

The Heartland Project and

Its Impact on the Brentwood Union Free School District



Presented by

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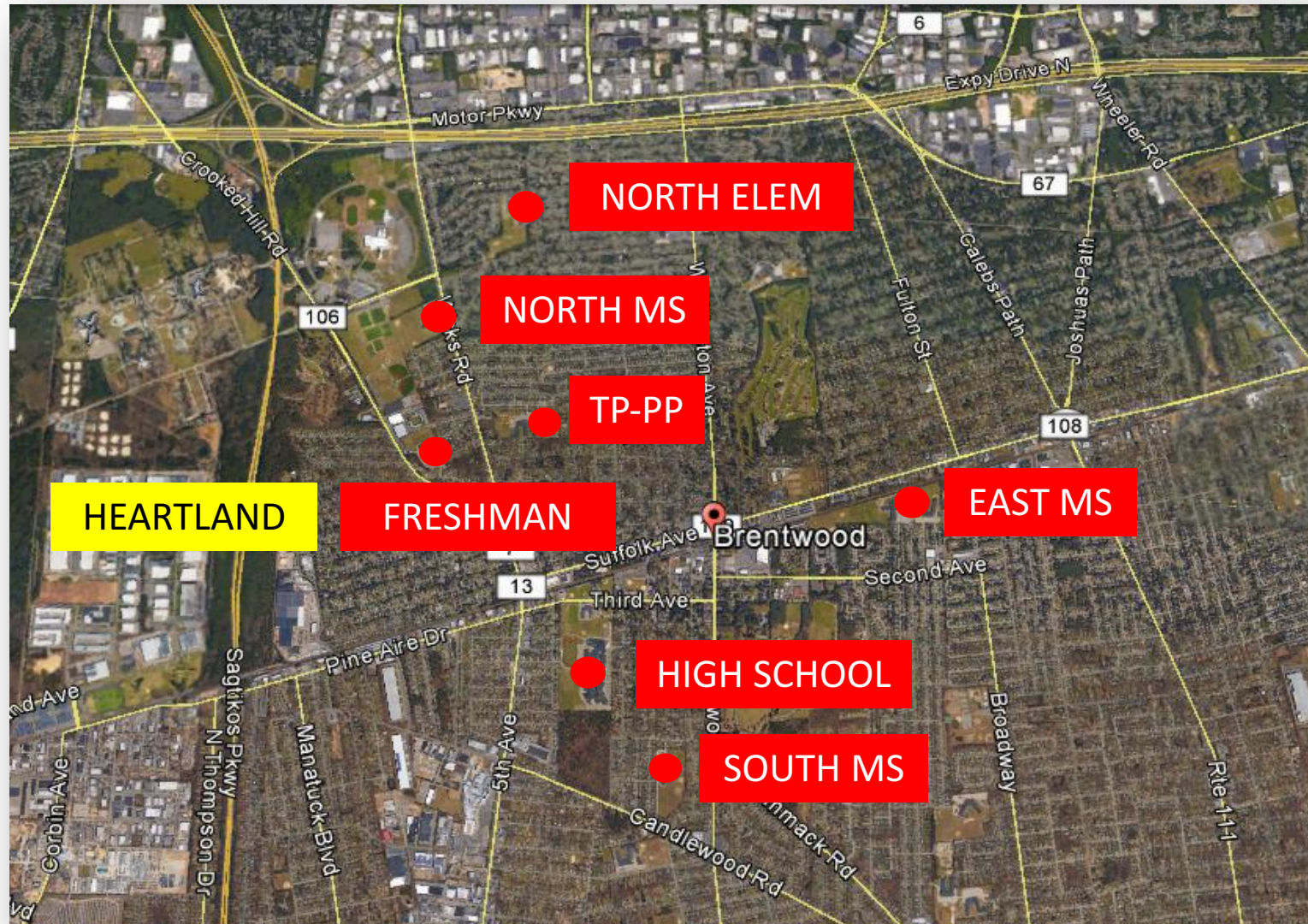
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What is the Heartland Town Square Project

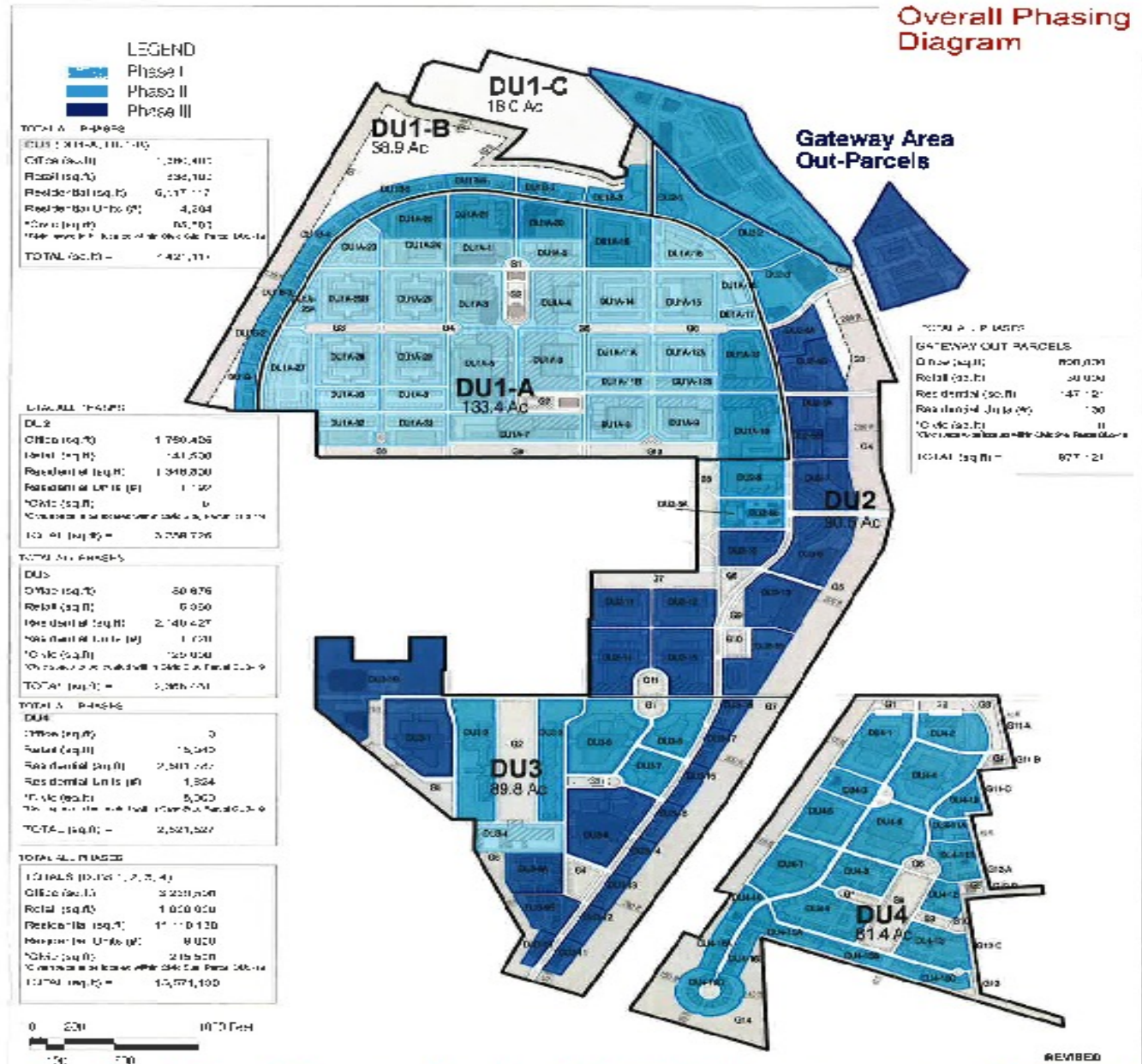
Heartland Town Square is a proposed mixed-use redevelopment of the 452 acres that was once part of the Pilgrim State Psychiatric Facility. The proposed usage is as follows:

- Residential: 9,130 housing units
- Office Space: 3,239,500 square feet
- Retail: 1,000,000 square feet

Where is Heartland Located?



What does the project look like?



Where are we now?

- In August 2016, the Islip Town Planning Board recommended that a portion of the Heartland Square project (Phase I) be approved for development.
- On February 1, 2017, the Suffolk County Planning Commission unanimously voted to recommend to the Islip Town Board that a zoning change be approved for development of all three phases of the Heartland Town Square project.

What is the next step?

On April 26, the Islip Town Board will hold a public hearing on a Local Law that would allow the development of all or part of the Heartland Town Square project. The Town Board is expected to vote after the hearing is concluded.

The Town Board is accepting public comments and questions on its website or by mail until April 25 at 5 P.M.

What does this mean to the District and its Residents?

- In addition to the Districts already growing population, the 9,130 residential new units will cause an increase in the number of students that the District must educate.
- The District will require new or expanded schools, programs and staffing to meet the educational needs of the Heartland students.
- Even without Heartland, the District must expand its existing facilities.

Growth in Student Population

- The developer of Heartland projects that the 9,130 units (8,217 rental units and 913 condos) will result in an additional 2,056 students for the District, a ratio of 1 student for every 5 apartments.
- The District's internal auditors, Cerini & Associates, LLP have looked at the District's current apartment complexes in order to predict how the 9130 Heartland units will impact student population.

Current Apartments in the District

Apartment Complex	# of Apartments	Number of Students	Type of Apartments
Brookwood Garden Apartments	64	23	40 1 bedroom, 24 two bedroom
Sagtikos Gardens	54	76	All 1 bedroom
Heritage Gardens (Fairfield Circle)	145	103	1 bedroom and 2 bedrooms
East Newbrook Gardens (Eastbrook Ct)	58	55	
Total	321	257 (80.06%)	

Based on the current apartments in the District, the internal auditors found that the ratio of children to apartments is approximately 4 students for every 5 apartments. Therefore, when also taking into account the 913 condos, as many as 7,310 additional students could be enrolled by the end of the three phases.

Growth in Student Population- Broken Down by Phases

Heartland Phase	Proposed Apartments	Estimated Students Per Phase Per Auditor	Heartland's Projections
1 (Years 1-5)	3,150	2,522	729
2 (Years 6-10)	3,042	2,435	704
3 (Years 11-15)	2,025	1,621	469
Condos (all 3 phases)	913	731	154
Total	9130	7310	2056

The District's Facilities

- Schools are currently **at or beyond capacity** per NYSED guidelines.
- District **does not** own any property in which a new school can be built.
- Most of the existing school sites are **not** large enough for expansion based on SED standards.
- **No additional property** has been made available for a new school by the Heartland Town Square developer.

Possible Impacts to the District

- **Reorganization and/or Redistricting** of student population.
- **Significant** Capital Construction dollars to build or expand schools.
- Expansion will require NYSED **variances**.
- **Need for Significant** increase in tax revenues and state aid.

School District Revenue Sources

- Biggest source: State aid
- Next biggest: Tax levy

16/17 Revenue	
Source	Amount
State Aid	245,669,866
Levy	101,640,824
Misc	34,446,498
Total	381,757,188

Tax Base/Assessed Values

- Divided into two categories
 - Homestead- 1 to 4 family homes and condominiums
 - Non-homestead- all other properties (Businesses, apartments, etc.)
- About 95% of Heartland property will be non-homestead

Current Tax Levy/Rate

	Current
Levy	102,000,000
Homestead	71,400,000
Non-homestead	30,600,000
Assessed Value	680,000,000
Homestead	550,000,000
Non-homestead	130,000,000
Tax Rate per \$1,000 AV	
Homestead	130
Non-homestead	235

** All figures rounded **

Est. Assessed Value Increase from Heartland

	Current	Increased AV
Levy	102,000,000	102,000,000
Homestead	71,400,000	71,400,000
Non-homestead	30,600,000	30,600,000
Assessed Value	680,000,000	935,726,923
Homestead	550,000,000	562,015,629
Non-homestead	130,000,000	373,711,294
Tax Rate per \$1,000 AV		
Homestead	130	127
Non-homestead	235	82

Estimated assessed values from Town's Draft Generic Environmental Impact Study ("DGEIS") – pages 4-257 and 4-258

Potential Levy Change

- Town DGEIS indicates \$36 million of increased taxes to Brentwood UFSD due to project
 - Not sure it is possible under current law
- Tax levy cap
 - Levy limited to 2% or CPI (17/18 = 1.26%)
 - Increase not related to Heartland project

Est. Assessed Value and Levy Increase

	Current	Increased AV and Levy
Levy	102,000,000	138,000,000
Homestead	71,400,000	96,600,000
Non-homestead	30,600,000	41,400,000
Assessed Value	680,000,000	935,726,923
Homestead	550,000,000	562,015,629
Non-homestead	130,000,000	373,711,294
Tax Rate per \$1,000 AV		
Homestead	130	172
Non-homestead	235	111

Levy increased by \$36 million which is the estimated tax levy increase for the school district as per the DGEIS (page 4-259)

Doesn't appear to be in compliance with tax levy cap regulations

Concerns

- Tax levy cap
- State Aid not keeping pace with increased cost of educating the District's growing student population
 - Threatens non-mandated programs
- Homestead/Non-homestead tax system
 - Non-homestead taxpayers will benefit from Heartland. If tax levy increases as developer predicts, non-homestead taxes will come down and homestead taxes will go up