



***Plainview-Old Bethpage CSD
A Forum on the Fern Place Facility
and the Potential Sale of the Building
July 2, 2019***



Fern Place: History

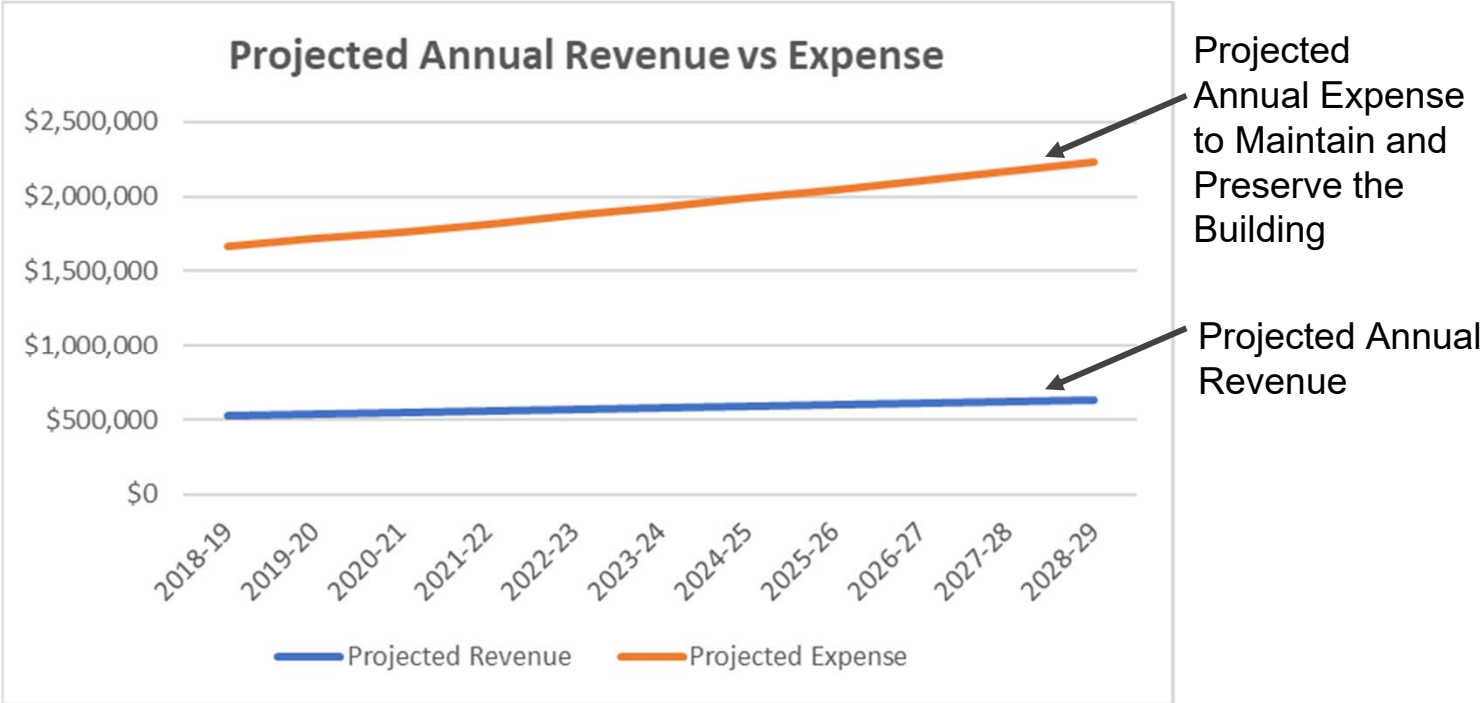
- **The Fern Place facility was built in 1955 and was last occupied by the District for public school use in June 1974.**
- **The building has about 47,000 square feet of usable space and an additional 2,567 square feet of basement space used for utilities and storage.**
- **Fern Place sits on about 8.44 acres of property.**
- **The school is the the smallest District-owned building on the smallest piece of land.**



Fern Place: History

- **Nassau BOCES leased Fern Place from 1977 to 1999.**
- **The Association for Children with Down Syndrome (ACDS) has leased the facility since 1999.**
- **The District and ACDS have renewed the triple-net lease since 1999.**
- **ACDS pays for ongoing expenses of the building, including insurance, general maintenance, utilities and rent.**
- **The District is responsible for taking care of the grounds surrounding the building and for larger capital projects.**

Projected Future Revenue and Expenses at Fern Place



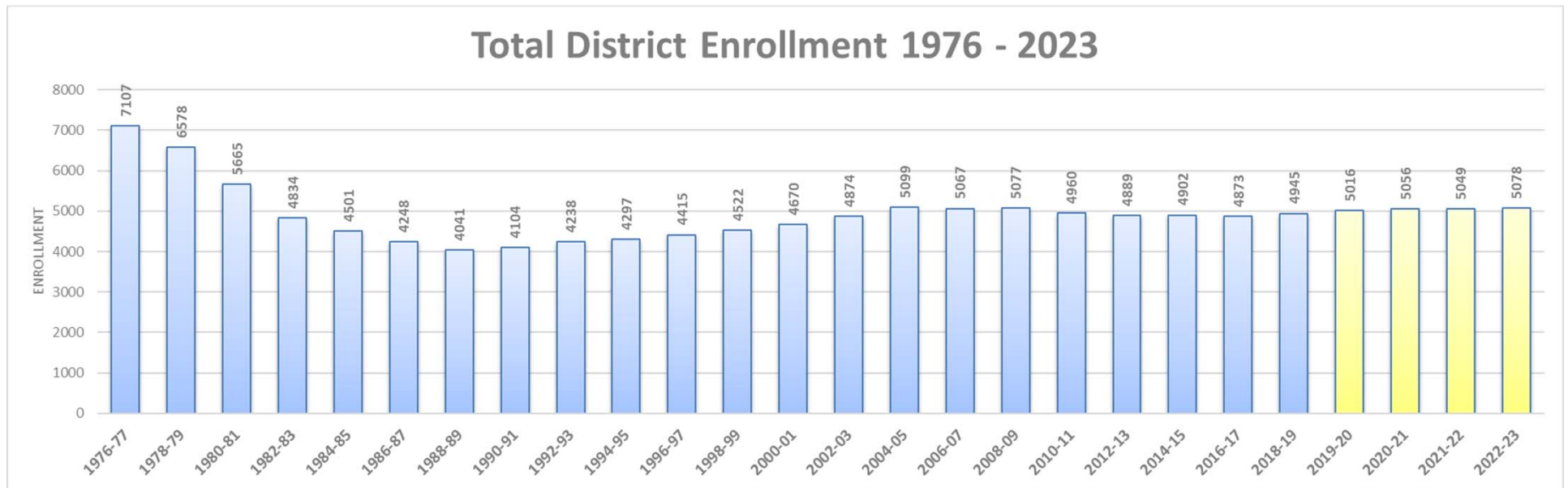
Assumptions:

Revenue from lease increases at historic rate of 2% per year.
Expenses include annual operating costs plus one-fifth of the expense identified in the 5-Year Building Condition Survey increased at the historic rate of 3% per year.

Analysis of Revenue vs. Expenditure

The revenue of the triple-net lease does not offset the cost of the basic expenses of annual maintenance and building preservation expenses.

District Enrollment Since 1976



Projected Enrollment



School Building Closures

Between 1974 and 1978, the Plainview-Old Bethpage School District closed five schools:

-Manetto Hill School (sold in 1978)

-Oak Drive (sold in 1980)

-Central Park Road (sold in 1984)

-Joyce Road (sold in 1994)

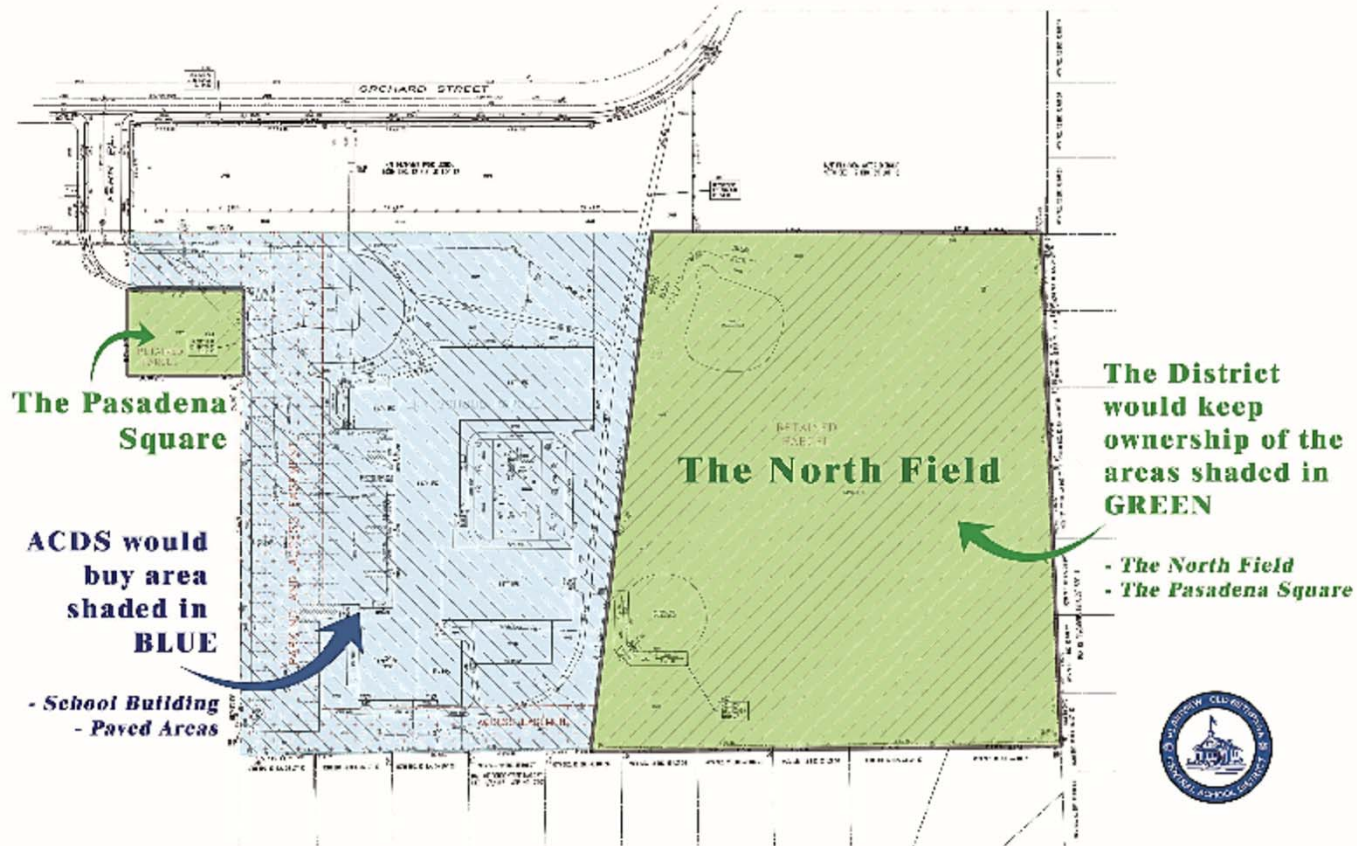
-Fern Place (presently leasing to ACDS)

➤ Jamaica Avenue closed in 1993 (presently leasing to ACDS, Shalom and DCCC)

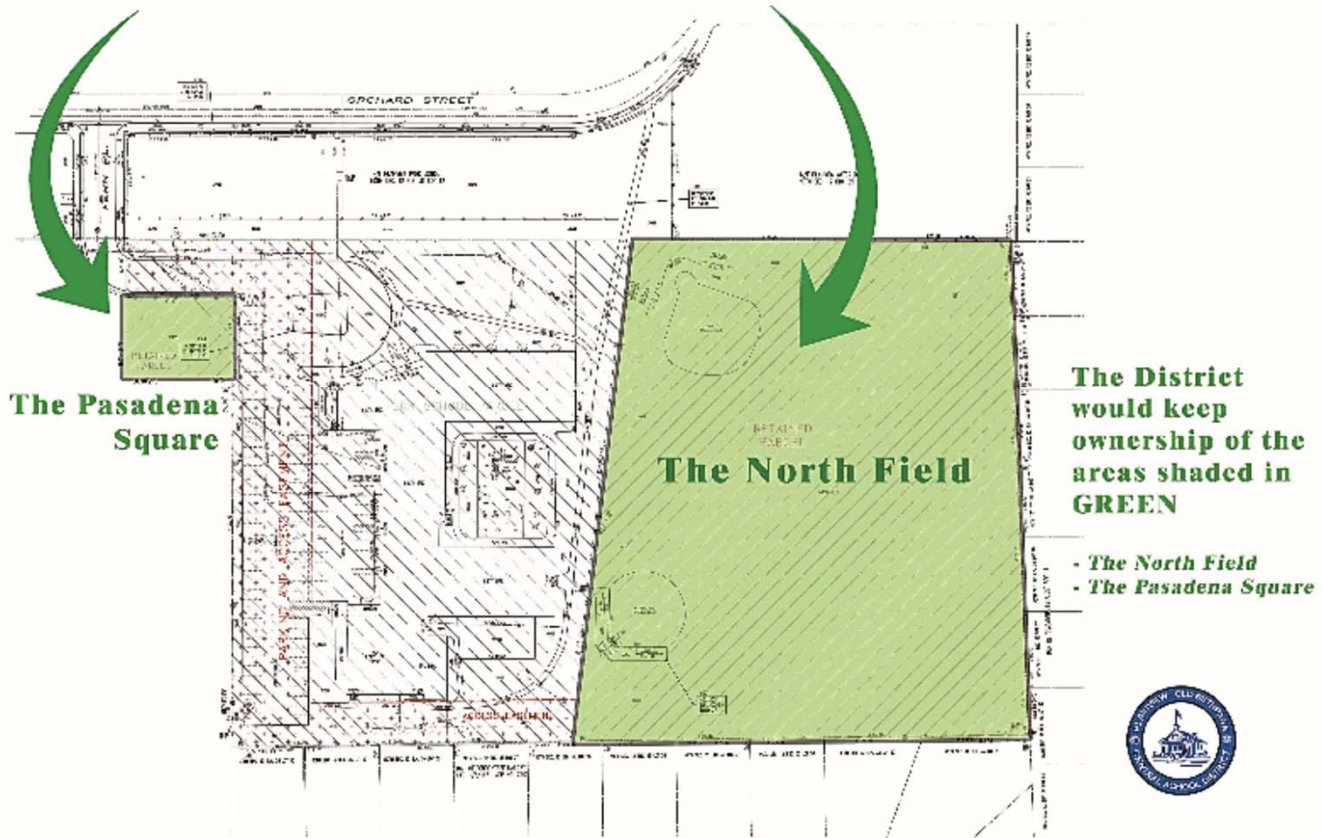
The Board of Education has conditioned any sale of Fern Place with the following:

- **A restrictive covenant would run with the land (be perpetual) so that the portion of the property that is sold may only be used for a school and for no other purpose.**
- **The school district would retain ownership of the fields to the north of the building and the small square of land that is used by Pasadena.**
- **Two perpetual easements would be included in the sale:**
 1. **An Access Easement - giving access across the sold parcel to the field that the District is not selling.**
 2. **A Parking Easement - giving the community and the District access to the sold parking lot in order to use the fields outside of normal school hours.**

ACDS Proposes to Purchase the Blue Shaded Area



District retains ownership and control of the fields



The Pasadena Square

The North Field

The District would keep ownership of the areas shaded in GREEN

- The North Field
- The Pasadena Square





Current Status

- **ACDS has engaged a real estate broker and has made an offer of \$3,150,000 for the building and has agreed, in concept, to the perpetual restrictive covenant and the two perpetual easements.**
- **ACDS has notified the District that they are not interested in renewing the lease on Fern Place.**
- **The District has engaged legal counsel regarding the potential sale.**



Questions?

