



Shenendehowa

Central Schools

Board acts on Request for Proposal Land Sale

On December 6, the Shenendehowa Board of Education in a 4-3 vote approved a resolution to accept the proposal submitted by BBL in response to the Request For Proposal (RFP) for the purchase of surplus land adjacent to Shatekon Elementary School.

The proposal from BBL was accepted based on the following:

- The bid met all of the criteria set forth in the RFP.
- At \$2 million, the bid went above the minimum asking price of \$1.5 million set forth in the RFP.
- The \$2 million provides the funds for the district to achieve the main objective to purchase land in Halfmoon, the fastest growing town in the district, for future expansion.
- In the RFP, BBL agreed to donate 17.5-19 acres to the Town of Clifton Park, equivalent to the size of Congress Park in Saratoga Springs (17 acres).
- The donation of land allows the Town of Clifton Park to invest the \$1 million that it bid to beautifully develop the land into a park or use elsewhere.
- The land that BBL develops goes back on the tax rolls creating additional annual revenue for the district.

The following is a summary of the four proposals submitted:

	BBL	DCG	United Group	Town of Clifton Park
Proposal	\$2,050,001	\$1,529,000	\$1,125,00	\$1,000,000
Cost per acre	\$59,708	\$44, 533	\$32,766	\$29,126
Stipulations	<ul style="list-style-type: none">•Commercial development of approximately 15.-16.8 acres pursuant to the TC-3 Zoning•Will donate 17.5-19 acres of the property to the Town of Clifton Park	<ul style="list-style-type: none">•Commercial development pursuant to the TC-3 Zoning•Submitted a down payment check for \$152, 900	<ul style="list-style-type: none">•Construct Independent Senior Living facility pursuant to the TC-3 Zoning•Did not comply with the RFP	<ul style="list-style-type: none">•Pay \$50,000 with 10 days of award•Pay \$460,000 at Closing•Pay balance of \$490,000 within one year of closing•RFP explicitly forbids payment over time



Q. What land is the district selling?

- A. The district has a long history of purchasing land and holding it for future expansion. In 1970, residents from the district's six towns voted to purchase 92 acres of land east of Moe Road to use for future growth. At the time, the district was expanding rapidly and the campus was maxed out. Many years later Arongen (1992) and Shatekon (2007) were built on this land. The district is selling approximately 34 acres of this land behind Shatekon Elementary School.

Q. Why is the district selling the property?

- A. The district used the majority of the property to build Arongen and Shatekon. The remaining vacant land would be extremely expensive for the district to mitigate for construction purposes due to meandering wetlands throughout. The plan was to sell this property in order to purchase property better suited in the town of Halfmoon, the fastest growing town in the district, to meet the needs for future expansion.

Q. How long has the district been discussing the sale of the property?

- A. In 2011, the district's Futures Committee made a series of recommendations to the Board of Education, including the recommendation that the district take steps to secure land to provide for future growth. Based on a careful analysis of laws and regulations required, the committee determined that the district would need 10 acres for an elementary school, 30 acres for a middle school and 40 acres for a high school. The committee recommended that the district secure 80 to 100 acres over the next couple of years in order to put the district in a position to be able to plan for potential growth.

Q. Are the 34 acres zoned for commercial use?

- A. Yes. As part of the Town of Clifton Park's Town Center Plan, the town rezoned the 34 acres up for sale in 2014 as TC3 allowing for a variety of commercial and retail uses.

Q. Did the district complete an appraisal of the property to determine the value under the TC3 zoning?

- A. Yes. Two separate and independent appraisals were completed, lending to the base minimum sales price of \$1.5 million.

Q. Why was an RFP process used?

- A. The RFP process was used to allow for the most competitive sale of the property. The RFP also provided the Board of Education the greatest flexibility in making a final decision.

Q. Why was the proposal from BBL accepted?

- A. The proceeds from the property can be used to purchase land more suitable for school construction purposes. The potential redevelopment of portions of the property adds to the tax valuation base. And, finally, the Town of Clifton Park can now invest its dollars in the development of a recreational area to better meet the needs of the community rather than the purchase of the property.

Q. Is the land BBL is going to develop too close to the school?

- A. In developing the RFP and the land to sell, the district included a buffer area to create space between the school and any development.

