



Special Public Meeting of the Board of Education
School District No. 27 (Cariboo-Chilcotin)

Tuesday, June 14, 2022

7:00 p.m. – School District Office

1. Opening by Board Chair – Acknowledgement that the meeting is being held on the traditional and unceded territory of the Northern Secwepemc People.

- 1.1. Call to Order

2. Approval of Agenda

THAT the agenda of the June 14, 2022, Public Board of Education Meeting be approved as presented.

- 2.1. Closed Meeting Report - None

3. Delegations

- 3.1 Williams Lake First Nations (WLFN)

4. Reports

- 4.1 Secretary-Treasurer / Superintendent

Proposed Sale of Poplar Glade

THAT School District No. 27 (Cariboo-Chilcotin) Former Poplar Grove School Site Disposal Bylaw 2022 be read a first time this 14th day of June 2022.

THAT School District No. 27 (Cariboo-Chilcotin) Former Poplar Grove School Site Disposal Bylaw 2022 be read a second time this 14th day of June 2022.

5. Adjournment

6. Public Comments



Briefing Note

TO: Board of Education

FROM: Staff

DATE: June 14, 2022

RE: Poplar Glade

ISSUE

Proposed Sale of Poplar Glade

BACKGROUND

The Board has been working with local entities, including The City of Williams Lake and Williams Lake First Nation, as well as with government ministries, to make the Poplar Glade site available as part of the Board's ongoing work to support the City of Williams Lake's growing need for housing development, and to generate revenue for the Board to fulfil its statutory mandate to provide public education programs.

The Board has followed the legal requirements that apply to disposals of school land. Those requirements include obtaining written land disposal approval from the Province, which the Board received as of December 22, 2021. The Board then issued a Request for Offers (RFO) that closed on May 13, 2022.

The Board, set their desired minimum value of \$975,000 which is above the latest assessment of highest and best use.

The School District is not responsible for generating revenue. However, surplus properties are one means by which a school district can capture additional funds to support other capital improvements. Cash value may not be the only consideration for a School District, where ultimately our responsibility is to improve life chances of students.

DISCUSSION:

The Board received 5 offers in response to the RFO.



PROCESS ADOPTED BY THE STAFF

1. There were three independent reviews of each offer received- Secretary Treasurer, Superintendent and by legal services. The services of the lawyer were retained to advise on the legal components of each offer received. Internally we reviewed the Board of Education documents namely policy No. 3270.2, Administrative procedure No. 680, Ministerial Order regarding school building closure and disposal.
2. Staff took legal advice to review the offers, legal advice concluded that:
 - a. School Board holds fee simple title to the property, in the absence of a court order or a change in government policy, the School Board should be free to deal with the land as the registered fee simple owner.
 - b. As noted in the Request for offer document, The School District reserved itself the right to enter negotiations with none, one or more potential purchasers at any time.

Additionally

- All bids met or exceeded the minimum value
 - The Board will not share the value of unsuccessful offers
 - Parties may choose to disclose their offer as they see fit
- Multiple offers **did not follow the required RFO** or eliminated conditions set by the Board and were disqualified (some higher than the accepted offer).
- The offer from WLFN met all provisions of the RFO and was above value set by the Board, at \$1,075,000

The RFO, in respective articles, clearly stated:

“3. The School District is not bound to accept any offer.”

“6. A potential purchaser may be asked to provide further clarification with respect to their offer.”

“9. Additional information (by means of example only, purchase intention of use of land and the proposed timeline) may be submitted with the offer, but the School District may or may not consider it in the evaluation of the offer.”

- *All offers indicated some version of residential development, generally reflective of the City of William’s Lake long standing desire. Ultimately, the use of the site is under the control of the City.*

“10. ...In the event two or more offers of the same **net benefit** to the School District, the School District may, but need not, ask for further offers from



the parties, but need not continue until one offer is of the highest net benefit to the School District.”

- *Net benefit to the School District is determined by the School District*
- *WLFN offer includes commitments and benefits to assist the School District with the housing of new staff*
- *WLFN offer has further benefits that align with Board values*

The School District does not have to have to accept the highest offer. The offer from WLFN was not the highest cash value. It should be noted, the Board has significantly improved its financial standing over the past three years through improved governance, finance, and planning practices.

Is this the only “value” to the School District? Contending offers may choose to challenge the decision of the Board based on their concept of “value” and their belief that the Board must accept the highest cash bid.

Our mission statement and values include, “Learning, Growing and Belonging Together”.

A unique challenge for the School District in this process is maximizing the “value” of a parcel of land while maintaining, respecting, and valuing relationships with key partners. We believe, in our thoughtfulness of this process and decision, we are establishing the best path forward for all, while actively modelling what we believe.

Disposition of Poplar Glade to WLFN demonstrates our core values while also meeting the desire of the City to have control over future development by partnering with WLFN. It is the only reasonable disposition that provides all partners with an avenue for celebration moving forward.

RECOMMENDATION

That the Board of Education proceed with the first two readings of the “School District No. 27 (Cariboo-Chilcotin) Former Poplar Grove School Site Disposal Bylaw 2022”.

“Learning, Growing and Belonging Together”