

WATERBURY PUBLIC SCHOOLS

Meeting Agenda

Group/Team: BOE Building & School Facilities Committee				
Location:		Date of Meeting:	Start Time:	Finish Time:
Virtual Meeting via ZOOM 1-646-876-9923 Meeting ID: 940 3480 0928		Wednesday September 30, 2020	5:30 p.m.	

Team Norms:

1. All meetings will start on time
2. All issues will be approached with a positive attitude
3. A specific agenda will be set for all meetings
4. All team members will agree to stay on specific agenda topics
5. Decisions regarding future directions will be based upon actual data

Purpose of Meeting – Instructional Focus:

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Agenda Items – (Items should reflect next steps from previous meeting.)

[illegible]



Waterbury Public Schools

236 Grand Street ♦ Waterbury, Connecticut 06702 ♦ (203) 346-2340 ♦ Fax (203) 574-8010

Mr. William F. Clark, Esq.
Chief Operating Officer

MEMORANDUM

DATE: September 29, 2020

TO: Commission Jason Van Stone and Rocco Orso

FROM: William F. Clark

RE: Building and School Facilities Committee and Finance Committee Special Meetings September 30, 2020

On behalf of Dr. Verna D. Ruffin and Mayor Neal M. O'Leary it is my pleasure to submit the following recommendations to the Building and School Facilities Committee and the Finance Committee:

The Board of Education has a unique opportunity to engage in the purchase of certain property located at 61 & 67 Southmayd Road AKA 116 Beecher Avenue and 119 Southmayd Road in Waterbury CT.

This property includes a former Elementary School, gymnasium, convent building and expansive parking areas. The overall property contains approximately 3.2 acres. This location can serve as a valuable resource for the District to safely and appropriately house programs which can align to the overall District needs and streamline operations and efficiencies as well as ease some program capacity issues. The Central location of the property represents an opportunity to service our education community both within that area as well as the surrounding areas with existing transportation servicing that area.

In cooperation with the City Finance Department and Corporation Counsel we have done our due diligence and conducted a full review of the property and buildings and have had independent appraisals of the property in order to determine the appropriate value for a purchase price. With the assistance of the City we have negotiated a purchase price which is a fair market value based on the independent appraisals. We also recommend the approval of funds for fit up which would include but not be limited to updating/replacing boilers, LED lighting upgrades, ceiling and floor

upgrades, wiring, technology and phone upgrades and other program specific upgrades and fit up that may be required. We therefore request the following:

Approval of the Purchase of 61 & 67 Southmayd Road AKA 116 Beecher Avenue in Waterbury CT. in the amount of \$1,750,000.00 consistent with the terms and conditions of the purchase agreement negotiated by the Corporation Counsel of the City of Waterbury and subject to the approval of the Board of Aldermen of such Agreement. A Term Sheet outlining the Purchasing Agreement is attached hereto for your reference;

Approval of the reallocation of funds from the Capital Improvement Fund – BOE Unallocated into a Special Capital Project Fund for the purpose of executing the Purchase Agreement of 61 & 67 Southmayd Road AKA 116 Beecher Avenue in Waterbury CT. in the amount of \$1,750,000.00 consistent with the terms and conditions of the Purchase Agreement negotiated by the Corporation Counsel of the City of Waterbury and subject to the approval of the Board of Aldermen of such Agreement; and

Approval of the reallocation of funds from the Capital Improvement Fund – BOE Unallocated into a Special Capital Project Fund for the purpose of fit up, repair and maintenance of 61 & 67 Southmayd Road AKA 116 Beecher Avenue in the amount of \$800,000.00.

Given the lack of properties available within the City of Waterbury as well as the nature of this particular property which has recently served as an educational facility we believe that this is an opportunity that cannot be passed. We may not have such a suitable and appropriate property available in the future.

The City and Board of Education staff are happy to review this recommendation and programming at the pleasure of the Committees.

**OFFICE OF THE CORPORATION COUNSEL
CITY OF WATERBURY
MEMORANDUM**

To: Neil O'Leary
From: Linda T. Wihbey, Esq
Date: 8/30/20
Re: 67 Southmayd Road; Mary, Mother of the Church Parish Corporation
P & S Terms Sheet

Parties:

Seller: Mary, Mother of the Church Parish Corporation, by Rev. John. L Lavorgna, its treasurer represented by Atty. Karen J. Casey, Cooney, Scully & Dowling, Hartford, Ct

Buyer: City of Waterbury, by Neil O'Leary, its Mayor, represented by Office of Corporation Counsel

Property: 61 & 67 Southmayd Rd., a.k.a. Beecher Ave., Waterbury Land records Lot #28, Block #119, Map # 366, a.k.a. Saint Peter & Paul School and convent annex.

- "As is condition"
- Schedule A personal property inventory
- Title by Warranty deed; restrictions include not to be used as aa secure residential facility, drug dispensary, substance abuse counseling, alternative to incarceration, reform or penal institution
- Buyer (- COW not to use the name "St. Peter & Paul" or "Mary Mother of Church" in operations, activities or property identification

Purchase Price: \$1,750,000; \$10,000 deposit upon execution of P & S.

Closing: November 15, 2020

From execution of P & S:

30 days: City to complete title review

45 days: City due diligence period including approvals – City Plan, BOA, inspections and environmental review: Building, zoning

45 days: Seller to obtain canonical authorizations for the sale

Personal Property: inventory excludes select memorabilia white tables and folding chairs in gym; religious items, etc. Listing room by room;