

To my Evan's Farms Neighbors:

There is a lot of on-line discussion regarding the potential sale of Brookside school, and as I am the only school board member that also lives in Evans Farm I wanted to share my point of view with you.

- First, as a school board member, I represent the entire town of Brighton. I am responsible with the 6 other Board members to review initiatives and proposals on behalf of the total Brighton population. Where I (or any other Board Member) lives does not enter into the analysis.
- Fiscally, this is an excellent deal for the community. With Brookside producing an annual surplus of approximately \$40k, a purchase offer of ~ \$4M represents 100 years of revenue at the current rate. It would be irresponsible to not review this offer and look at it as a very real opportunity to pay off debt, restore lost school programs, cover capital improvements in the existing schools, and fund other initiatives.
- As a town, we made a decision in May 2017 to expand Council Rock and not build a K-2 school at Brookside. I voted for the Council Rock expansion as an EFNA resident. There were comments from some of our neighbors that they didn't understand that a vote for CRPS expansion would mean Brookside would be sold. I agree - at the time the CRPS expansion decision was made the expectation was to continue to have Brookside in our facility portfolio and allow the tenants to stay. The purchase offer we have was unsolicited, and a surprise. We have never had "For Sale" signs on that property as we never expected there to be a strong interest in it, given the number of restrictions with flood plains, DEC, and zoning.
- Communications. We did not disclose when the initial inquiry was made because at the time we had no way to gage the seriousness of the offer, and whether a sale could become a reality. On our June 10<sup>th</sup> call I used the phrase "*determining when a possibility becomes a probability*". The BOE and school officials took time to assess the seriousness of the offer, request an independent assessment, and review the numbers in accordance with State Education Department guidelines. We communicated as those items were completed
- At the June 9<sup>th</sup> Town Council Meeting, our Supervisor Bill Moehle made note of the fact that the Town did not have an interest in purchasing the Brookside property. On our June 10<sup>th</sup> meeting, I made note of the fact that the current Buckland Park was purchased over a decade ago and the bond that was voted on and passed by a majority of the voters pays off in 2023. My opinion is that our town government wants to see that bond paid off before another purchase is made. Supervisor Moehle has also commissioned a study to review the future of Brighton Rec and Brighton's park space. Any further questions regarding Brighton Rec or green spaces should be made to the town council or the supervisor
- Please be clear on this. As a regular user of the Brookside property, I do not want to lose use of the space. I am hoping our neighborhood has discussions with the purchaser to have access and hope that the green spaces are able to be shared. This is not a given, and I make no assumptions. The purchaser has stated an interest in being a good

neighbor and wanting to be a good member of EFNA, and looks forward to meeting with all of us in the near future

- Since the decision to expand Council Rock was made three years ago, we have not received any other offers for Brookside from an entrepreneur, a land developer, a business park conglomerate, etc. No offers. Since this current offer has come in, we have received no competing offers. As Brookside is set up as a school, the ideal purchaser is a school, which is what ended up happening.
- Brookside has not been used as a school in the Brighton School District since approximately 1987, almost 35 years. There has never been any guarantee that the Evan's Farm neighbors would have use of the school and grounds, as-is, in perpetuity. None of our mortgages or property deeds include a guarantee of Brookside access & use.
- Barring an unforeseen circumstance or event, my wife and I intend to live many more years in our Evans Farm home. Our kids have long since graduated BHS and the taxes aren't cheap, but we love our neighborhood and town. I note this because we would never want to see anything negative happen in Evan's Farms, and will stay involved as best we can for the betterment of the neighborhood.

Sometimes the best decisions aren't the easiest ones, and I hope you all stay active with the school, the town, and with our new neighbors to maintain a great EFNA neighborhood.

Sincerely

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BHS Class of '81