

MEMORANDUM OF AGREEMENT
Between the Davis Joint Unified School District
And the City of Davis
For the Purpose of Exploring Joint Planning and Mutual Benefit
From Use of School District Real Property Assets

The Davis Joint Unified School District (DJUSD) and the City of Davis (City) hereby agree to jointly pursue planning for best use and possible disposition of real property assets owned by DJUSD.

The DJUSD currently owns several surplus real property assets within the City of Davis. These properties have significant value that may be employed to maintain and enhance the DJUSD educational mission.

The DJUSD and City have shared interests regarding these properties and their potential disposition and use. The City has a high interest in assuring that any property within the Davis city limits be used consistent with city land use planning guidelines and compatible with surrounding uses. The DJUSD has a high interest in maximizing the value and making full use of all assets to support and enhance its educational mission. Both agencies support these shared interests.

Both the DJUSD and the city have distinct authorities, constraints and resources. Together the two agencies may achieve greater benefits for the community than either could achieve through separate, disconnected processes. Through shared planning and joint commitment of the two agencies the value of the properties in question may be enhanced by the removal of some elements of risk for the agencies and potential private partners.

DJUSD and the City will collaborate on site planning and other necessary approaches to maximize the value to DJUSD of district owned land in concert with City land use planning processes and with active engagement of neighborhoods that will be affected by land use changes.

The DJUSD and City agree that the guiding principles and commitments of this collaboration shall be:

- Both parties commit to good faith efforts to jointly pursue shared interests.
- Both parties value the broader interests that transcend the scope of either agency and both parties are committed to serving the community as a whole.
- Both agencies are committed to open and transparent processes that enhance the community's trust.
- Both parties commit the energies of necessary staff and policy making time to this joint effort.
- Neither party abandons its individual policy making discretion or authorities. Both agencies retain their current authority to approve, reject or modify any actions within their purview resulting from this joint planning.

Through separate actions in May and June 2006, the DJUSD Board of Education and the Davis City Council each appointed two members to serve together on an Ad Hoc Committee to work with staff, consultants, and community members to further this joint planning work. The Ad Hoc Committee serves to advance the interests of the Board of Education and the City Council in pursuit of joint planning.

The charge to this committee is hereby established as follows:

- Assure that both the DJUSD Board of Education and the Davis City Council review process, plans, and options at formative stages and that sufficient information is present for active timely decision making by these policy bodies;
- Actively inform the Board of Education and City Council on an ongoing basis regarding all aspects of this process;
- Assure timely opportunities for the DJUSD Board of Education and the Davis City Council to actively express specific interests for each property under consideration;
- Define the process of the joint planning work, including outlining the role of staff and consultants employed by both the City and DJUSD;
- Explore and establish means of engaging key public stakeholders in the planning process;
- Participate actively as necessary in the joint planning processes;
- Discuss options for possible uses and processes for each real property asset under consideration by DJUSD for disposition;
- Conduct a joint planning workshop for the two bodies to actively and jointly consider options in open public session;
- Work with staff and consultants of the two agencies to monitor timelines and pursue necessary property disposition strategies;
- Assure that all methods of offering property for transfer are consistent with all legal guidelines and are conducted in a manner to enhance public trust; and
- Support and participate in property disposition negotiations with public and private parties as appropriate.

The processes outlined in this Memorandum of Agreement may be applied to real property assets owned by DJUSD, including the Grande school site, the remainder parcel at Harper Junior High School, the Wildhorse school site currently being used as Nugget Fields and the Susan B. Anthony Administration Building.

This agreement is entered into by the DJUSD and City voluntarily and with the sole purpose of actively addressing shared interests and broad community benefits. Both parties agree to pursue the commitments and processes energetically. Either party may withdraw from this agreement at any time for any reason.

Approved by the Davis City Council on

August 4, 2008

Approved by the DJUSD Board of Education on _____