

Shenendehowa

Central Schools

Shen residents to vote on permissive referendum on sale of district-owned land

Sale to BBL includes \$2 million to district and 17.5-19 acres donated to the town of Clifton Park

On April 4, 2017, Shenendehowa district residents will be asked to vote on a permissive referendum to authorize the sale of 34.334 acres of vacant, district-owned land for \$2,050,001 to BBL who will donate 17.5-19 acres of the land to the town of Clifton Park.

The vote will be held in the gymnasium at Gowana Middle School and polls will be open from 7am to 9pm.

Background

On December 6, 2016, the Board of Education voted to accept a Request for Proposal (RFP) submitted by BBL to purchase 34.334 acres of vacant, district-owned land for \$2,050,001 (\$550,001 above asking price). Included in the RFP submitted by BBL was the commitment to donate half of the land (approximately 17.5-19 acres) to the town of Clifton Park.

Pursuant to NYS Education Law §1804 regarding the petitioning for a permissive referendum on the sale of district property, petitions were delivered to the district clerk on January 6, 2017. A determination was made that a satisfactory number of petitions met the applicable standards:

- 10% of qualified voters signing the petition
- Original signatures (no on-line signatures allowed)
- All petitions (submitted and notarized as being true and accurate) submitted within 30 calendar days after the Board of Education took action.

APRIL 4, 2017

PERMISSIVE REFERENDUM PROPOSITION

RESOLVED: That the Board of Education of the Shenendehowa Central School District is hereby authorized to sell to BBL, LLC (BBL), or its wholly owned affiliate, in accordance with and as more particularly described in the Board of Education's Resolution adopted on December 6, 2016, 34.3 acres of surplus land in the Town of Clifton Park designated by tax map number 271.-3-39.1 for a purchase price of Two Million Fifty Thousand One Dollars (\$2,050,001.00), without any contingencies reserved on the part of purchaser BBL, and subject to BBL's agreement to donate not less than seventeen and one-half (17.5) and no more than nineteen (19) acres of said land, in its original condition, to the Town of Clifton Park for the Town's use.

Multiple sources were used to verify the petitions including tax roll data, county voter registration and Student Information System data, as well as ensuring that there were no duplicate signatures. A total of 7,028 petitions were submitted. The district was able to confirm 5,588 signatures with a high degree of confidence, satisfying the conditions to hold a referendum.

On January 24, 2017, the Board of Education voted to hold the permissive referendum on April 4, 2017 (**see resolution above**).



Questions & Answers

What was the process for selling the land?

The Board of Education issued a Request for Proposal (RFP) in August 2016 to sell the land with a minimum appraised sales price of \$1.5 million. The RFP process was advertised in the newspapers, the district website and social media. The district received four proposals:

- BBL - \$2,050,001;
- DCG - \$1,529,000;
- United Group - \$1,125,000; and,
- Town of Clifton Park - \$1,000,000.

The Board of Education voted to award the RFP to BBL based on two factors:

- A \$2 million sale price. The BBL proposal is \$500,000 above the minimum amount listed in the RFP.
- Donation of approximately half of the land (17.5-19 acres) to the town of Clifton Park.

Why did the district decide to sell the property?

Shen has already constructed two schools on the original parcel. Arongen was built in 1992. In 2004, the district built Shatekon on this land because it owned the property and state aid reimbursement to the district was maximized (saving taxpayers money) by attaching it to an existing school (Arongen). After completing Shatekon, the surplus property was deemed to be too expensive to construct a third school.

When did the district decide to sell the property?

Ten years ago, the district's Futures Committee recognized Halfmoon as the fastest growing town within the district. Based on this, it recommended selling this property and using the proceeds to purchase land in Halfmoon to possibly build the next school based on growth patterns.

Was this the first RFP to sell the property?

The district had two separate RFP processes which were advertised in the newspapers, the website and social media. In 2015, the board issued the first RFP and received one proposal from DCG for \$1.7 million for the 34 acres. DCG rescinded their offer before the Board could vote on their proposal. The second RFP was issued in August 2016. Four proposals were submitted and the Board accepted the proposal submitted by BBL on December 6.

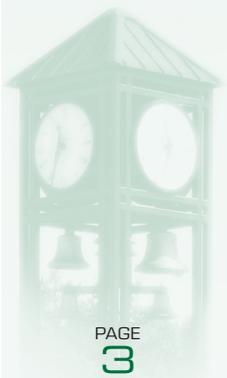
Other Information

The permissive referendum is only to authorize the specific sale of the property to BBL. If the land is not sold, it remains the school district's land.

When the town of Clifton Park began the process to rezone the property to what is now TC3-Commercial, the district had two independent appraisals conducted (September 2014 and January 2015) to render an opinion of market value in connection with future negotiations of marketing the property to potential buyers. Both appraisers concluded the site is functional for development. It was also determined that fair market value for the land is \$1.5 million.

Is there a designated buffer between the property slated to be sold and the Shatekon playground?

As illustrated on the map on page 3, there is a designated, wooded buffer zone between the Shatekon field and the property to be sold.



Schematic provided by BBL as part of the RFP

Robert Pressly, President
Todd Gilbert, Vice Pres.
Mary Blaauboer
Bill Casey
Gary DiLallo
Christina Rajotte
Deanna Stephenson
Superintendent
Dr. L. Oliver Robinson
Editor:
Kelly DeFeciani

5 Chelsea Place, Clifton Park, NY

Non-Profit Org
U.S. Postage
PAID
Permit No. 1
Clifton Park, NY



PAGE
4

What's on the ballot?

PERMISSIVE REFERENDUM PROPOSITION

RESOLVED: That the Board of Education of the Shenendehowa Central School District is hereby authorized to sell to BBL, LLC (BBL), or its wholly owned affiliate, in accordance with and as more particularly described in the Board of Education's Resolution adopted on December 6, 2016, 34.3 acres of surplus land in the Town of Clifton Park designated by tax map number 271.-3-39.1 for a purchase price of Two Million Fifty Thousand One Dollars (\$2,050,001.00), without any contingencies reserved on the part of purchaser BBL, and subject to BBL's agreement to donate not less than seventeen and one-half (17.5) and no more than nineteen (19) acres of said land, in its original condition, to the Town of Clifton Park for the Town's use.

The permissive referendum is only to authorize the specific sale of the property to BBL. If the land is not sold, it remains the school district's land.

When/where is the vote?

Tuesday, April 4, 2017

7 a.m. to 9 p.m.

Gowana Middle School Gym

Who can vote?

You are eligible to vote if you are a U.S. citizen, 18 years or older and have been a Shenendehowa district resident for at least 30 days prior to the vote. No preregistration is required but official personal identification with photo is required at the polls. **It is a crime to falsify votes** (i.e., voting twice, or using false identification) or falsify information on absentee ballots.

Can't get to the polls?

Absentee ballots may be used by any resident who will not be available to come to the campus to vote. They are available at the district office, 5 Chelsea Place, Clifton Park. For information, call the district clerk at 881-0623. By law, absentee ballots are mailed to any resident who is disabled. If you are disabled and did not receive one, please call the district clerk's office. Ballots must be returned to the district clerk no later than 5 p.m. on April 4, 2017.

Directions to the polls

Gowana Middle School is located on Shen's main campus. Enter the campus using the Route 146 entrance and then bear left. Gowana is on the right.