

SCHOOL FACILITIES BOARD
February 18, 2004
Phoenix, Arizona

The School Facilities Board held a board meeting at the School Facilities Board Offices, 1700 West Washington, Suite 230 Phoenix, Arizona. The meeting began at approximately 4:00 P.M.

<u>Members Present</u>	<u>Guests Present</u>
Conley, Patrice (by phone)	Cecilia Owen, Coconino County Accom.
Granillo, Pete (by phone)	(by phone)
Keenan, Brooks (by phone)	
Van Sittert, Logan, Chair	
Vaughan, G. Keith (by phone)	
Wicks, Michael (by phone)	
<u>Members Absent</u>	
John Wright	
Kate McGee	
Vicki Salazar	
<u>Staff Present</u>	
William Bell, Executive Director	
Tim Brand, Facilities Deputy Director	
Judith Darknall, Assistant Attorney General	
Deborah Dominguez, Executive Assistant	
Emerson Stiles, Land Specialist	
Kristen Landry, Public Information Officer	

Welcome

Logan Van Sittert welcomed the School Facilities Board.

- I. Call to Order
The Board Chair, Logan Van Sittert, called the meeting to order at approximately 4:00 P.M.
- II. Roll Call
There were six Board Members present at this meeting.
- III. Consideration of Request for Land or Real Property Purchase, Lease, or Donation, including requests from:
 - a. Step III
Coconino County Accommodation District

Emerson Stiles explained that staff had originally ordered two appraisals on this property. Those two appraisals came in at very different amounts- one at \$500,000 and the second at \$275,000. A third review appraisal was ordered

which was in agreement with the \$500,000 amount. The seller has accepted this as the purchase price.

Keith Vaughan asked District Superintendent Cecilia Owen why this parcel was so expensive as it is about \$230,000 per acre. Ms. Owen stated that there are many factors contributing to the price, mainly the scarcity of land within the Flagstaff city limits. She added that the proximity to the community college and part time employment for the students as well as the present infrastructure affected the price.

Keith Vaughan asked about the industrial area in which this parcel sits. Ms. Owen clarified that this is a light industrial area that contains a gymnastics school, a guidance center, a television station, a Walgreens distribution center and a DES office.

Peter Granillo moved that the Board approve Staff recommendation to approve the purchase of a high school site for the Coconino County Accommodation District project number (030199000-9999-001L). Pat Conley seconded.

Pat Conley asked why the second appraisal came in at such a low price. Emerson Stiles explained that the appraiser was not familiar with Flagstaff property and some of the COMPS he used were of a heavier industrial and run-down area.

Motion passed on a 6-0 roll call vote.

XIII. Public Comment
None

Adjournment

There being no further business Board Chair, Logan Van Sittert, adjourned the meeting at approximately 4:10 P.M.

Approved by the School Facilities Board on _____, 2004

Logan Van Sittert, Chair