

# Encinitas

UNION SCHOOL DISTRICT

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March 17, 2014

## Board of Trustees

Emily Andrade  
Maureen "Mo" Muir  
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Mayor Teresa Barth  
City of Encinitas  
505 South Vulcan Avenue  
Encinitas, CAS 92024

Dear Mayor Barth:

## Superintendent

Timothy Baird, Ed.D.

Thank you for your letter dated March 13, 2014 regarding Pacific View. Our District shares your goals in that we have always desired for the City of Encinitas to purchase this property. However, with the understanding that we need a fair and equitable price for this valuable asset.

## Assistant Superintendents

Leighangela Brady, Ed.D.  
Educational Services

In your letter you mention options for the property such as a joint-use agreement or forming a joint powers agreement for the development and operations of an art center. Although, we appreciate that these creative and frequently complex agreements might be an appropriate tool for running an art center after it is built, we are not clear on how they would help facilitate a sale of this property from the District to the City. Even if a land sale could be worked into some agreement utilizing these tools, our District is not in financial position to build or run an art center. We currently have performing arts facilities at all nine of our campuses that meet these needs for our students and the sale of this land could be used to update and support these facilities.

Angelica Lopez  
Administrative Services

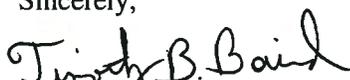
John Britt  
Business Services

With that stated, we do want to give the City one final opportunity to make an offer on this property. Our current minimum bid for Pacific View is \$9.5 million. I understand that the City has a closed session this week to discuss price and terms related to making a bid on this property. The District is requesting the following articles in this potential bid:

1. The offer for the property must be \$9.5 million or higher.
2. The offer must state that the City will stipulate that the property will never be rezoned, sold to another buyer, or leased. The only uses for the property will be to build an art center, build a park, or build some other type of community space to be enjoyed by all.
3. The City must stipulate that the historic old schoolhouse will remain on the property in perpetuity.
4. All other terms of the offer are negotiable and could be resolved through a meeting with the ad hoc negotiations committee.

If the City can deliver this offer to our District office by 5:00 p.m. on Friday, March 21, our Board president will call for a special meeting on Monday, March 24 to consider the City offer and possibly delaying our auction process. We look forward to your response.

Sincerely,

  
Timothy B. Baird, Ed.D.  
Superintendent

cc: Board of Trustees  
City Council  
City Manager Gus Vina