

- Following an extensive review and planning process, District voters approved a capital project in 2017 to invest in the development of Council Rock Primary School.
- Brookside became a surplus property for the District at that time. The space will not be needed. Other contingency plans would be used if enrollment unexpectedly increased.
- The building needs significant repairs that are not aided by the state. They would have to be paid for entirely from the District budget which could impact our ability to support programs for students. This makes the Brookside building a significant liability for the District.
- The building houses tenants. The leases, when offset by costs, net only \$40,000 a year in revenue.
- The purchaser, the Talmudic Institute of Upstate New York (TIUNY), has offered \$4.2 million. It would take more than 100 years at current rates for the District to receive that in lease payments.
- This is a significant positive financial opportunity for the District. We would convert a liability into an asset that would allow the District to make other capital improvements at no cost to the community.
- TIUNY intends to use the property as a school.
- TIUNY does not foresee significant changes to how the community currently can use the space.
- TIUNY intends to use the property and not develop it while making improvements to the building.
- The purchaser intends to shift as much traffic to the Winton Road entrance as possible. This may result in LESS traffic through the neighborhood.

- **Brookside was not on the market. We were approached by the Talmudic Institute of Upstate New York and eventually an offer to purchase was made. Current tenants including the Town of Brighton and The Montessori School of Rochester were given significant notice of a possible sale and the need to find alternative space. TIUNY is currently planning on the tenants staying in their current spaces.**
- **Initial discussions were not public because they were not yet formal and only exploratory. The Board of Education took actions in public session as soon as legally possible to do so.**
- **The Board is authorized by law to sell property as long as the sale price is at or above market value. Market value takes into account what the property could be purchased for if on the market.**
- **This sale is a win in many ways:**
 - 1. The neighborhood use is likely to remain similar if not the same.**
 - 2. Traffic is not likely to increase and may be reduced.**
 - 3. The District and all taxpayers will benefit significantly from the revenue.**
 - 4. What could be a long-term expense impacting program and District operations could be turned into an opportunity for the District to make other needed improvements to facilities, grounds, and program without a cost to taxpayers.**
 - 5. The TIUNY is excited about the opportunity to join the neighborhood and develop a collaborative and positive relationship with the Evans Farm neighborhood.**