



# **Optimizing Onteora**

**Central Campus Conversation  
Scope & Funding Details**



# Onteora Central School District Leadership Team

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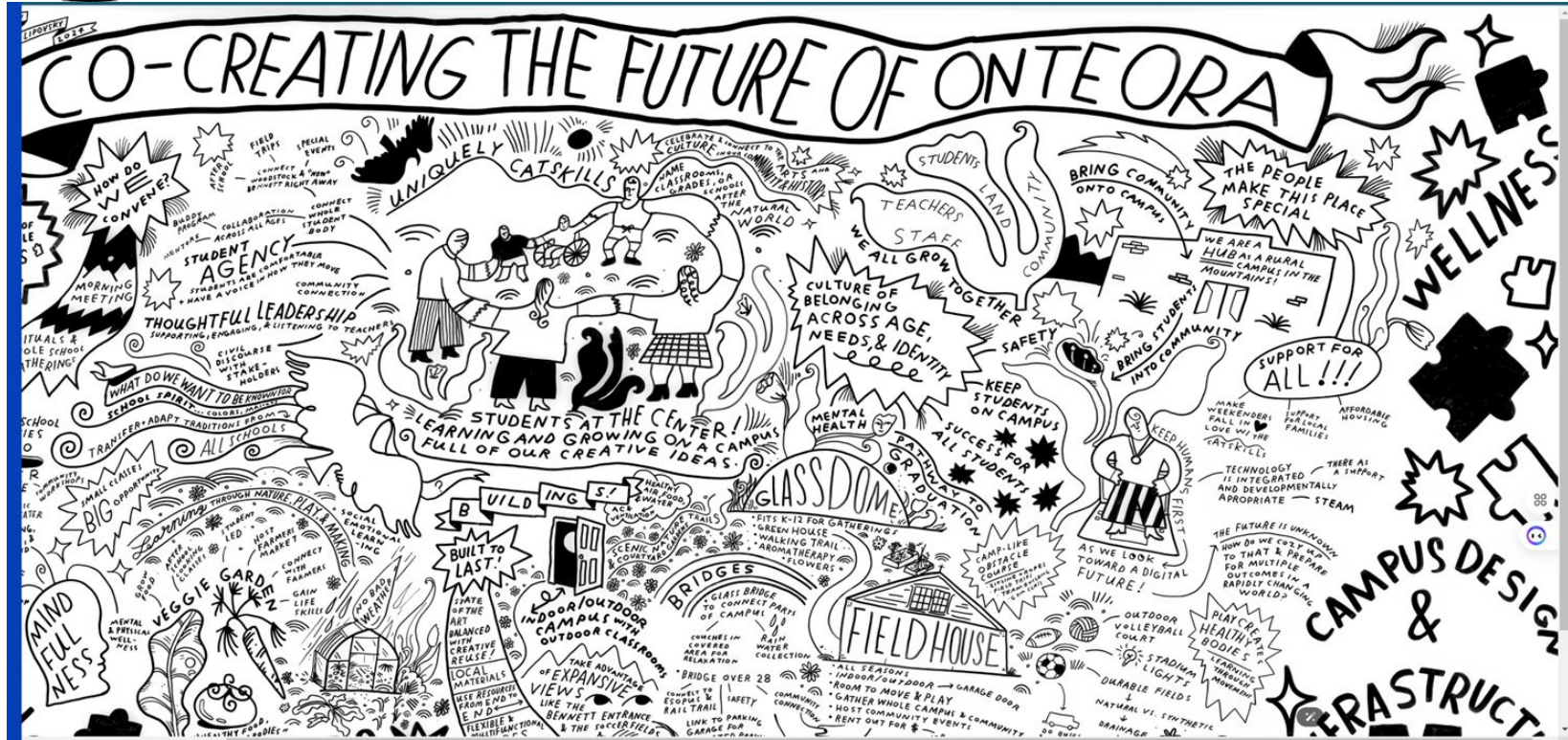
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# Key Points to Take Away

## ***What will we get - students, staff, and community - with the proposed plan?***

This central campus honors the **community vision** that was built over the course of multiple visioning sessions and community forums that were held last spring and this fall and winter. These designs were generated in partnership with many members of our school community and create a **holistic K-12 campus** that incorporates building improvements with enhancements to outdoor spaces to benefit our students and our community. This community vision creates a thoughtful campus that is a **community asset** and prioritizes students, staff, and community in a fiscally responsible way.

## ***What does this plan prevent?***

Making these upgrades at this time allows the district to be **strategic and thoughtful** about this shift to a central campus. This avoids a reactive shift in the future that may be caused by a significant loss of foundation aid as has been predicted by the Governor and the Rockefeller Institute study of the existing foundation aid formula. If we do not take advantage of this opportunity to create this enhanced central campus for our students to thrive, we may be forced to centralize in the future in a way that will be detrimental to our students, staff, and community.

## ***What will the plan cost and how will it impact my personal finances?***

The entire project will cost \$70.5M. \$15M in savings (reserves) will be utilized and the remaining \$55.5M will be paid for with a bond. The savings related to the centralization are projected to make this project **tax neutral** for our taxpayers.



# Central Campus - Our Why

## Student First

- Considering projected retirement rates and teacher shortages, one campus allows us to ensure that we have the best staff possible to support students and families
- Allows us to maintain and possibly enhance programming and student support
- Students build relationships and community regardless of location
- Equity with all students in one building regardless of their program
- Balanced bus times for students

## Fiscally Responsible

- Balance attrition with programming needs and wants
- One campus allows us to be more efficient with staff due to less replication on multiple campuses
- Transportation efficiency due to elimination of multiple attendance zones

## Staff Forward

- Recruiting high-quality new hires to maintain class size and quality collaboration, despite projected retirements and teacher shortage
- Eliminate the need for teachers to travel between buildings
- Increase collaboration among grade level and contiguous grades to support curricular and instructional practice

## With Community

- The design process incorporates the priorities of the community
- One campus allows students to strengthen our Onteora community identity and build community ties earlier
- Community use of enhanced District resources



# Central Campus Additions Discussion

## Why are additional classrooms being proposed?

- The highest enrollment at Bennett in the current physical configuration was 358 in the 2012-2013 school year. There were more students prior to that, but there were modular classrooms in the back parking lot to house those additional students before Bennett was renovated and expanded. We are projecting a maximum potential enrollment of 480 assuming a maximum grade cohort of 80 students. Current enrollment in K-5 is 431. Building for 480 is a conservative projection, but allows for fluctuations between grade levels.
- What has changed since 2012-2013?
  - Class size guidelines were created in 2014 for grades K-3
  - We have added faculty who often work in full size classrooms such as ENL, AIS, Reading, OT/PT
  - We have added Special Education programs that did not exist previously
  - Each building has been provided with a Book Room that houses resources for teachers to use. These rooms did not exist previously.



## **Central Campus Additions Discussion**

### **Why create a larger cafeteria?**

A larger cafeteria allows for larger groups of students to be served and socialize and participate in recess together while maximizing the instructional time during the day. Also, this preserves the existing stage as a performance space.

### **Why create a larger gymnasium?**

Creating a larger gymnasium will serve both the needs of our K-12 programs and the community far more than simply the population at Bennett.

Our current athletic program is consistently strained for gymnasium space.



## Projected Consolidation Savings

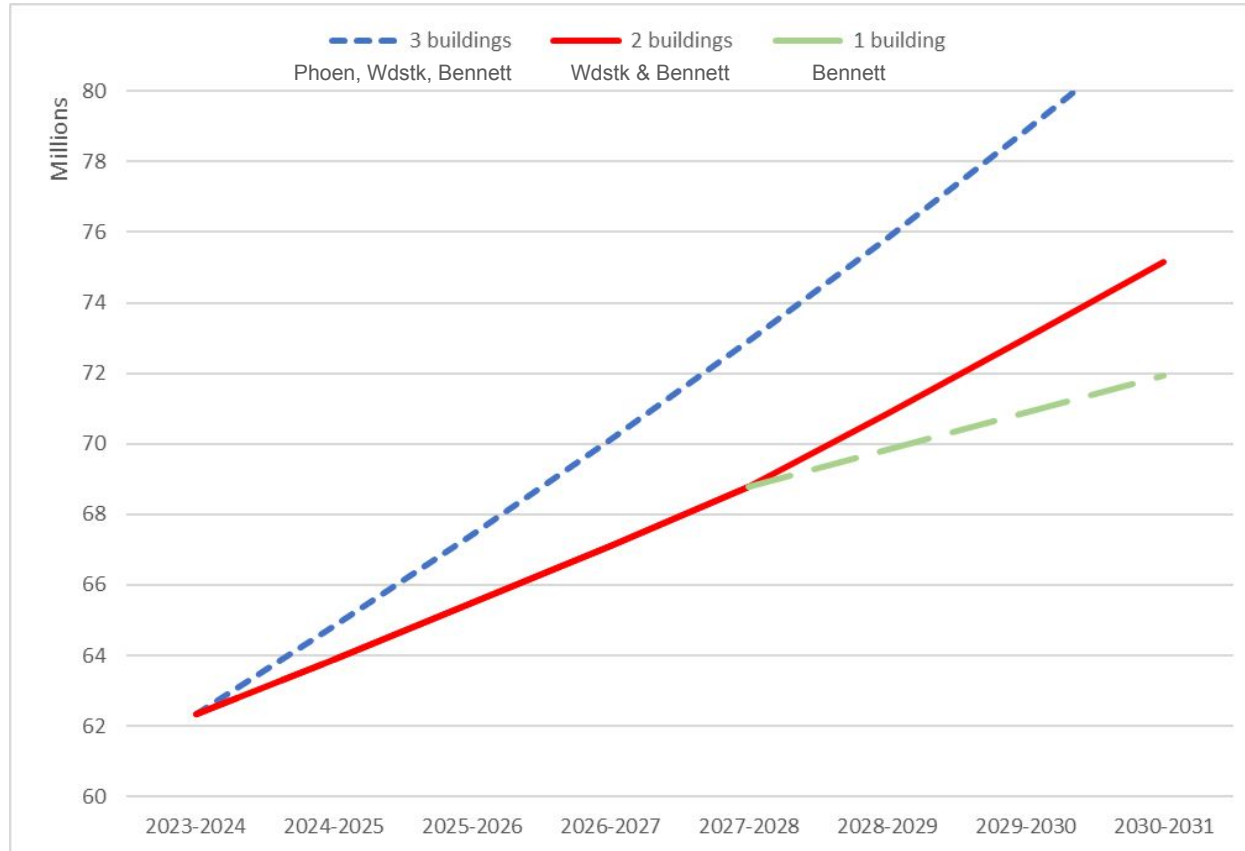
Department	Annual Cost Savings (in 2024-2025 dollars)	2028-2029 Annual Estimated Cost Savings (assuming 3% annual escalation)
Transportation Phoenicia Woodstock	\$650,000 \$700,000	\$731,580 \$787,856
Facilities Phoenicia Woodstock	\$155,000 \$225,000	\$174,454 \$253,239
Projected Staff Attrition* Phoenicia Woodstock	\$1,069,420 \$ 725,000	\$1,203,641 \$ 815,993
Total <i>Woodstock Only</i>	\$3,524,420 \$1,650,000	\$ 3,966,763 \$ 1,857,088

*\*Commitment remains to maintain class sizes and appropriate staffing.*



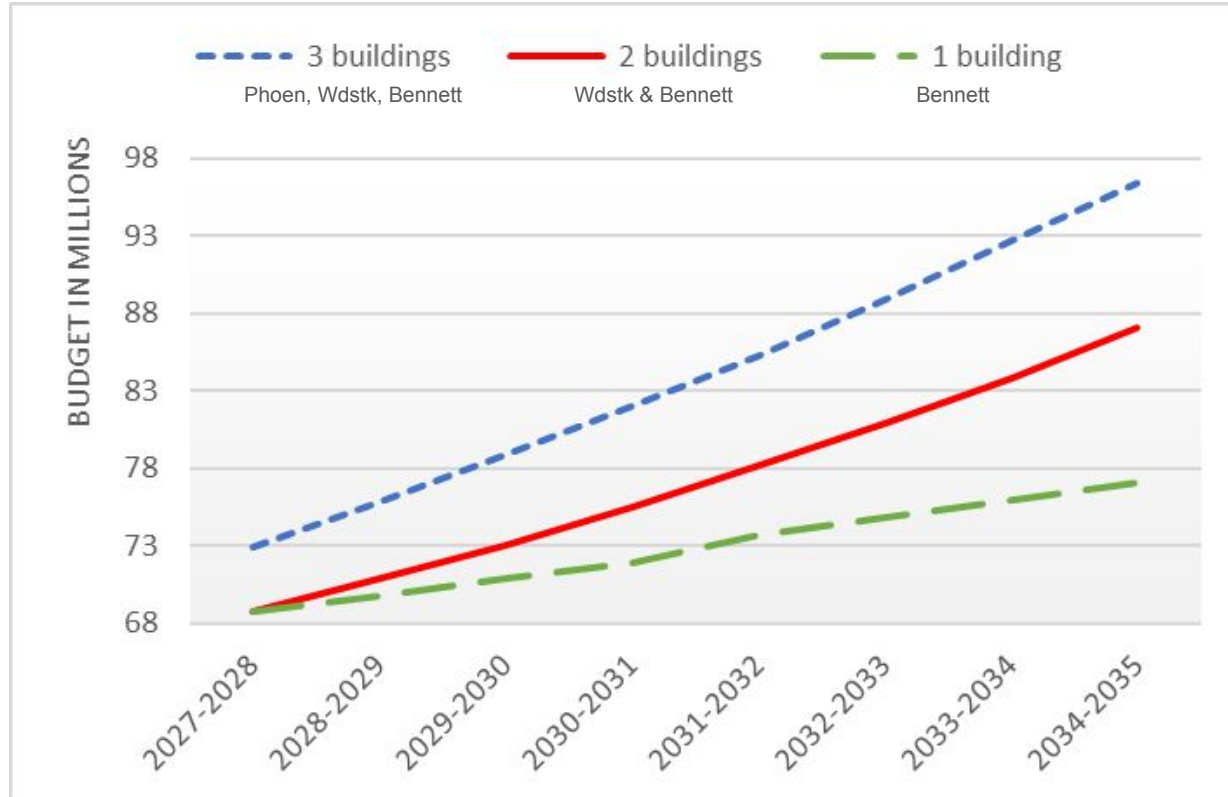


# Projected Budget Scenarios Over Time





# Projected Budget Scenarios Over Time





# Proposed Project Scope and Budget Details

Elementary Work			
New construction	\$12,499,850	New gymnasium	\$6,635,460
- 10 classrooms		Replace Windows	\$3,674,800
- Library Expansion		Renovate Music Rooms	\$2,244,000
- Office Spaces		Additional Music Room	\$1,308,400
- Bathrooms		Reconfigure Cafeteria/Kitchen	\$4,338,500
- Security Vestibule		Reconfigure Outdoor Space	\$848,700
New Drop Off Lane	\$2,945,800	Drainage/Electrical/Boiler/Fuel Tank removal	\$4,130,450



# Proposed Project Scope and Budget Details

## Secondary Work

HS Science Classrooms	\$ 3,968,500
Counseling Center	\$ 957,000
Main Office Renovation	\$ 1,592,000
Nurses Offices	\$ 594,350
Auditorium	\$ 1,151,950

## Campus/Site Work

Multi Use Athletic Field (Turf)	\$ 1,836,000
Track Upgrade	\$ 3,644,800
Field Lights	\$ 897,600
Field Drainage	\$ 809,250
Demolition Bus Garage	\$ 809,250
Student Commons	\$ 1,516,450
Upgrade East end parking at MS/HS	\$ 2,286,250



## Proposed Project Scope and Budget Summary

	Construction Budget	Incidental (20%)	Total
Elementary Building Work	\$38,625,960	\$7,725,192	\$46,351,152
MS/HS Building Work	\$8,263,800	\$1,725,528	\$9,989,328
Campus/Site Work	\$11,799,600	\$2,359,920	\$14,159,520
<b>Total</b>	<b>\$58,689,360</b>	<b>\$11,737,872</b>	<b>\$70,500,000</b>

*Incidental costs are items such as: architects, engineers, asbestos abatement and monitoring, legal costs, insurance, bond counsel fees, etc.*

Capital Reserve/Cash	\$15,000,000
<u>Amount to Finance</u>	<u>\$55,500,000</u>
Total Project Cost on ballot	\$70,500,000 <i>(Not to exceed)</i>



# Estimated Tax Implication per Fiscal Advisors

Fiscal Year Ending June 30th	Capital Reserve	Estimated Required BAN Principal	Estimated Additional Consolidation Sav BAN Principal	Estimated Estimated BAN Interest	Estimated Estimated Bond Prin & Int	Total Debt Service	Less: Est. State Aid Amortization Payments*	Estimated Local Share For This Project	Estimated Consolidation Savings	Estimated Local Share w/ Consolidation Savings	Annual Tax Increase Per \$100,000 FV	Monthly Tax Increase Per \$100,000 FV
2026	15,000,000											
2027												
2028			1,675,000	1,200,000		2,875,000	266,035	2,608,965	2,607,088	1,877	0.15	0.01
2029		480,000	1,535,000	2,153,000		4,168,000	1,558,567	2,609,433	2,607,088	2,349	0.18	0.02
2030		940,000	1,155,000	2,072,400		4,167,400	1,558,567	2,608,833	2,607,088	1,745	0.14	0.01
2031					4,084,938	4,084,938	1,558,567	2,526,371	2,659,230	(132,859)	(10.40)	(0.87)
2032					4,075,150	4,075,150	1,558,567	2,516,583	2,712,414	(195,831)	(15.33)	(1.28)
2033					4,067,175	4,067,175	1,558,567	2,508,608	2,766,663	(258,054)	(20.20)	(1.68)
2034					4,065,800	4,065,800	1,558,567	2,507,233	2,821,996	(314,762)	(24.63)	(2.03)
2035					4,060,600	4,060,600	1,558,567	2,502,033	2,878,436	(376,402)	(29.46)	(2.45)
2036					4,051,575	4,051,575	1,558,567	2,493,008	2,936,005	(442,996)	(34.67)	(2.89)
2037					4,048,725	4,048,725	1,558,567	2,490,158	2,994,725	(504,566)	(39.48)	(3.29)
2038					4,046,625	4,046,625	1,558,567	2,488,058	3,054,619	(566,561)	(44.34)	(3.70)
2039					4,040,063	4,040,063	1,558,567	2,481,496	3,115,711	(634,216)	(49.64)	(4.14)
2040					4,034,038	4,034,038	1,558,567	2,475,471	3,178,026	(702,555)	(54.98)	(4.58)
2041					4,028,338	4,028,338	1,558,567	2,469,771	3,241,586	(771,815)	(60.40)	(5.03)
2042					4,022,750	4,022,750	1,558,567	2,464,183	3,306,418	(842,235)	(65.92)	(5.49)
2043					4,022,063	4,022,063	1,292,531	2,729,531	3,372,546	(643,015)	(50.32)	(4.19)
2044					3,600,850	3,600,850	1,013,207	2,587,643	3,439,997	(852,354)	(66.71)	(5.56)
2045					3,611,750	3,611,750	1,013,207	2,598,543	3,508,797	(910,254)	(71.24)	(5.94)
2046					3,626,913	3,626,913	1,013,207	2,613,706	3,578,973	(965,267)	(75.54)	(6.30)
2047					3,635,913	3,635,913	1,013,207	2,622,706	3,650,553	(1,027,847)	(80.44)	(6.70)
2048					3,648,750	3,648,750	1,013,207	2,635,543	3,723,564	(1,088,020)	(85.15)	(7.10)
TOTALS	15,000,000	1,420,000		5,425,400	70,772,013	81,982,413	28,444,532	53,537,880	64,761,522			

Average Annual Tax Impact per  
\$100,000 FV: No Tax Impact

Notes: - Bond Percentage is preliminary/estimated and may change based on actual scope of work performed. District needs to verify addition aidability with NYSED.

- Bond Percentage may be impacted by the Multi-Year Maximum Cost Allowance. Scope should be developed with consideration of the Maximum Cost Allowances and and possible overages which will impact the bond percentage/aidability of the projects.

\* - The timing of the receipt of building aid is based on the submission of the Certificate of Substantial Completion and the Final Cost Report which are estimated.



**FISCAL ADVISORS  
& MARKETING, INC.**



## Estimated Tax Implication per Fiscal Advisors

<i>Estimated Local Share w/ Consolidation Savings</i>	<i>Annual Tax Increase Per \$100,000 FV</i>	<i>Monthly Tax Increase Per \$100,000 FV</i>
1,877	0.15	0.01
2,345	0.18	0.02
1,745	0.14	0.01
(132,859)	(10.40)	(0.87)
(195,831)	(15.33)	(1.28)
(258,054)	(20.20)	(1.68)
(314,762)	(24.63)	(2.05)
(376,402)	(29.46)	(2.45)
(442,996)	(34.67)	(2.89)
(504,566)	(39.49)	(3.29)
(566,561)	(44.34)	(3.70)
(634,216)	(49.64)	(4.14)
(702,555)	(54.98)	(4.58)
(771,815)	(60.40)	(5.03)
(842,235)	(65.92)	(5.49)
(910,254)	(71.24)	(5.94)
(965,267)	(75.54)	(6.30)
(1,027,847)	(80.44)	(6.70)
(1,088,027)	(85.15)	(7.10)



# Financing Summary

## Financing Plan:

- **Bond Anticipation Notes (BANs) Issued:** 2027-2029 at an estimated 4.00% interest
  - **Serial Bonds Issued:** 2030, maturing 2043-2048 at an estimated 4.15% interest
  - **Annual Debt Service Payments:** Payments average \$3.9 million
  - **Annual Building Aid Received:** Building Aid average \$1.3 million
  - **Annual Projected Savings:** Savings average \$3 million
- 
- **Projected Annual Tax Impact from the project:** **\$0 per year**





# Accumulated Savings Discussion

Savings accumulate over time to help reduce budget increases by offsetting costs that would otherwise grow each year. Here's **how** it works in simple terms:

1. **Reducing Ongoing Costs** – When savings are created (e.g., by reducing unnecessary expenses or improving efficiency), those costs don't appear in future budgets. This means the budget doesn't have to grow as much to cover them.
2. **Compounding Effect** – If savings continue every year, they add up. For example, if a district saves \$500,000 this year and keeps those same savings in place next year, it prevents an extra \$1 million in total expenses over two years.
3. **Offsetting Future Increases** – Costs like salaries, utilities, health insurance and services rise over time due to inflation and contracts. Savings help cover part of those increases, so the overall budget doesn't need to increase as much.
4. **Investing in Cost-Efficient Solutions** – Some additional savings can come from smart investments, like upgrading to energy-efficient systems. While there may be an upfront cost, the long-term savings (e.g., lower electricity bills) reduce financial strain in future budgets.

Over time, consistently finding and maintaining savings helps control budget growth, making it more manageable and less of a burden on taxpayers or the organization.



# How Are Annual School Taxes Distributed?

- *School taxes are spread out over the property value of the district which totals \$6,353,855,679 (second largest valuation of a district in Ulster County)*
- *12,301 parcels make up the total property value of the district*
- *Top 5 taxpayers hold 22% of the total property value of the district, or almost \$1.4 billion*
  - *#1 - NYC DEP*
  - *#2 - NYS Ulster County*
  - *#3 - Central Hudson*
  - *#4 - NYS Greene County*
  - *#5 - NYS Electric & Gas*
- *The top 5 taxpayers fund 22% of school taxes annually*



## Summarizing Distribution

- *With a \$70.5M Project, Building Aid will reimburse up 31% of approved costs*
- *\$53M of project costs remain after Building Aid*
- *22% of the remaining \$53M project costs, or \$11.66M will be paid for by the top five taxpayers*
- *The remainder, \$41.34M would be spread across the total value of the district (\$6.4B)*
- ***Due to consolidation savings, the project is anticipated to have no taxpayer impact***



# Summary of Post-Vote Timeline for Construction

If the project vote **passes on May 20, 2025**, the tentative timeline could look as follows:

- **July 2025 – June 2026:** Design documents finalized based on faculty, staff, and student feedback.
- **July 2026 – January 2027:** Review and approval by the State Education Department (SED).
- **February – March 2027:** Project bidding and award (bids must be at or below voter-approved amounts).
- **Summer 2027:** Construction begins.
- **September 2028:** Construction completion.

*This structured process ensures careful planning, regulatory approval, and cost control before project execution. Student and staff safety during construction will be the priority of the District and School House Construction who will manage the project and represent the District.*



## Central Campus

How does this plan allow us to respond to the future fiscal risks?

- **2025-2026 Stability:** Legislators indicate that **Foundation Aid is secure for the upcoming school year**, but future reductions are expected.
- **Overfunding Status:** Onteora currently receives **\$7.9 million in Foundation Aid** but is considered **overfunded by \$7.3 million**, a number that has grown annually.
- **Projected Cuts:** If adjustments occur, Onteora could **lose over \$7 million in aid**, leading to **difficult financial decisions**.
- **Potential Impact:** Without proper planning for a **central campus**, the district would be **forced to close Woodstock in a reactionary response**, negatively affecting students, faculty, and staff due to the lack of long-term planning.

*This highlights the **urgent need for strategic planning** to prepare for potential funding reductions.*



## Central Campus

### What is our path forward?

#### ***How will we engage faculty and staff and students as we bring this to life?***

Once the community approves this plan, our design team and our construction management team will begin the detail design and planning process. This is where the vision comes to life and faculty, staff, and students will be active participants in creating the details of this plan.

#### ***How will we honor Woodstock between now and when it closes? How can we make the transition successful - for students, faculty, staff?***

We want to recognize that although a new central campus is exciting, it is also a loss when a building closes. There is a sense of grief that must be acknowledged. We worked hard to ensure a smooth transition for our Phoenicia students, families, faculty and staff when that campus closed and they entered the Bennett Elementary community this year. We partnered with the PTA to ensure that the history and culture of the building was honored and brought to Bennett. Students were provided with social emotional supports to help them process this change and provided with multiple activities that allowed them to feel a connection with their new building when they arrived. We will use these experiences to also honor the loss of the Woodstock building and create connections for the students, families, faculty and staff to the new building.



## ***What is happening to Woodstock, Phoenicia and the West Hurley buildings?***

- **West Hurley:** this property has been under contract since 2017. The purchaser has had a number of issues that needed to be addressed. Some of these issues were related to the Town of Hurley and did not involve the District. We still anticipate that this sale will close and this property will return to the tax rolls and provide housing.
- **Phoenicia:** the Town of Shandaken requested the property be sold to the Town for \$1. The Board of Education supported this request. The Town is doing their due diligence and have now asked the District to consider leasing the campus to the Town. The Town is working through the process and the District is supportive of keeping the campus as a resource for the community.
- **Woodstock:** there are many potential uses for this campus, but currently there is a deed restriction that governs potential uses.
  - “The above described premises are to be used by the parties of the second part, their and each of their successors and assigns for school purposes only, but in the event that the above property shall not be used for school purposes and should be sold and conveyed to any other person or corporation such deed or conveyance shall contain a covenant provision or restriction that the said above described property shall thereafter be used only for residential purposes.”
  - (Full Woodstock deed can be found: [WoodstockDeed.pdf](#) )

*Note: the Town of Woodstock is different from Shandaken and Olive in that Woodstock residents can reside in one of three different school districts; Onteora, Kingston, or Saugerties.*



## **Central Campus**

### **What we want to ENSURE through planning**

- A recognition of the emotional and practical impact on families and staff
  - The closure of a school is a loss that must be honored
- A calm and well-communicated transition to a single elementary school
- Capturing the opportunity to enhance a central campus for all students and families that also serves the broader community
- Thoughtful staff assignments and reductions through attrition in all possible situations. Potential for enhanced retirement incentive offerings to allow for faculty and staff to plan ahead.





# Understanding the Bond Proposition

The Board of Education had many discussions regarding the bond composition.

- Please watch the discussions that took place during the two February Board meetings and also the March 4th Board meeting.
- Discussions were around whether to create one or two propositions.
  - Two propositions had been suggested to provide choices
    - If only one proposition passed, and a central campus was not achieved, it would have resulted in a cost to the taxpayers
  - One proposition will honor the community vision for a central campus design.



The decision was made by the Board of Education to honor the community vision for a central campus design, by putting one proposition for \$70.5 million to the voters on May 20, 2025, **with no projected tax impact.**

Understanding that voting no on the proposition is not a guarantee that Woodstock Elementary will remain open.



**If you have additional questions please contact:**

**District Administration**

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**Most Importantly: please vote!**  
**May 20, 2025**

