

**PAST ACTIONS OF THE SOUTHERN CALIFORNIA CONFERENCE
EXECUTIVE COMMITTEES AND PRIOR CONSTITUENCY SESSIONS
IN REGARDS TO
THE PROPOSED LAND SALES AND THE RELOCATION OF
NEWBURY PARK ADVENTIST ACADEMY AND VENTURA ESTATES**

**SOUTHERN CALIFORNIA CONFERENCE
EXECUTIVE COMMITTEE AND CONSTITUENCY SESSION ACTIONS
IN REGARDS TO THE DIVESTMENT AND REPLACEMENT
OF THE NEWBURY PARK ADVENTIST PROPERTIES**

History of actions taken by the constituents of SCC, the Executive Committee, and the constituents of Ventura County.

- **Feb 2, 1982** -- Conference votes to close the boarding operations of NPAA and that it operate as a day school beginning the 1982-83 school term. Action #27-82
- **June 8, 1982** -- At the recommendation of the NPAA Steering Committee, it was voted to conduct a feasibility study to determine the best use of the "physical resources" of the academy. Action #90-82
- **Aug 10, 1982** -- Voted to enter a contractual agreement with Marshall & Stevens to conduct the feasibility study.
- **Nov 16, 1982** -- Voted that the conference continue to provide academy facilities, with the probability of attached elementary school facilities, for the Adventist youth of Ventura County, but on a lease basis. Also that the conference, "in addition to the standard day school operating subsidy, the conference provide additional financial assistance as needed from the VOP building investment, up to a three school year transition period." Action #166-82
- **Nov 1, 1983** -- Voted the new school facility be a K-12 operation and thus minimize management overhead, also ensuring the strongest possible curriculum and staff. Also that flat pieces of property be identified as potential school sites which would assure :
 - 1) minimum investment in land preparation and use
 - 2) be central to the projected Ventura County growth pattern
 - 3) be an attractive area conducive to an educational operation
 - 4) be developed in a way to assure easy future expansion
 - 5) busing be considered
 - 6) Ventura ad hoc committee be formed to look for land for the school
 - 7) Deadline for the committee to find the land that the constituent churches could agree upon - Feb 1, 1984. If the deadline is not met the Conference Executive Committee and the Conference Board of Education will then assume the responsibility of selecting and allocating the site for the new school. Action #127-83
- **Jan 10, 1984** -- The Ventura ad hoc committee reported to the EXCOM that the nine churches in Ventura County and the respective school boards **voted that the NPAA, Linda Vista Jr. Academy, and the Conejo Valley Elementary School would be merged into one K-12 school on a site mutually agreed upon by the constituencies.**
- **Feb 7, 1984** -- Voted, to recommend the following resolution to the 55th Constituency Session in regards to the NPAA program:

Newbury Park Land Proposal

WHEREAS, the consulting firm of Marshall & Stevens, after many months of careful study, research, and analysis, has reported to the Conference Executive Committee that the recommended highest and best possible use of the Newbury Park Academy property be commercial, light industrial, and low-density housing, and

Feb 7, 1984 (cont)

WHEREAS, the constituents of the Seventh-day Adventist schools in Ventura County have voted to consolidate the operations of Newbury Park Academy, Linda Vista Jr. Academy, and Conejo Valley Elementary School into a single K-12 on a new site,

NOW, THEREFORE, be it

RESOLVED, that the Conference Executive Committee be authorized to develop and implement plans to achieve the highest and best possible use of the NPA property with the understanding that while sale of the entire plot is possible, it should be the least preferred alternative.

RESOLVED FURTHER, that the Conference Executive Committee be authorized to retain consultants, experts, and other individuals whose services may be required in order to obtain the most profitable use of said property.

RESOLVED FURTHER, that not less than 85% of the funds generated by the use of said property be set aside by the Conference Executive Committee for the establishment of an endowment fund for the specific purpose of helping reduce the cost of Seventh-day Adventist education for the membership of the SCC. Action #19-84

- Feb 25, 26, 1984 -- 55TH SCC Constituency Session received a report from Marshall & Stevens representatives regarding the land at NPA. It was reported that the three parcels of land (NPA site- 84 acres; CAES site- 7 acres; undeveloped land behind NPA --349 acres) would generate \$25 million if sold directly but if developed over a 10 year period could yield about \$70 million.

It was then voted to approve the resolution from the Conference Executive Committee with the following additions to the resolution:

RESOLVED FURTHER, that the Conference Executive Committee be authorized to purchase a mutually-agreed-upon site and build a modest energy-efficient K-12 facility that will be owned by the SCC and leased to the Ventura Constituency. Action #28-84

- Aug 7, 1984 -- EXCOM voted to hire a land planner to develop a master plan and zoning for the project. Cost approx. \$250,000. The firm of Robert Haaland and Associates was retained for the job. The estimated time for completion of all work was about 18 months. Actions #82-84; 83-84
- June 4, 1985 -- Dale Ortmann presented plans to EXCOM. It was also voted to sell the land at Pleasant Valley at no less than \$50,000 / acre. Action #40-85
- Nov 5, 1985 -- Voted to sell the 58.6 acres in Camarillo for \$53,000 per acre. Action #86-85 (The land was purchased for \$40,000 per acre.)
- Nov 5, 1985 -- Voted to appropriate to the Newbury Park SDA Church \$195,000 toward the erection of a sanctuary and \$300,000 for the purchase of appropriate property. Action #96-85
- Feb 4, 1986 -- Voted to purchase 41.5 acres in Camarillo for the new school. Action #35-86

- **April 1, 1986** -- Report given to EXCOM by Dr. Bruce Pence, Chair of the Ventura County K-12 School Board, in which it was concluded that providing the K-12 school was still a conference major priority.
- **May 6, 1986** -- EXCOM voted to accept the recommendation of the Ventura County K-12 School Board and acceptance of the land purchase agreement -- Action #83-86
- **June 6, 1986** -- Extensive discussion by the committee regarding the purchase of 78 acres in Camarillo for the new K-12 school. It was voted to form an ad hoc committee to study the feasibility of purchasing the Camarillo property for \$3,816,000. Action #125-86
- **July 29, 1986** -- EXCOM agreed to call an informal meeting of the constituency of the Ventura County K-12 School District on August 24 to discuss the purchase of the "Beardsley" property. The results of that meeting were to be reported at the August 28 EXCOM meeting. Action #143-86 followed asking the President and Vice-President of Finance to establish a line of credit so as to have the necessary funds to close on the property if the consensus was to purchase it.
- **Aug 26, 1986** -- Building construction costs for the K-12 school on the Beardsley property were estimated to be \$8,340,925. (including architectural fees, permits, CUP, equipment)
- **Aug 28, 1986** -- Voted not to proceed with the purchase of the Beardsley property. The 2/3 vote was not attained. There were 19 members present -- 13 voted not to purchase; 5 voted in favor of purchase; 1 abstained. Action #163-86
- **Sept 2, 1986** -- EXCOM voted to reopen discussion on the purchase of the Beardsley property. It was voted that a 2/3 majority was needed to pass the resolution to purchase the property. After discussion and council from Attorney Gary Ardizzone it was voted (73%-yes; 27%-no) to authorize administration to advance \$100,000 on the purchase price to extend the close of escrow on the Beardsley property to Dec 20, 1986. Action #169-86.
- **Oct 11, 1986** -- The Pacific Union Conference Investment Committee voted two actions in response to SCC request for a \$4.0 million loan for purchase of the Beardsley property.
 - 1) "Based on the information presented and on the very weak financial condition of the SCC, the requested loan of \$4.0 million as a line of credit secured by the 78 acre Camarillo property not be granted.
 - 2) Reconsideration of this request could be given when the following conditions are met:
 - a) Submit current reliable appraisals on both the 78 acre property and the 7 acre parcel.
 - b) Submit evidence that there is sufficient ability to meet the debt service on the loan, including funds in hand for 12 month interest costs. It is considered necessary to determine the reliability and financial ability of both the Centennial and the Arville Homes to complete their transactions.
 - c) A loan of \$2.0 million is the maximum loan amount to be considered.
- **Oct 27, 1986** -- Building construction costs for the K-12 school on the Beardsley property were again estimated to be \$8,340,925. (including architectural fees, permits, CUP, equipment)

- **Oct 28, 1986** -- After discussion and a report from a special committee, it was voted to authorize the SCC Association to exercise its options and proceed with the purchase of the Beardsley property. (80% - yes; 20% - no) Action #203-86
- **Dec 9, 1986** -- Elder Dart reported to the EXCOM that the Association was proceeding to acquire a \$3,200,000 loan from Security Pacific Bank and \$600,000 from Ventura Estates in order that the Dec 20 deadline might be met to close escrow on the Beardsley property.
- **April 7, 1987** -- Voted that Griffin Homes be granted the option to purchase 35 lots of the Beardsley property and first right of refusal if it is decided that the property is not to be the site of the K-12 school.
- **April 7, 1987** -- EXCOM reviewed the action taken by the constituents at the 55th constituency meeting and a resolution was presented that called for administration to call a meeting of the constituent churches of the Ventura County schools, delegates were to be chosen according to a formula and the delegates would decide which of the suggested alternatives are financially feasible and would best meet the educational needs in their county:
 - 1) Build a K-12 school on the Beardsley property.
 - 2) Sell the Beardsley property and build a K-12 school on another available site.
 - 3) Build a K-12 school on the Beardsley property and locate a K-6 satellite school in the Conejo Valley.
 - 4) Build a K-12 school in the Conejo Valley and have a K-6 satellite school at Linda Vista.

The date for the meeting was to be Sunday, May 3, 1987.

- **May 3, 1987** -- Meeting of the special constituency of the Ventura County schools was held at the Camarillo SDA Church. It was voted :
 - 1) To continue support for the three school consolidation.
 - 2) To authorize the K-12 Board to immediately begin property search in the vicinity of the Pleasant Valley Road/ Santa Rosa Road exit from U.S. 101 on which to locate the new K-12 school.
 - 3) To allow four months for the search and then call another meeting for a progress report to be given.
 - 4) To dispose of the balance of the Beardsley property only if and when another suitable location is in escrow.
 - 5) To request the EXCOM to facilitate the Ventura County consolidation project with all due speed.

It was also voted to hire a company to do a demographic study to determine the financial support of both SDA's and non-SDA's for Christian education and growth trends of the county. Also projected school growth for the next five years and ten years.

- **July 21, 1987** -- Elder Dart reported that five pieces of property had been identified as possibilities for the new school but that they were too costly for acquisition.
- **Sept 1, 1987** -- Regarding school busing: Voted that any verbal commitment made to the Ventura County schools K-12 school board, or the Ventura County school constituency, become null and void as such verbal commitment was made without authorization from the SCC EXCOM. Action #126-87

- **Sept 13, 1987 -- 2nd Session of the Special Constituency Meeting of the Ventura County Churches.** A motion to locate the new K-12 school on the Beardsley property was defeated due to lack of the required 2/3 vote. It was 55% yes; and 45% no. The chairman stated that the matter would now be placed before the EXCOM for final resolution. The constituents requested that if the EXCOM votes to sell the Beardsley property that the disposal of the NP land be restudied and bring a report to the next Ventura County session in the spring of 1988.
- **Sept 29, 1987 -- EXCOM voted to form the NP Land Divestment Committee.**
- **Sept 29, 1987 -- Voted to organize the Ventura County Development ad hoc Committee.** Its purpose was to set up guidelines for the future implementation of concepts and strategy for the K-12 Ventura County educational needs. It was also to make recommendations as to the status and chairmanship of the present K-12 Education Committee.
- **Sept 29, 1987 -- Voted, since the delegates of the Ventura County special constituency meeting did not vote by the agreed upon 2/3 majority to locate the school on the Beardsley property, to place the entire remaining Beardsley property up for sale.** The Association was authorized to accept any cash offer of \$3,900,000. Lesser offers were to be brought to the EXCOM for approval.
- **Dec 1, 1987 -- Voted to terminate the function of the current K-12 Development Committee and form a new Development Committee appointed by the EXCOM on the following basis:**
 - 1) A committee of 12 plus a chairman
 - 2) 3 representatives from the hill section of the county
 - 3) 3 representatives from the valley section of the county
 - 4) 6 others from outside Ventura County
 - 5) Chairman to be appointed by EXCOM
- **Feb 2, 1988 -- EXCOM voted to form the Ventura County Education Development Committee. (VENCED).**
- **March 1, 1988 -- Voted to approve guidelines for the Ventura County Education Development Committee (VENCED).** At the end of the guidelines was this statement, "If time frames agreed upon with the Conference Executive Committee are not met, the Conference Executive Committee may assert its responsibility in taking necessary actions to assure meeting the needs for Adventist education in Ventura County." Action #24-88
- **March 3, 1988 -- VENCED meeting to set agenda and process of the work assigned them by the EXCOM.**
- **March 27, 1988 -- VENCED Committee**
 - 1) Harold Reiner reported on the status of the Beardsley property sale and the latest developments on the disposal of the academy property. He indicated that within 18-24 months escrow could be closed on the academy property and NPAA would have to be moved.
 - 2) Voted to set up two committees: a) Finance Committee and b) Demographic Committee.

- **June 14, 1988** -- EXCOM received a report from the NP Land Divestment Committee and it was voted to accept in principle the following approaches to the development of the Ventura Adventist property which would seek to achieve the following objectives
 - 1) The developer to provide a K-12 school either on some part of the back acreage or on a separately purchased parcel.
 - 2) The ground to be leased for approximately fifty years with the appropriate restrictions protecting our reversionary interest.
 - 3) The developer to provide cash up front.
 - 4) The developer to provide the school before the current school is demolished.
 - 5) **The VE Board to be encouraged to add their parcel to the package with the understanding that the facility would be replaced.**
 - 6) The development to meet our expectations as to view.

Note: It was reported that the VE Board had voted to look with favor on the possibility of including the VE land in the sale package and of relocating a new facility on the back 350 acres.

- **Oct 4, 1988** -- Voted to receive the report from VENCED Committee. In that report the Finance Committee of VENCED assumption was that between \$4 million and \$10 million would be made available for education in Ventura constituency for physical plant replacement and perhaps some operating endowment. During the course of the financial review it was concluded that the Ventura constituency has had by far the lowest church subsidies for support of an academy program of any constituency in the conference.

VENCED suggested three possible methods for determining what kind of educational facilities are preferred by the constituency of Ventura County churches:

- 1) The funds which are allocated by the conference committee for education in Ventura County could be divided by a formula to each of the constituent churches. They then could each determine how to spend their money.
 - 2) The conference might allocate a set amount of money such as \$6 million and say to the constituency, "Come forward with a plan for education and if the EXCOM approves, the funds will be disbursed to the constituency.
 - 3) Enlist the services of a sophisticated social science methodologist to survey the constituency and then design a program that meets the needs and desires of the people and is affordable.
- **Feb 21, 1989** -- It was reported to the EXCOM that the Divestment Committee had voted to lease the NP property.
 - **March 14, 1989** -- It was voted to ask Divestment Committee and SCC Association to investigate and formalize a plan for the divestment of the NP property and that the plan should be brought back to EXCOM for approval. Action #32-89

- **June 20, 1989** -- Voted to approve the following concepts to be presented to VENCED for input with the entire matter to be brought back to EXCOM for final approval:
 - 1) Locate the 9-12 academy for Ventura County on the usable back 349 acres of the NP land
 - 2) Make usable land on the back 349 acres also available to Conejo Elementary School with the understanding that the school constituency should come up with a reasonable plan for the construction of a modest facility on the back land
 - 3) A matching proposal should be made to the Linda Vista school constituency of matching funds (same as granted to the Conejo school constituency) to be used for remodeling the present school facility.
 - 4) **Explore the feasibility with VE of relocating its facility on the back property. Action #87-89**
- **July 18, 1989** -- EXCOM voted that since the city of Thousand Oaks seems to be expressing a willingness to see a master plan developed for the NP Adventist property including the development of the back for a school site and retirement facility, that the SCC Association should seek all entitlements, zoning, and use permits necessary before the property is presented for development or sale. Action #95-89
- **April 17, 1990** -- Report of Newbury Park Academy property and K-12 Education for Ventura County. (see entire report)
- **Oct 30, 1990** -- EXCOM voted to request the Development Committee to give study and see if plans for the continuation of NP English Church, VE Church, and NP Spanish Company can feasibly be fitted into the master plan for the back acreage. Action #137-90

Also voted to authorize the hiring of Clifford Currie and Associates for development of plans for VE. Action #138-90

Also voted to hire one of the following two companies for the development of plans for NPA after meeting with the companies:

- 1) Behr-Browers Partnership
 - 2) Scott Ellinwood and Associates
- Action #139-90
- **April 30, 1991** -- Elder Reiner, chair of the Newbury Park Divestment Committee, presented a report on the Newbury Park property. He explained the proposed use of the present Newbury Park Academy property -- relocation costs would come from the sale of the property. It was pointed out that the academy property and the retirement center (Ventura Estates) are two distinct properties and the funds from the sale are to be kept separate.
- It was voted to ask for a detailed report showing the constituent church school subsidies in comparison with those of other churches in the conference. Action #49-91
- **June 4, 1991** -- Voted to request the Development Committee to study the feasibility of providing land space on the rear acreage for the possible location of a church facility that could house a new configuration of congregations. Action #70-91

- **July 2, 1991 -- Voted to approve the recommendation of the Development Committee and thus approve the basic concept adding the construction of 80 residential units to the master plan with the following provisions:**

- 1) This residential housing area would be subdivided into three parcels with the following financial proposal to cover construction costs:
 - a) Parcel 1 - 8 single family dwellings – NPAA to cover cost of construction and receive income from rentals.
 - b) Parcel 2 - 24 townhouses – SCC cover cost of construction and NPAA receive income from the rentals.
 - c) Parcel 3 - 48 apartments – SCC cover cost of construction and SCC receive the rental income to distribute to the other four academies in the conference.
- 2) The proposed annual net income (best case) would be as follows:
 - a) parcel 1 - \$40,800
 - b) parcel 2 - \$184,320
 - c) parcel 3 - \$216,000
- 3) The NPAA would manage the property on all three parcels without financial compensation.
- 4) NPAA would not receive an annual remuneration from the Educational Endowment that is to be established from the land sales.

Note: It was agreed that the total cost of the construction of all of the facilities on the back acreage would be presented to the EXCOM at a future date. Action #85-91

- **June 2, 1992 -- The EXCOM received the following plan for the proposed divestment and replacement costs for the NP Adventist property:**

<u>School replacement costs</u>		
K-12 school plant –	Building costs	\$12,100,000
	Infrastructure	<u>6,230,000</u>
		\$18,330,000
Housing project –	Building costs	\$10,300,000
	Infrastructure	<u>2,120,000</u>
		\$12,420,000
Total school replacement costs		\$30,750,000
<u>School Divestment proceeds</u>		\$40,000,000
<hr/>		
Retirement Center replacement costs		
	Building costs	\$12,100,000
	Infrastructure	<u>3,410,000</u>
		\$15,510,000
VE divestment proceeds		\$15,650,000

Voted to authorize the Association to put up for sale 23 acres (horse tract and front ball fields) with an asking price of \$15 million. Action #85-92

- **May 11, 1993** -- Voted to accept the recommendations of the Divestment Committee and authorize administration to
 - 1) proceed with plans to secure the zoning and entitlements for the land, and
 - 2) continue negotiations in seeking to secure the best available users at the highest price for the land. Action #89-93
- **May 11, 1993** -- Voted to give further study to recommendations of Newbury Park K-12 Development Committee as per minutes of the May 6, 1993 of that committee. (See Appendix "D")

From this date forward there are no additional actions that affect the Newbury Park project. There were continual reports given to EXCOM as to the progress. The major focus for the next four years was the entitlements and permits with the City of Thousand Oaks. The discussion of the school site seemed to have been settled and that the schools and VE would be built on the rear 349 acres but no further actions regarding plans or costs are recorded.

- **June 27, 1994** -- Voted to authorize Southern California Association to open a \$3 million line of credit for the Newbury Park Development Project for the purpose of carrying the project through to completion, with the sale of the property ultimately providing the funds to liquidate the line of credit. Action #62-94
- **July 28, 1996** -- Reported successful meeting with senior real estate officer of the Target Stores organization with possible sale of property being completed by February 1, 1997.
- **September 10, 1996** -- Reported that Dayton-Hudson Corporation, parent organization of Target Stores, approved purchase of a store site on the Newbury Park development property.
- **December 16, 1996** -- Voted to invite Mrs. Elizabeth Matthews, member of the Camarillo Church, to serve as a member of the Ventura Estates Board of Directors replacing Mr. Ron Lindsey. Action #156-96
- **January 28, 1997** -- Voted to authorize the securing of a \$12 million loan from the Bank of the West for the Newbury Park property development. Action #13-97
- **April 1, 1997** -- Voted to rescind Action #13-97 and authorize the obtaining of a \$10 million loan from the General Conference of SDA for the Village at Newbury Park. Action #22-97
- **September 9, 1997** -- Reported that negotiations were in progress for the sale of a sizable portion of the Newbury Park Adventist property to a large financial institution.
- **February 3, 1998** -- Voted to accept in concept the purchase agreement with Pacific Summit Development Company for the purchase of 48 acres of Newbury Park property at \$10.00 per square foot. (authorizing the So Cal Assn to execute the agreement) Action #111-98
- **April 7, 1998** -- The Southern California Conference Executive Committee received a delegation from the Newbury Park Adventist Academy Board who presented a document listing the board's concerns relating to the time line for the future divestment of the Newbury Park Adventist properties and the replacement of the academy facilities. (See Appendix "A")

- **April 7, 1998 --** Voted to set up an ad hoc committee (members of the ad hoc committee listed in the action) to study the concerns listed in the document received from the delegation representing the Newbury Park Adventist Academy Board. Action #116-98
- **April 7, 1998 --** Voted to approve the recommendation of the Ventura Estates Retirement Center Board of Directors to enter into a formal agreement with Doug Schultz and Gerald R. Hardy for the management of the Ventura Estates Retirement Center subject to the said agreement's review by legal counsel. Action #123-98
- **May 12, 1998 --** Voted to approve the recommendation of the ad hoc committee that was appointed to address the concerns of the Newbury Park Adventist Academy as per EXCOM Action #16-98. The May 12, 1998, Action is #146-98.

The ad hoc committee recommendation is as follows:

Voted to develop a plan that will insure Newbury Park Adventist Academy up to \$485,000.00 per year as the current school-generated income is lost due to the Newbury Park Adventist property divestment process. Such a plan would make these funds readily accessible with a binding contractual agreement until such a time as the new K-12 replacement school facility in Ventura County is built.

- **December 8, 1998 --** Voted to authorize conference administration and the Divestment Committee to proceed to negotiate the contract for the sale of a portion of the Newbury Park land to Home Depot for a price of approximately \$7.5 million. Agreement shall be subject to such terms as the Divestment Committee shall deem reasonably necessary. Action #203-98
- **October 19, 1999 --** Voted to authorize conference administration to seek the issuance of a non-recourse \$30,000,000.00 bond for the construction of the Ventura Estates Retirement Center. Action #102-99
- **February 1, 2000 --** The EXCOM received a report on the progress of the Ventura Estates bond issue.
- **March 14, 2000 --** After receiving an explanation that Ventura Estates and the school are two separate projects with separate boards directing them, questions were answered in regards to the ownership of Ventura Estates and its VERC Board. (Names of those selected to serve on the VERC Board were to be presented at the April EXCOM meeting) It was also reported that negotiations were continuing with the Allied Irish Bank for
 - 1) an \$18 million construction loan for the Newbury Park school projects and
 - 2) a \$30 million tax-exempt, non-recourse bond for VERC.

The package will also contain a \$10 million line of credit attached to previous two instruments.

Voted, to approve in principle the Executive Committee's acceptance of this financial proposal. No money would be drawn on this line of credit until a more detailed report is given the EXCOM for final approval.