

**West Hempstead Space Committee
Work Session Minutes and
Executive Session
October 2, 2012**

Before the meeting began, upon the motion of Ms. Rilling, seconded by Ms. Brohm and carried by five, Ms. Di Miceli was absent, the Board of Education convened an Executive Session for the purpose of interviewing candidates for the vacant Board seat. Upon the motion of Ms. Rilling, seconded by Ms. Lotito and carried by five, the Board adjourned at 7:40 p.m.

Present at the meeting were: Mr. Mariano, Ms. Brohm, Ms. Lotito, Ms. Rilling, Mr. Schindler, Mr. Cunningham and Ms. Peluso. Ms. Di Miceli was absent.

1. Mr. Cunningham called the Space Committee to order at 7:30 p.m. He welcomed everyone to the meeting.
2. The meeting agenda included the following:
 - Answers to questions posed in past meetings
 - Debriefing from August 28th building tour
 - Discussions of options in small groups
 - Report out

Questions asked and answered were:

- Q: Does the sale of a public school building require voter approval?
A: Yes
- Q: Could condos or housing units be built on the fields?
A: This would require a zoning change and voter approval of the sale of the property.
- Q: How much would it cost to demolish the building?
A: A rough estimate for re-mediating and demolishing the building based on standard demolition rates and the age of the building is around \$650,000.
- Q: Is Chestnut more attractive to sell or lease?
A: This is unknown; however, does it make sense to move program and offices from Chestnut to Marion Delaney knowing what you know now?
- Q: What types of tenants/businesses could lease the building?
A: Present zoning is for educational use. Other uses such as commercial office space, research or medical facilities could require a change in zoning.

Q: Could the building have multiple uses or have multiple tenants at the same time?

A: Yes. The district would need to be mindful of the current zoning for educational use.

Q: Could a religious organization lease the school without a change in zoning?

A: Yes if the building was used for an educational purpose.

Q: Are there grants available for pre-K funding?

A: There are limited grant opportunities for pre-K funding. If the district decided to operate the program it would be able to access slightly less than \$100,000 from New York State.

Q: Could the Board of Education engage a firm to market the building?

A: Yes. The industry standard charge to represent a client looking to lease a building is 7% of the first three years agreed upon rental income plus 3% of the next seven years agreed upon rental income. Commission on a sale is more negotiable. If desired, these services should be secured through the issuance of a RFP.

The committee then broke into groups of three and weighed the pros and cons of:

Lease to a single tenant or multiple tenants

Sell the facility

Demolish the facility and use the property for another use.

Each small group reported discussion points to the large group, and rank ordered the three options discussed in priority order.

The next meeting of the Space Utilization Committee will be October 23, 2012, beginning at 7:30 p.m. in the High School Video Conference Room.

The meeting adjourned at 9:12 p.m.

Submitted by Ann Peluso, Assistant Superintendent