

**Tucson Unified School District No. 1  
Governing Board Special Meeting  
Board Room, Morrow Education Center  
1010 East Tenth Street  
Tucson, Arizona**

**August 24, 2005  
5:00 p.m.**

**MINUTES**

**Present:**

Bruce Burke, President  
Adelita Grijalva, Clerk  
Judy Burns, Member  
Joel T. Ireland, Member  
Alex Rodriguez, Member

**Also Present :**

Roger F. Pfeuffer, Superintendent  
Nancy Coomer, Legal Counsel  
Patti Lopez, Ed.D., Deputy Superintendent/Chief Academic Officer  
Judith Knight, Ph.D., Associate Superintendent  
Estella Zavala, Interim Director, Public Information  
Dea Salter, Principal Supervisor  
Ross Sheard, Principal Supervisor  
Marcus Jones, Director, Engineering and Planning Services  
Lisa Hopper, President and Founder, World Care  
Chris Lopez, President, Keen Neighborhood Association  
Bridget Auvenshine, Director of Staff Services to the Governing Board  
Mary Alice Wallace, Senior Staff Assistant II  
Daniel Scarpinato, Arizona Daily Star  
TV Channel 13

**ITEM**

**ACTION**

SPECIAL MEETING CALLED TO ORDER – 5:15 p.m.

**PLEDGE OF ALLEGIANCE**

Alex Rodriguez led the Pledge of Allegiance.

No action required.

## ITEM

## ACTION

### SUPERINTENDENT'S REPORT

Roger Pfeuffer shared a five-year analysis of TUSD 8<sup>th</sup> day enrollment figures from the 2002 through 2006 school years which revealed a reversal of a trend in loss of students to a gain of 30 students for the 2005-2006 school year, for a total enrollment of 60,844.

No action required.

He provided background information as a preface to consideration of the lease for the Keen School facility including the composition of the committee to identify potential uses of the property within zoning limitations. He also acknowledged the pledge of \$30,000 by the DM-50 to TUSD for the three receiving schools of the Keen students for special after school programs, \$15,000 received for the 2005-2006 school year -- \$5,000 to each school, and \$15,000 to be received for the 2006-2007 school year -- \$5,000 to each school.

### ACTION ITEM

1. Requests for released time and travel

Roger Pfeuffer provided information and recommended approval.

Judy Burns moved approval, Joel Ireland seconded. Approved unanimously.

### STUDY/ACTION ITEM

2. Lease Agreement between Tucson Unified School District and World Care, Inc. for the Julia Keen Elementary School Facility, with authorization for the Director of Engineering and Planning Services to negotiate and execute the lease agreement

- a. Remove from the table as per August 9, 2005 Regular Board Meeting

Alex Rodriguez moved to remove Item 2 from the table, Adelita Grijalva seconded. Approved unanimously.

- b. Discussion/action regarding the Lease Agreement between Tucson Unified School District and World Care, Inc. for the Julia Keen Elementary School Facility, with authorization for the Director of Engineering and Planning Services to negotiate and execute the lease agreement

Joel Ireland moved approval with the addition of language at the end of Paragraph 13, Page 4 of the lease, to change the period to a comma and add *"or caused by any*

## ITEM

## ACTION

### STUDY/ACTION ITEM

2. b. (Continued)

Roger Pfeuffer referred to his background presentation, stated that the lease was studied at the last Board meeting, and responded to questions regarding any similar agreements in the past and the process for obtaining the zoning variance. He recommended approval.

Bruce Burke acknowledged the presence of Lisa Hopper of World Care and members of the World Care Board, and Chris Lopez of the Keen Neighborhood Association and members of that Board.

Lisa Hopper provided information on the origin of World Care and its four major programs –Education, Health, Community Service and Emergency Relief, and responded to questions regarding its benefit to the community, screening and supervision of volunteers and use of the facility by other non-profit organizations within the mission and vision of World Care.

Chris Lopez provided information on the process of informing and involving people from the Neighborhood Association about the status of the Keen facility, and responded to questions regarding the election of Board members for the Neighborhood Association and affirmed its endorsement of the proposal to lease the facility to World Care.

Board members asking questions and/or commenting were Bruce Burke, Joel Ireland, Alex Rodriguez, Adelita Grijalva and Judy Burns.

Nancy Coomer provided legal advice regarding provisions in the lease to address liability concerns, sub leasing, Quiet Possession and zoning. She stated the lease had also been reviewed by Spencer Smith of the DeConcini law firm who is a real estate attorney.

*negligence of Lessor,”* Alex Rodriguez seconded.  
Approved 4-1. Judy Burns voted no.


**ITEM**

**ACTION**

SPECIAL MEETING ADJOURNED – 6:05 P.M.

Approved this 13<sup>th</sup> day of June, 2006.

TUCSON UNIFIED SCHOOL DISTRICT NO. ONE

By   
Alex Rodriguez, Clerk  
Governing Board

maw  
Minutes\8-24-05Special