

Overview of Transfer of Rochester High School

The Rochester Stockbridge Unified School District (“RSUD”) is proposing to convey the Rochester High School building and associated land to the Town of Rochester in accordance with Article 6(c) of the Articles of Agreement that formed RSUD. The primary task to enable the transfer of the building is to subdivide the current Elementary and High School property so that RSUD can convey the High School building and a portion of its surrounding land to the Town. RSUD, with the assistance of Mark Bannon Engineering and DuBois & King, will be taking the lead on enabling the subdivision. The initial work for the subdivision is already underway and approximately 60% complete, but the following tasks need to occur before the process is complete:

- Development of a concept plan of the subdivision, which is almost ready.
- RSUD consultants and staff will then meet with Town representatives to discuss:
 - The proposed boundary between the two buildings,
 - The need for any reciprocal easements (e.g., for the access driveways, parking, use of fields, etc.), and
 - Whether a use agreement is needed to allow for mutual use of each entity’s respective facilities.
- After agreement has been reached on the boundary line between the properties, RSUD’s consultants will prepare permit applications for Town subdivision approval and State wastewater permit approval.
- Upon receipt of permits, RSUD’s attorney will prepare a draft deeds or agreements for review by the Town’s attorney, and then a closing and deed signing will be scheduled.

While the above describes the overall process, RSUD recognizes that community members have a number of questions. Although the subdivision process is just beginning, RSUD has developed the following FAQ, to address many of the commonly asked questions.

FAQ

1. Should the property be appraised? If so by whom?

RSUD does not see a need to appraise the future Rochester High School property or the Elementary School. The voters previously approved conveying the school property to the Town for \$1.00. As a result, it is unnecessary to determine the fair market value of the property, and the funds that would be used to conduct an appraisal are best spent on other items related to the transfer.

2. Who is responsible for subdivision?

RSUD is taking the lead on the subdivision, and it has retained Mark Bannon Engineering and DuBois & King to assist with preparation of a concept plan and survey, the Town subdivision application and State wastewater permit amendment application. Once a concept plan of the proposed subdivision is ready, RSUD representatives will meet with the Town's designated representatives to discuss the proposed property line that will be located between the two buildings.

3. Who is investigating the raising of the underground oil tanks?

RSUD is taking the lead on this issue. There is a 6,600-gallon underground storage tank (UST) at the Elementary School that was replaced in 2002 that has been permitted and is in good condition. There is another 10,000-gallon UST at the High School, which was installed in 1974 and which is at the end of its normal lifespan. RSUD has obtained an estimate from U.S. Ecology for removal of this UST. Further discussion is needed before any action on removing the old UST is taken.

4. Is there a need to document contents of the High School building?

RSUD will remove the items it needs prior to transfer of the property to the Town. Any items remaining in the building after the property transfer can be addressed in a side agreement to be negotiated between the parties so that RSUD might, for example, retain ownership of certain items but store them in the High School building for a certain period of time since there is limited storage space in the Elementary School. RSUD will need to work with the Town to ensure it can continue to use the High School building as an emergency evacuation site, and RSUD still needs access to the High School building's washer and dryer, which are used for washing and disinfecting custodial supplies. Further discussion is needed to identify other such items.

5. Will bonded indebtedness be transferred with the High School?

No. There are two outstanding bonds associated with the Rochester schools. The first bond was originally issued in 2002, which was then rolled over into a 2011 bond issuance. The second bond was issued in 2012 to perform asbestos abatement in the Elementary School building. The outstanding Rochester school bonds mature by the end of 2022. Because the 2012 bond pertained solely to the Elementary School, the obligations to repay it would not be transferred to the Town with the High School property. The 2011 bond was issued for improvements to both school buildings, and RSUD cannot allocate or divide the remaining two annual payments on the bond. As a result, RSUD will not look to the Town for payment of any bonded indebtedness associated with the conveyance of the High School property.

6. Do we need to obtain a new State Wastewater permit?

Yes, Mark Bannon Engineering will be preparing any applications for wastewater permit amendments.

7. Can the High School building be renamed?

If the Town would like to rename the High School building, it may do so after ownership is transferred.

8. How will the High School building be used during winter months?

RSUD will be safely and securely closing the High School building for the direct delivery of educational services in the winter months of 2020-2021. The only facilities that may be used are the washer and dryer, which are used for washing and disinfecting custodial supplies, and some rooms that are used for storage.

9. What will costs be for transfer completion by each entity?

RSUD is taking the lead on enabling the subdivision of the Elementary and High School properties, but the Town will be expected to bear its own legal and consultant fees associated with the transfer.

10. What will Town need to reimburse Stockbridge for improvements?

Per Article 6(c) of the Articles of Agreement that formed RSUD, the Town will not need to reimburse RSUD for any capital improvements made to the High School building since the formation of the unified school district if the Town owns the property for a period of five years and uses it for community and public purposes.

11. Can Town contract with School for building maintenance?

Further discussion is needed on this issue.

12. Is flood insurance needed on the High School building?

A portion of the High School building appears to be located within the Special Flood Hazard Area. Because the High School is not residential housing and there is no bank financing on the property flood hazard insurance is likely not required, but it may be available. RSUD has not investigated this and assumes the Town will do its own due diligence if it would like to purchase flood insurance for the High School building.