframe. Jennifer asked if the rent we pay currently is the budget we need going forward? Susan said yes, we want to pay what we are paying now or less. John Fisher said that the rental market is very high so our budget will go further in owning a property.

How do we want to move forward? Vote some locations off as we move forward. Buck made a motion to vote off MLK and Forrest Ave from our locations, Second by Renee. Jennifer made a motion to eliminate the Fit One site, 424 Otterson and Flying B St., second by Buck. John Roth has more for us to look at. Susan sent one out tonight. Next meeting we should have 7 to consider. Susan will send out a list. And can make potential sites public for parents to check out. **

We will get a new needs assessment. James is asking about how the rent is assessed. Susan said there is a formula.

4.2. Future Tour Team - Wendi (secretary), Buck (admin) and a rotating parent. James and Nicole expressed interest. Susan can email out when tours are avail. to see who is interested/available.

5. NEW BOND PROPOSAL - Susan has previously looked into getting prop 39 funding requests and it didn't really work for us as a charter school. Now Chico Unified is looking to put Charter Schools on the bond proposal. Susan is looking into making another formal

request.

6. MEETING SCHEDULE - First Thursday of Each Month at 6pm, next meeting is October 5th.

7. ADJOURN 7:44 pm (time)

Meeting Notes Taken By: Wendi Putnam, Facilities Committee Secretary

**** Properties to still consider****

***301 Otterson Dr. - 4 acres open land on the corner of Hegan Ln. near Athletic Horizons**

***0 Esplanade and Leora Ct. - Lot next to Shasta Elem. near Degarmo Park - 9 acres open land**

***Hwy 32 and Bruce Rd. - Behind Sterling Oaks development on left side of Hwy 32 before Bruce Rd. Parcels available of 20 acres open land.**

***2080 E. 20th St. - United Healthcare Building**

***1 Fair St @ Hwy. 99**

Available Properties

Survey | Chico, CA

September 25, 2023

Presented To:



BLUE OAK

Presented By:

John Roth
Vice President
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O: +1 916 446 8722
John.Roth@cbre.com
Lic. 01896375

500 Capitol Mall, Suite 2400
Sacramento, CA 95814

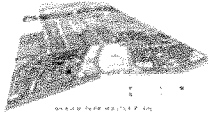
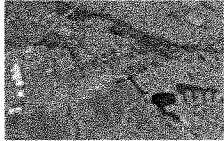




CBRE

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Tour of Available Office Facilities

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 - Map of Sites
- **Brochures/Floor Plans**
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 2. **Hwy 32 & Bruce Rd, Chico, CA 95928 (Going through approvals and does not have entitlements)**
 3. **301 Otterson Dr, Chico, CA 95928**
 4. **Fair St, Chico, CA 95928**
 5. **2080 E 20th St, Chico, CA 95928**
 6. **0 Esplanade Ave & Leora Ct, Chico, CA 95973**

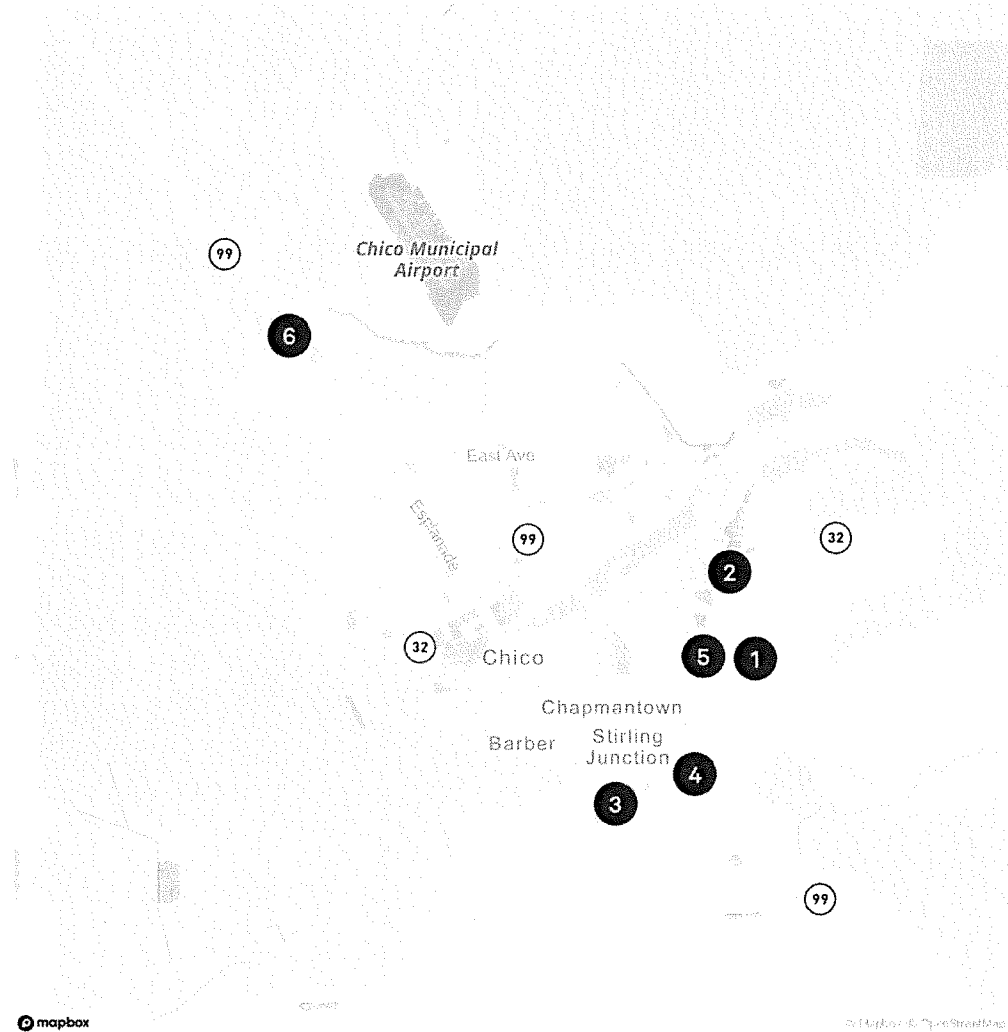
Property Matrix

Map Legend	Building Photo	Address	Available SF/ Acres	Sale Price/Lease Price	Sale/Lease Type
1.		Concord Ave & E 20 th St Chico, CA 95928	±28.75 Acres	TBD	TBD
2.		Hwy 32 & Bruce Rd Chico, CA 95928	±20.28 Acres	\$12,000,000	Sale
3.		301 Otterson Dr Chico, CA 95928	±4.01 Acres	\$875,000	Sale
4.		Fair St Chico, CA 95928	±22.00 Acres	\$2,750,000	Sale (Sellers want to sell entire lot as one piece. They will not break up AC's)
5.		2080 E 20 th St Chico, CA 95928	±45,000 SF	\$2.20/PSF	FSG
6.		0 Esplanade & Leora Ct Chico, CA 95973	±9.93 Acres	\$5,623,163	Sale

Map of Sites

Chico

- 1 Concord Ave & E 20th St
Chico, CA, 95928
- 2 CA-32 & Bruce Rd
Chico, CA, 95928
- 3 301 Otterson Dr
Chico, CA, 95928
- 4 Fair St
Chico, CA, 95928
- 5 2080 E 20th St
Chico, CA, 95928
- 6 Esplanade & Leora Ct
Chico, CA, 95973



1

Concord Ave & E 20th St



Location: **Mariam Park**
Cluster
Submarket
Butte County
Chico, CA 95928

Type: **Land**
 Proposed Use: **Commercial**
 Zoning: **C**
 Density: **-**

Developer: **-**

Parcel Size: **28.75 AC**
 Lot Dimensions: **-**
 Improvements: **-**
 On-Site Improv: **Rough graded**

Management: **-**

True Owner: **Daniel T. & Dawn M. Gonzalez**

Recorded Owner: **Gonzales Dev Co Llc**

Parcel Number: **002-180-157-000**



2

Hwy 32 & Bruce Rd

**(Going through approvals and does not
have entitlements)**



Location: Cluster
Submarket
Butte County
Chico, CA 95928

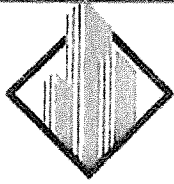
Type: Land
Proposed Use: Retail, MultiFamily
Zoning: R3 and R4
Density: -

Developer: -
Management: -
True Owner: -
Recorded Owner: -

Parcel Size: 20.28 AC
Lot Dimensions: -
Improvements: -
On-Site Improv: Raw land

Parcel Number: 002-160-076

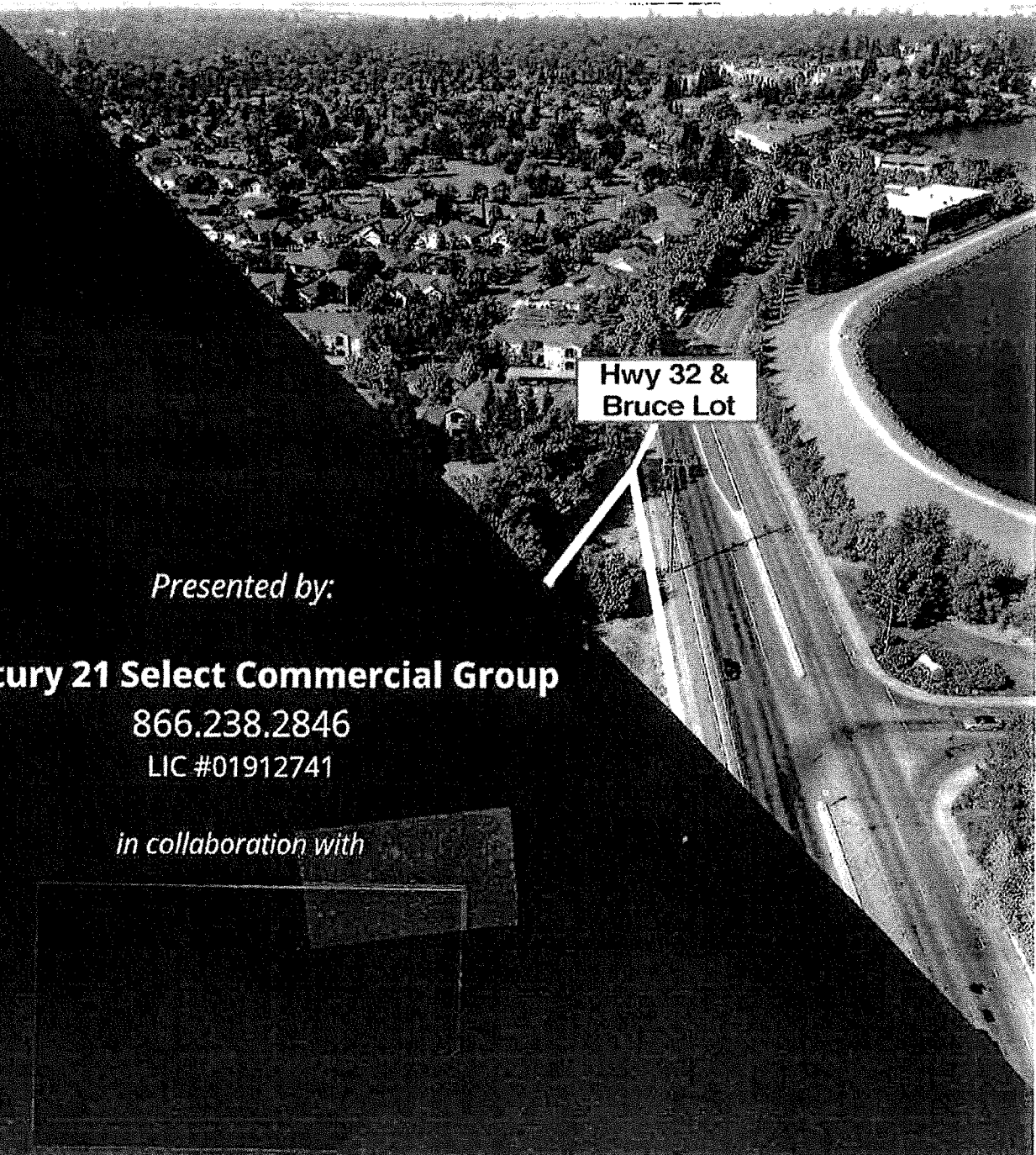
Sales Company: 32 & Bruce Partners LLC: George Eshoo (650) 364-7030



**SELECT
COMMERCIAL
GROUP**

Highway 32 & Bruce Road

AN APARTMENT & RETAIL PROJECT



**Hwy 32 &
Bruce Lot**

Presented by:

Century 21 Select Commercial Group

866.238.2846

LIC #01912741

in collaboration with

21 COMMERCIAL®

Hwy 32 & Bruce

C E N T U R Y 2 1
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Hello,

We have a unique opportunity for new commercial development in our beautiful "City of Trees," Chico. Our wealthiest population in Chico is lacking easy access to high quality whole foods and our available commercial parcel is located in the perfect spot to remedy this situation. A high quality grocery store would service 1000's of our highest valued real estate neighborhoods.

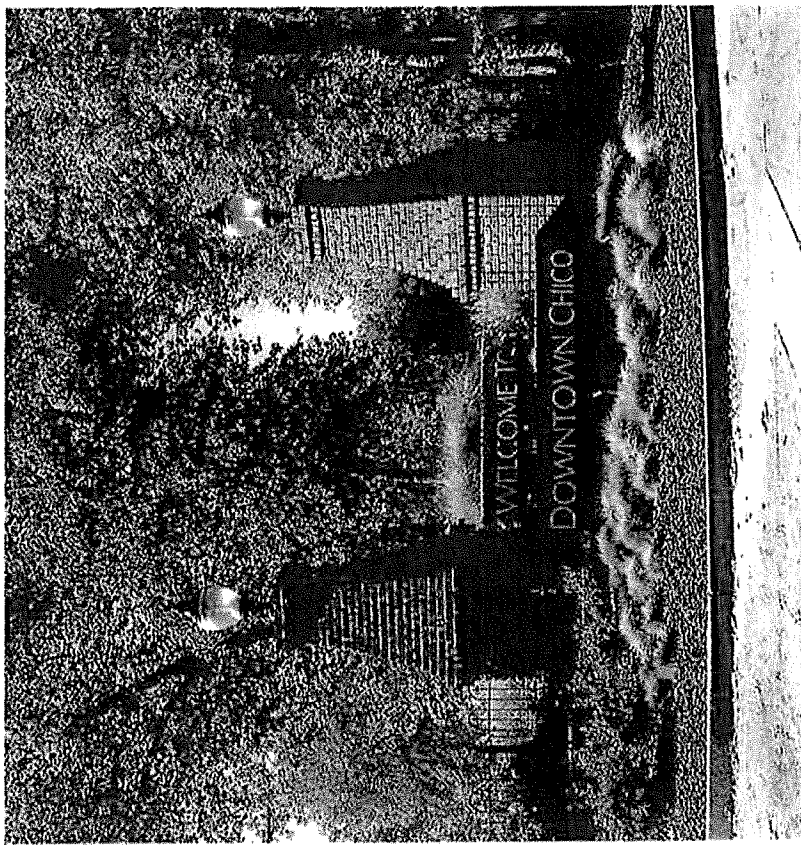
Our lot also features high density R3 & R4 acreage for a near guarantee that this market will be serving even more households in the near future, and within walking distance to many!

We would like to show you a bit about the potential a spot like this has to offer for a company like yours.

Thank you,

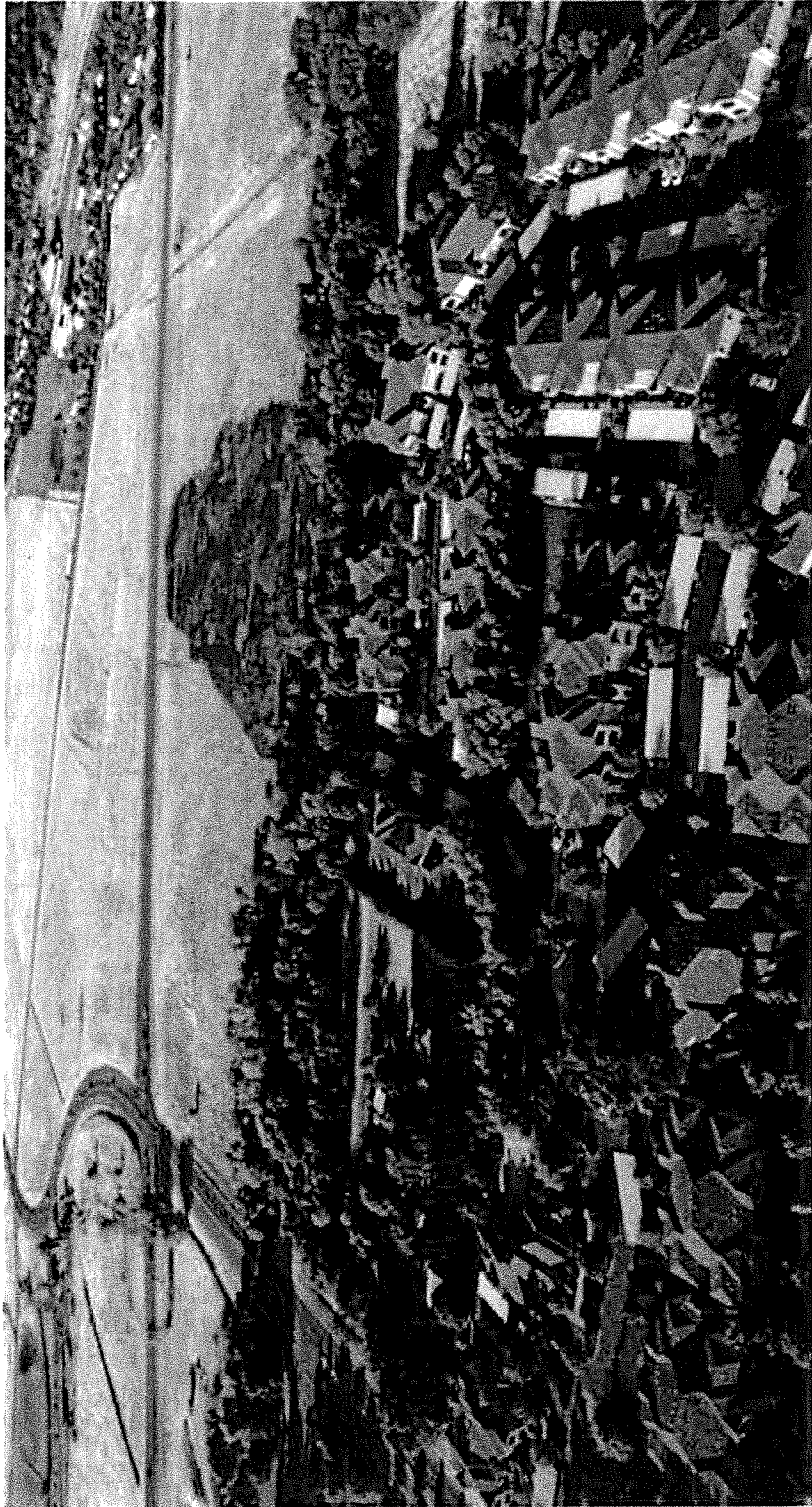
Century 21 Select Group-Commercial

*Commercial land development
opportunity in Chico, Ca.*

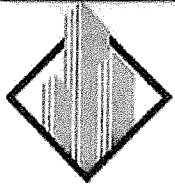


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Aerial Photo:



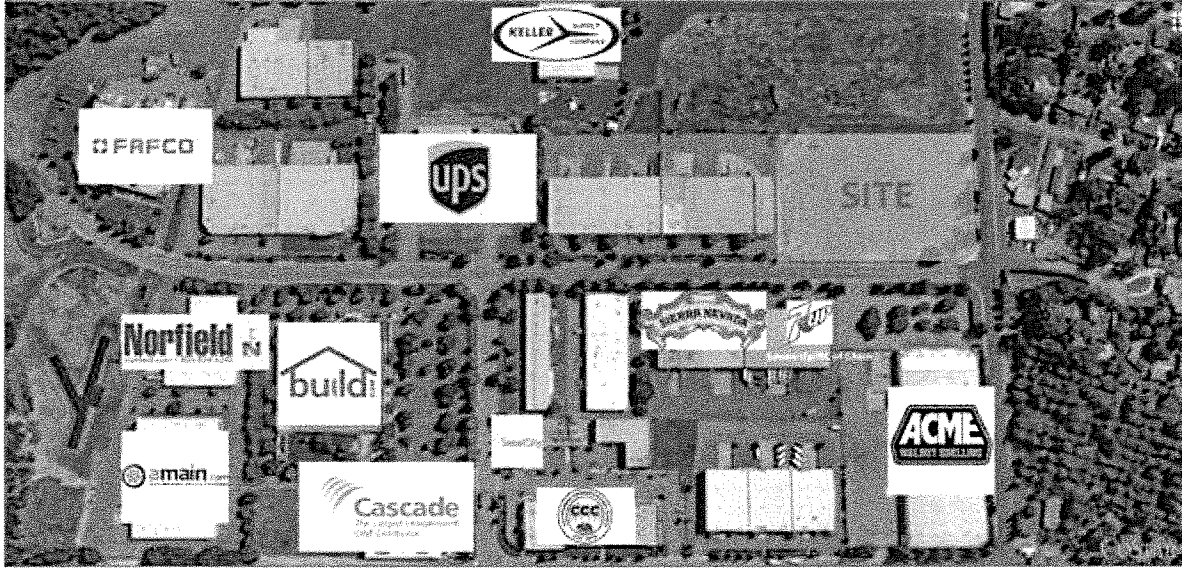
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3

301 Otterson Dr



Location: 4 Acres- Ready for Development
 Cluster
 Submarket
 Butte County
 Chico, CA 95928

Type: Land
 Proposed Use: Industrial, Distribution, Industrial Park,
 R&D, Self-Storage, Truck Terminal,
 Warehouse, Agribusiness

Zoning: Light Manufacturing
 Density: -

Developer: -
 Management: -
 True Owner: -
 Recorded Owner: Berger

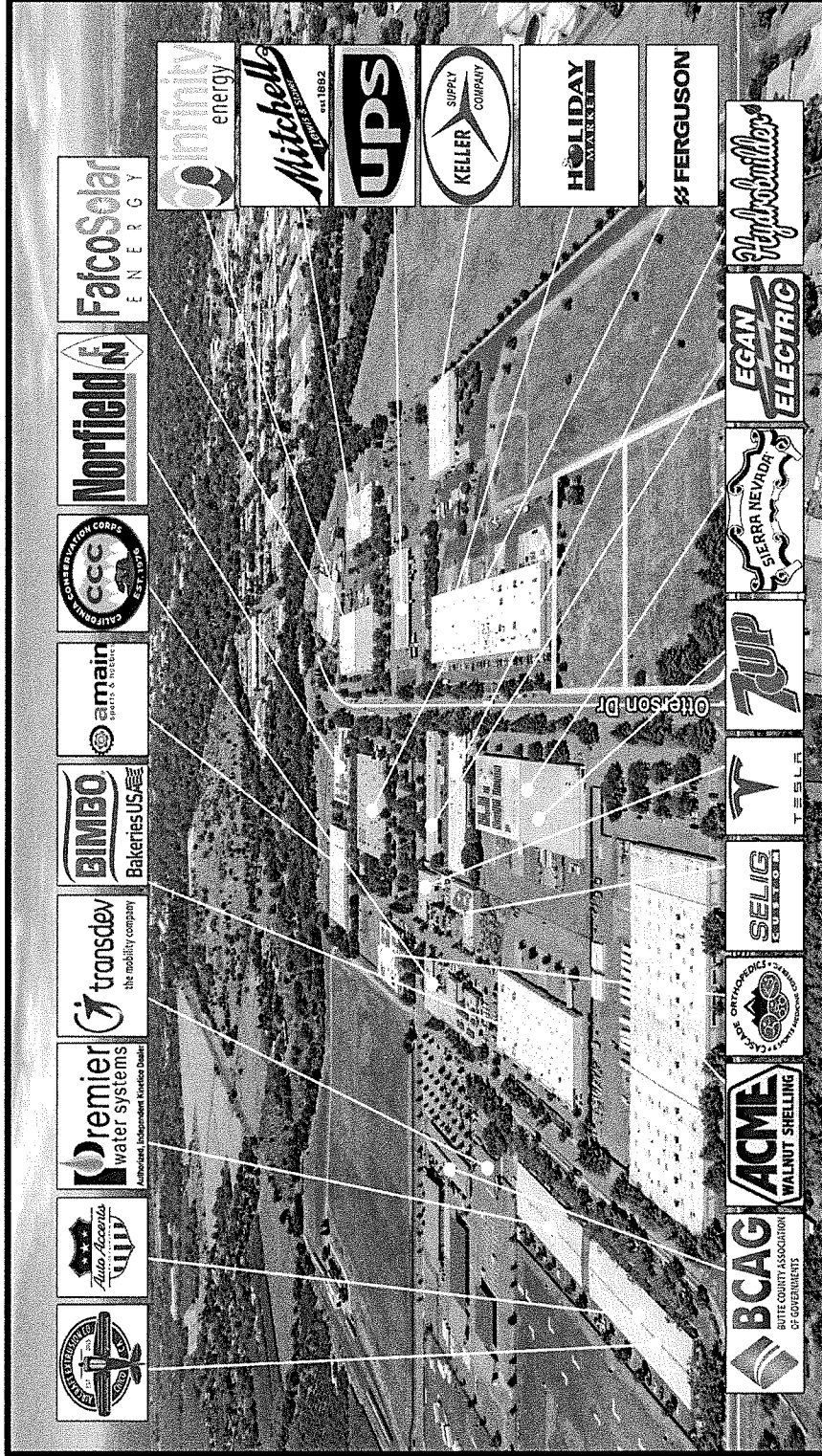
Parcel Size: 4.01 AC
 Lot Dimensions: -
 Improvements: -
 On-Site Improv: -

Parcel Number: 039-620-035, 039-620-036-000

Sales Company: Harris Commercial Real Estate Services: Calen Chapman (530) 514-3034

INDUSTRIAL LAND FOR SALE

Located In the Hegan Lane Business Park- Chico, CA



Calen Chapman
 Lic. 02002193
 530.514.3034 / cchapman@harriscre.com

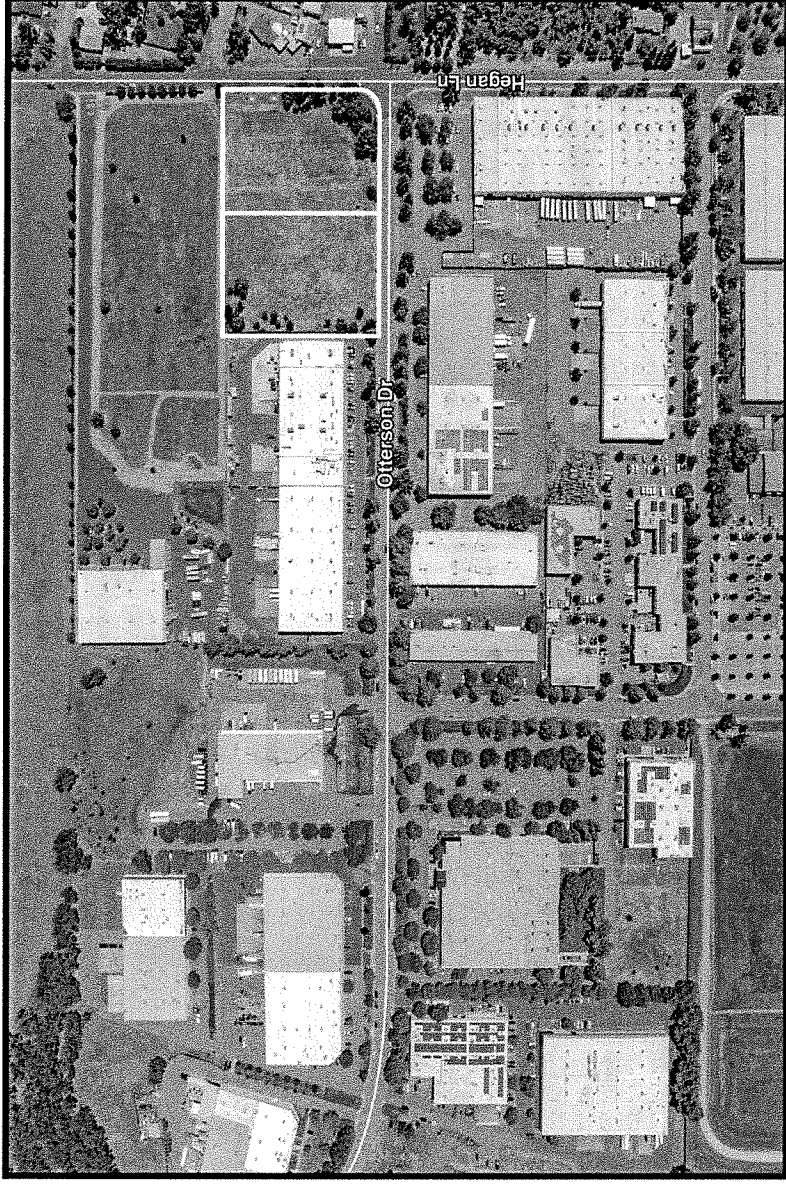
*Information contained herein has been obtained from sources deemed reliable, we do not, however, guaranty its accuracy.

HARRIS

PROPERTY HIGHLIGHTS

- Great location with quick access from Hwy 99. (4 minutes or 1 ½ miles)
- 4 acres (2 parcels) ready to build with curb, gutter, sidewalk in place. City utilities are located in the street.
- Located at the entrance of the established **Hegan Lane Business Park**, home to many major and successful businesses in the area.
- Zoned Light Manufacturing, allowing for various uses.

Listed at \$875,000 (\$5 / SQ FT)



Calen Chapman
Lic. 02002193
530.514.3034 / cchapman@harriscre.com

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HARRIS

LOCATION

Quick and easy
access from Hwy
99 on / off ramp,
approximately 4
minutes / 1.5
miles away.



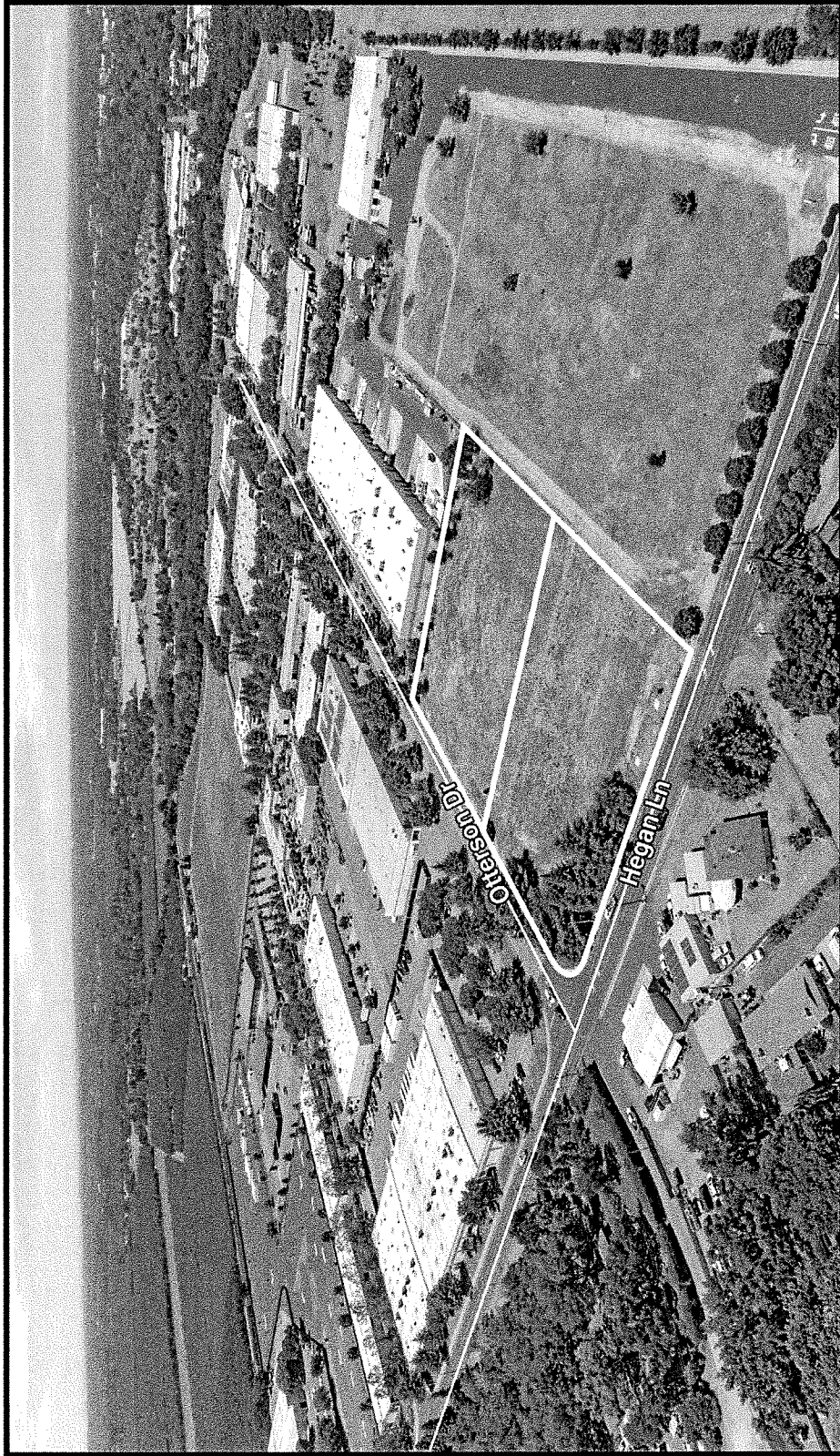
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HARRIS

AERIAL

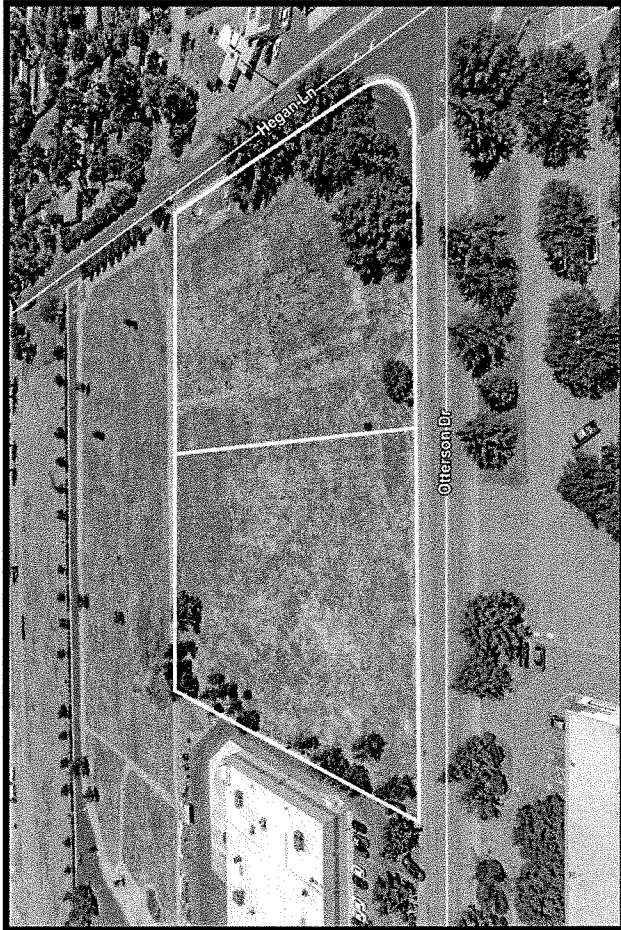
301 Otterson Drive, Chico, CA



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530.514.3034 / cchapman@harrisere.com

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HARRIS



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530.514.3034 / cchapman@harriscre.com

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HARRIS

4

Fair St



Location: Cluster
Submarket
Butte County
Chico, CA 95928

Type: Land
Proposed Use: -
Zoning: Regional Commercial
Density: -

Developer: -
Management: -
True Owner: -
Recorded Owner: -

Parcel Size: 22 AC
Lot Dimensions: -
Improvements: -
On-Site Improv: -

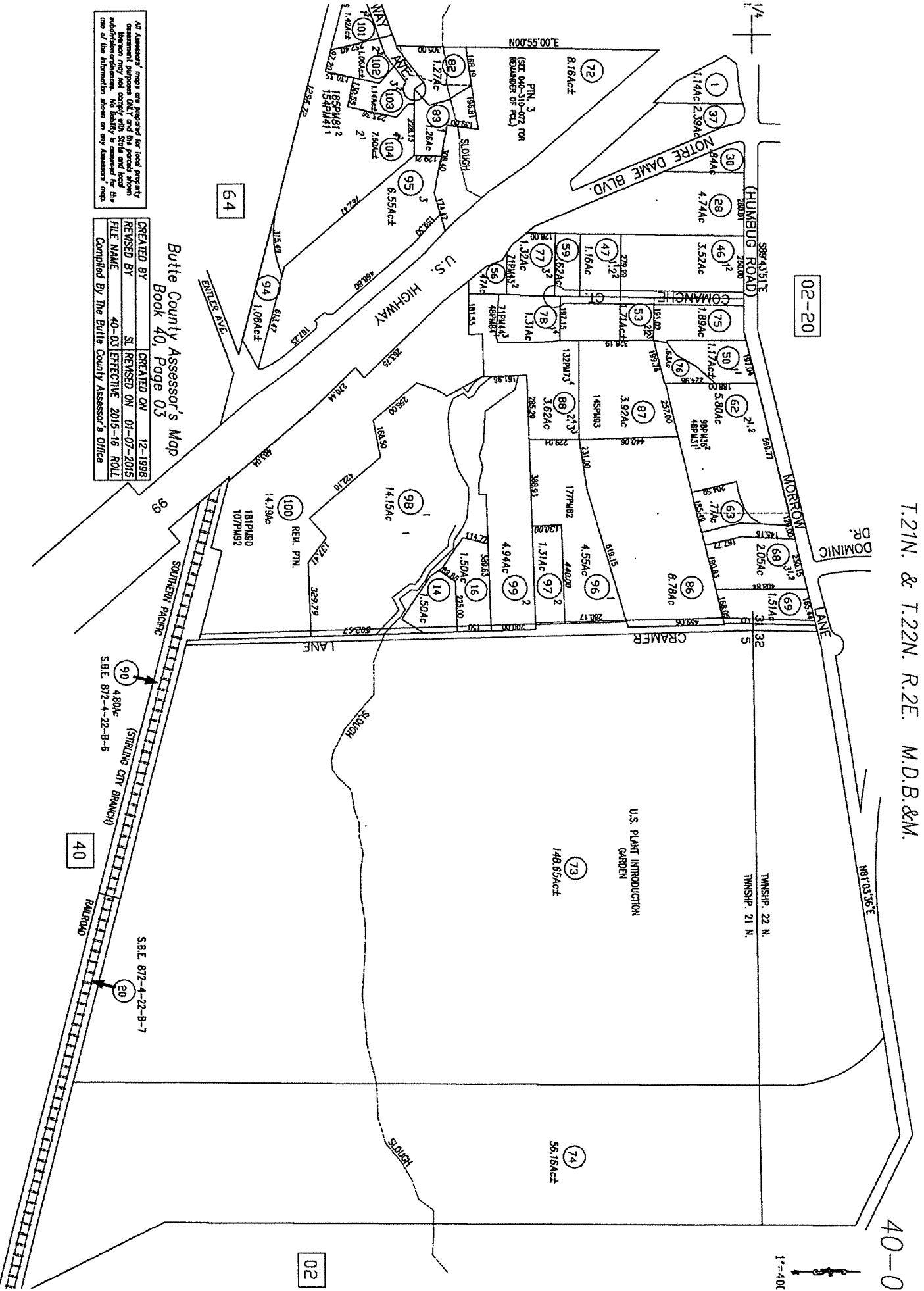
Parcel Number: 040-030-072, 040-310-072
Sales Company: Bill Chance Realty: Bill Chance (530) 343-7085

T. 21N. & T. 22N. R. 2E. M.D.B. & M.

40-0

02-20

1"=40'



All Assessor's maps are prepared for local property assessment purposes only and are not to be used for other purposes. The Assessor's Office is not responsible for the use of the information shown on any Assessor's map.

CREATED BY _____ CREATED ON 12-1998
 REVISION BY _____ REVISION ON 01-07-2015
 FILE NAME 40-03 EFFECTIVE 2015-16 ROLL
 Compiled By: The Butte County Assessor's Office

Butte County Assessor's Map
 Book 40, Page 03

64

99

90

40

20

02

DR. DOMINIC LANE

TOWNSHIP 22 N.
RANGE 21 N.

U.S. PLANT INTRODUCTION GARDEN

73
148.65Ac

74
56.16Ac

PN. 3
(SEE MAP-110-072 FOR
REMAINDER OF PC.)

LANE

SLOUGH

SLOUGH

U.S. HIGHWAY

NOTRE DAME BLVD.

HUMBURG ROAD

MORROW LANE

NOTICE

(STIRLING CITY BRANCH)

RAILROAD

S.B.E. 872-4-22-B-7

S.B.E. 872-4-22-B-6

REM. P.N.

181PUBO
107PUB2

14.79Ac

100

98

14.15Ac

96

4.55Ac

97

1.31Ac

99

2

3.62Ac

98

273

145PUB3

3.92Ac

97

8

257.00

96

1.17Ac

95

1.77Ac

94

1.08Ac

93

6.55Ac

92

1.27Ac

91

1.14Ac

90

4.74Ac

89

3.52Ac

88

1.16Ac

87

1.32Ac

86

8.79Ac

85

5.80Ac

84

2.05Ac

83

1.57Ac

82

1.57Ac

81

1.57Ac

80

1.57Ac

79

1.57Ac

78

1.57Ac

77

1.57Ac

76

1.57Ac

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2080 E 20th St



Location: Cluster
 Submarket
 Butte County
 Chico, CA 95928

Building Type: Class B Office

Status: Built 2001

Stories: 1

RBA: 99,840 SF

Typical Floor: 99,840 SF

Total Avail: 59,964 SF

% Leased: 85.0%

Developer: -
 Management: -
 Recorded Owner: Trinet West WA LLC

Expenses: 2021 Tax @ \$1.58/sf

Parcel Number: 002-370-079-000

Parking: 514 Surface Spaces are available; Ratio of 5.15/1,000 SF

Amenities: Air Conditioning, Bus Line, Food Court, Property Manager on Site

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/mo + Svs	Occupancy	Term	Type
P 1st	45,000	45,000	45,000	Withheld	Vacant	Thru Jan 2025	Sublet

Office | For Sublease

CBRE

2080 E 20th Street

Chico, CA

2080 E 20th Street
Chico, CA 95928
www.cbre.com/sacramentodt

±45,000 SF Building for Sublease



Property Highlights

Centrally located along Chico's major retail corridor, the Class A building is located adjacent to the Regional Mall, within walking distance to full range of services. Site is served by public transit, 1/4 mile from Hwy 99 on major arterial roadway at signalized intersection.

Chico is widely regarded as one of the top Nor-Cal communities for quality of life. With two local Colleges (Cal State University Chico and Butte Community College), the region also provides skilled and affordable labor.

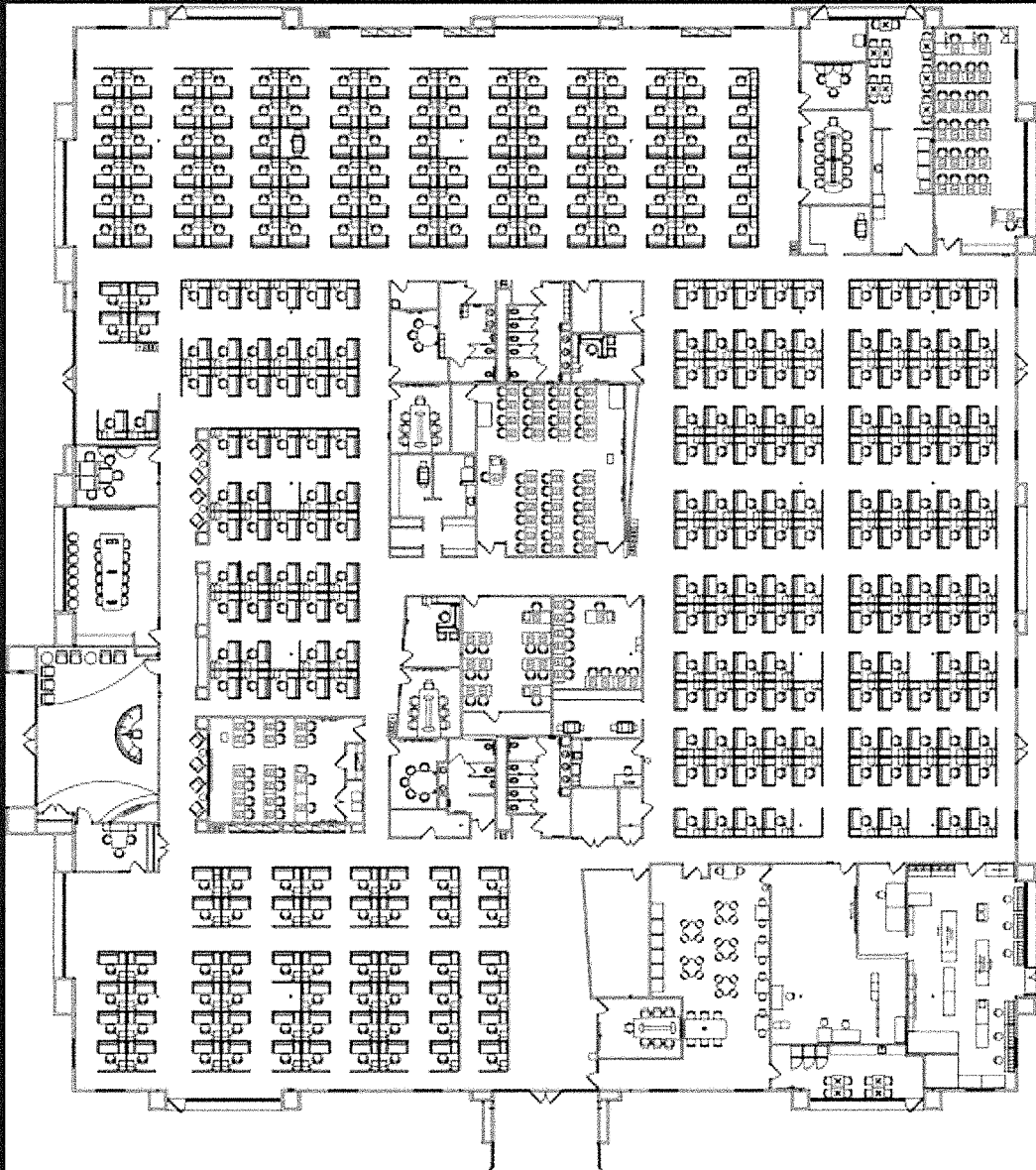
Chico is located 90 miles North of Sacramento. Served by Municipal Airport. Ranked by California Business Magazine as one of the top 5 communities in the Nation. Workforce training and assistance available.

Property Details

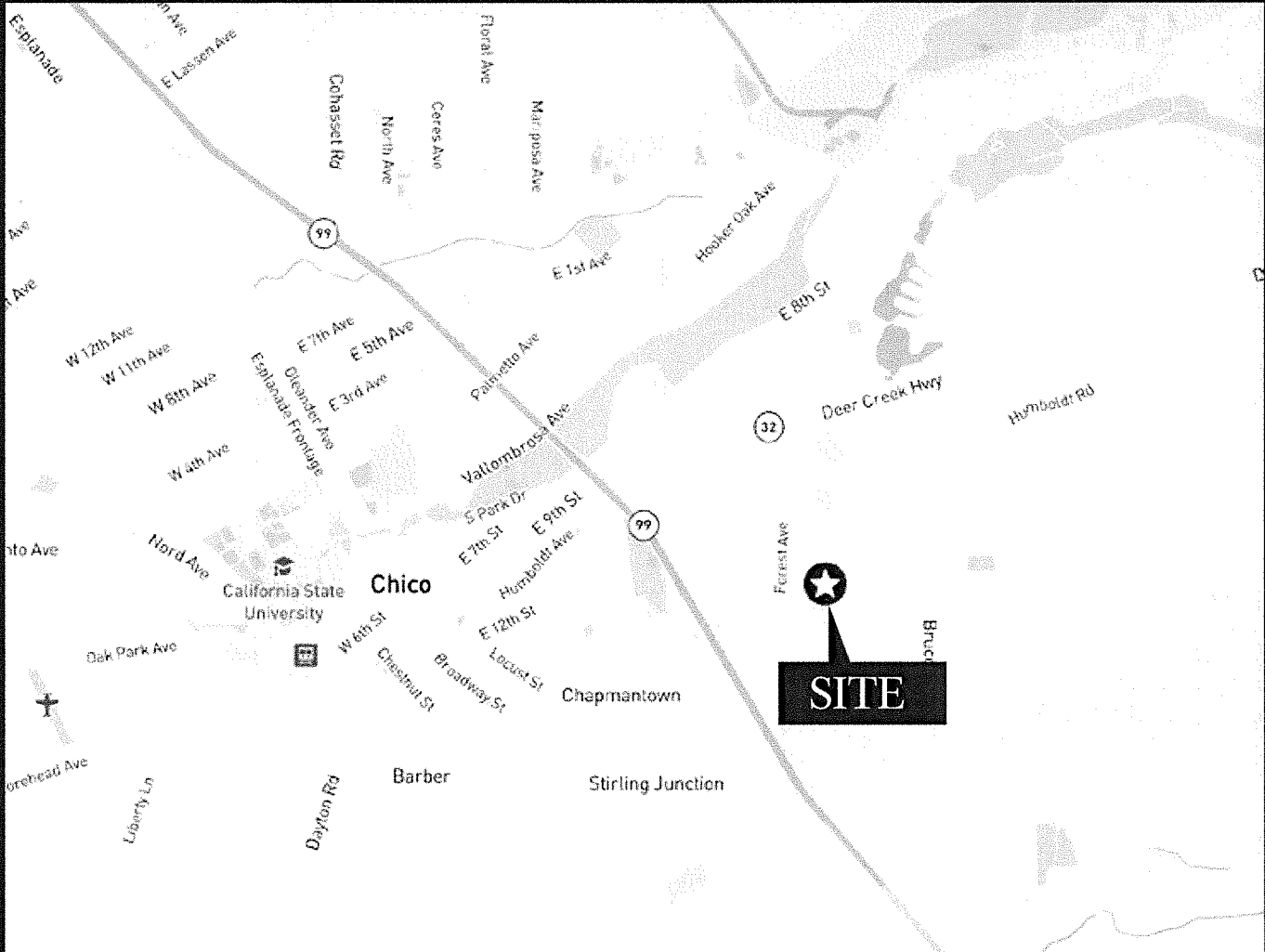
- + \$22.27 psf/year (\$1.86/psf/mo.), Full Service Cross
- + Plug-N-Play Ready
- + Furniture - negotiable
- + Single Story
- + B Class Office Building
- + Property Manager on site
- + Bus Line
- + Great location - walking distance to retail and restaurants



Floor Plan



Map



Contact Us

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6

0 Esplanade & Leora Ct



Location: Future Shopping Center Location
Cluster
Submarket
Butte County
Chico, CA 95973

Type: Land
Proposed Use: Retail, Neighborhood Center
Zoning: M-C
Density: -

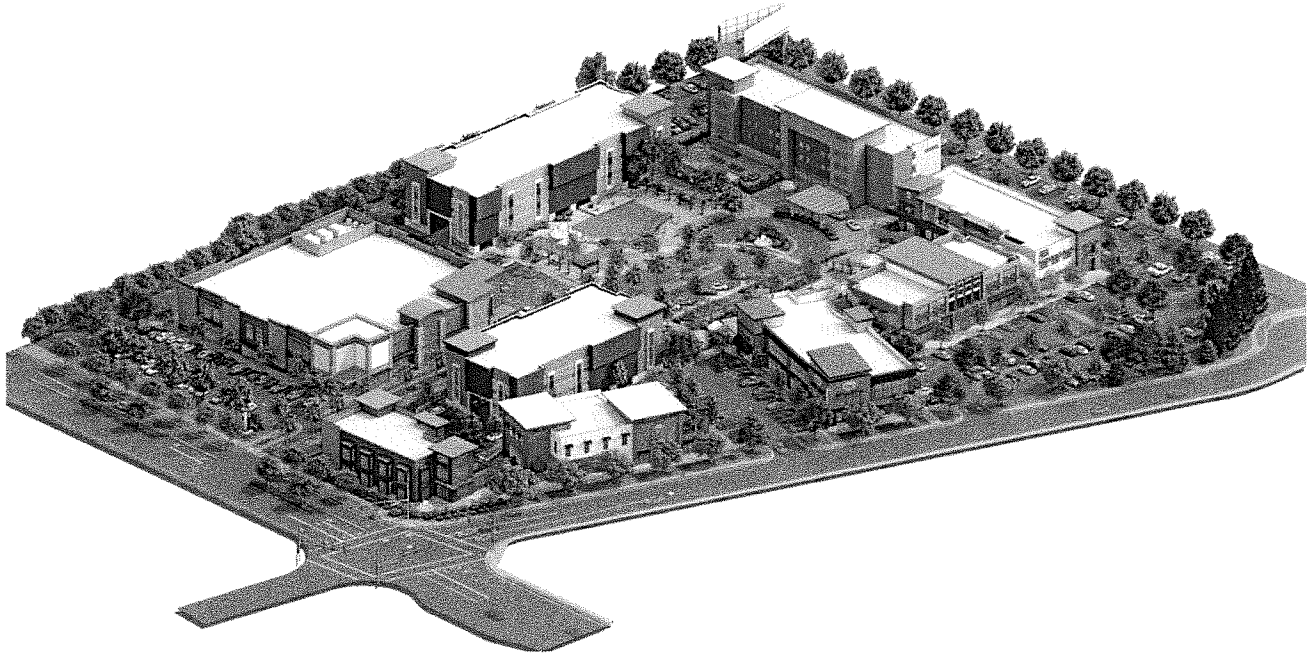
Developer: -
Management: -
True Owner: Yi Qiao Lau
Recorded Owner: -

Parcel Size: 9.98 AC
Lot Dimensions: -
Improvements: -
On-Site Improv: -

Parcel Number: 006-550-010-000

Sales Company: Coldwell Banker Commercial C&C Properties: Mike Donnelly (530) 896-3126, Brian Littrell (530) 896-3166

LOCATION



*Located in a high
growth area on one of
Chico's busiest areas!*

PROPERTY DESCRIPTION

Chico's next grocery anchored shopping center and commercial development location! Absolute prime real estate in a high growth area. Incredible frontage along Esplanade and Highway 99, right across the street from Shasta School. Hundreds of new homes and apartments have been built with no grocery store nearby. Hard corner available for drive through or other retail uses. Also perfect for additional hotel site and retail shops and commercial services. Zoned GC - General Commercial. Total of 9.93 acres. Call now to discuss and make an offer. Owner is a licensed California Real Estate Broker.

INVESTMENT HIGHLIGHTS

- Location, Location, Location
- Convenient corner location
- Room for large parking lot
- Large flat commercial lot

PRICING DETAILS

Price \$6,086,000
Lease Type: Unimproved Commercial Land
SqFt: 432,551 sqft
Lot Size 9.93 Acres

PROPERTY DETAILS

GENERAL

Legal Address	0 Esplanade & Leora Ct
Mailing Address	
APN	006550015000
Lot Size	9.93
Land SqFt	432,551
Year Built/Renovated	
Ownership	
Number of Stories	Flat land
Parking	
Topography	Flat
Number of Tax Parcels	1

CONSTRUCTION

Foundation	N/A
Framing	N/A
Exterior	N/A
Parking Surface	N/A
Roof	N/A

MECHANICAL & ZONING

HVAC	N/A
Utilities	Public To-Site
Zoning	General Commercial

ACCESS POINTS

On the corner of Esplanade & Lenora

UTILITIES

Gas	N/A
Electric	Public
Water	Public
Sewer	N/A
Trash	N/A

