

Resolution 2011-12: 47
Maynards Property Acquisition

By Board Chairman Bell

WHEREAS, the Rochester School Facilities Modernization Program Act (“the Act”) established the Rochester Joint Schools Construction Board (“RJSCB”), a seven voting member board consisting of equal representation by the City of Rochester (“City”) and the Rochester City School District (“District”), as well as a member jointly selected by the City and the District; and

WHEREAS, under the Act, the RJSCB has certain enumerated powers to act as agent for the District, the City, or both; and

WHEREAS, the RJSCB desires to utilize the Maynard’s warehouse and properties located at 1776 North Clinton, 1790 North Clinton, and 21 Rau Street (the “Property”) for purposes related to the Rochester Schools Modernization Program (“RSMP”), with the Property consisting of 61,676 sf of warehouse space and 2.66 acres of real property; and

WHEREAS, the use of the Property for the RSMP will include: office space for all of the Program Manager’s staff; RJSCB staff and program functions; swing space for furniture storage for all school projects that need to be vacated during construction; job office space and parking for the construction manager and all of the construction contractors for School # 50 which is adjacent to the site; and training and office space for the RSMP Pre-Apprentice Training Program services that will be provided in the building; and

WHEREAS, the use of the Property for these RSMP purposes will result in significant cost savings by avoiding the costs of renting office, training and storage space for a period of approximately 4 to 5 years; and

WHEREAS, the City has agreed to purchase and own the Property using the proceeds of its General Obligation Bonds, which will be refinanced with the proceeds of certain bonds to be issued by the County of Monroe Industrial Development Agency as RSMP program funds ; and

WHEREAS, the RJSCB and the City have determined that the sum of \$775,000 is an appropriate purchase price for the Property based upon an independent, third-party appraisal (a copy of which is attached) and a physical review by the City to confirm the value of the existing Property and certain improvements to be made by the current owner prior to transferring the Property to the City; and

WHEREAS, the RJSCB will obtain aid from New York State to offset the purchase price of the Property , since the Property will be used for program administration and the purchase price is included in the current project budget as an incidental expense; and

WHEREAS, the RJSCB, the City and the District intend to have the use of the Property transfer to the District as part of School # 50 in approximately 4 to 5 years once the program administration is complete ; and

WHEREAS, the Program Manager has recommended to the RJSCB’s MWBE and Procurement Committee that it approve the proposed purchase by the City of the Property, subject to review by the RJSCB’s general counsel and completion of a SEQRA review by Clark Patterson Lee; and

WHEREAS, the Committee considered and discussed the Program Manager’s recommendation at its December 1, 2011 meeting and, after due deliberation, it approved the proposed purchase of the Property, subject to the recommended legal and SEQRA reviews;

THEREFORE, BE IT RESOLVED:

1. The RJSCB hereby approves the proposed acquisition of the Property by the City using RSMP program funds in the amount of \$775,000 , subject to satisfactory legal and SEQRA reviews; and
2. The RJSCB hereby authorizes its Chair to execute an Agreement with the City in such form as is acceptable to the Chair with the advice of the Program Manager and the RJSCB's general counsel.

Second by Board Member Castro

Approved 4-0 with Board Members Pifer, Underwood, and Brown away