



Evaluation of Former Middle School Building  
at 31 Clara Barton Street

**Community Information Night**




March 31, 2026

# Agenda

- Review the current uses of the former Middle School building at 31 Clara Barton Street
  - Genesee Community College
  - Genesee Valley BOCES
  - District & Community uses
- Examine current Expenses & Revenues
- Discuss terms of current contractual obligations
- Review steps involved in the sale of district-owned buildings
- Next Steps

The following **Priority Areas** and **Goals** were developed based on feedback from our entire Dansville community and the work of a stakeholder focus group. The District commits to the implementation of actions to address the following Priority Areas, in many cases beginning now and extending through the 2025-2026 school year. The Strategic Plan will be reassessed and updated annually based on progress toward goals. The Board of Education commits to providing the necessary support and resources to achieve its success.

## PRIORITY AREA GOALS

 <b>Creating Engaging and Enriching Student Experiences</b>	<b>Goal:</b> We will create a supportive and engaging learning environment that prioritizes student academic achievement, mental health, encourages a common language for student well-being, and provides diverse activities and opportunities to foster students' holistic growth.
 <b>Creating Collaborative and Supportive Staff Experiences</b>	<b>Goal:</b> Create a collaborative and mutually supportive staff culture that models the unity we seek for our students, motivates everyone to excel, strengthens connections between buildings, and strives to ensure that every staff member feels connected and supported.
 <b>District Facilities, Management and Operations</b>	<b>Goal:</b> Establish an operations and facilities framework that provides clarity around our fiscal status, revenue sources, decision-making processes, and budgeting priorities while maintaining high quality facilities and operations to achieve long-term financial stability and community engagement.





## Why??

- No ability to generate NYS Building Aid (86.7%)
- Aging infrastructure requiring attention
- Does not generate revenue for the district
- Financial responsibility

## Why Not??

- District & community use impact
- Genesee Community College
- Genesee Valley BOCES





# History of the School

- **Dansville High School (gr. 9-12) from 1926 - 1965**
- **Dansville Junior High School (gr. 7-9) from 1965 - 1994**
- **Dansville Middle School (gr. 6-8) from 1994 - 2011**
- **Last Capital Improvement Project in 2007**
- **Closed in 2011 - consolidated onto current campus on Main Street**
- **Genesee Community College from 2012 - present**



**DHS Faculty - 1927**





## Re-open the School??

*“So, why can’t we just re-open it and get aid again?”*

Reopening a building that was previously closed for declining enrollment is not advisable because it usually reverses the efficiency gains that justified the closure. It can also create **state aid consequences**, including how **Building Aid Units** are recalculated for future capital work throughout the district.

- **It reintroduces fixed (daily operating) costs:** additional staff, utilities, custodial coverage, facilities maintenance, security, tech support, grounds work. This drives per-pupil costs up.
- **Need to address deferred maintenance:** roof, HVAC, other infrastructural upgrades
- Even if re-opened for district use, some capital work would still be ineligible for state building aid due to a recalculation of **Building Aid Units**
  - Affects maximum cost allowance (size of project that can receive state aid)





# Re-open the School??

*“So, why can’t we just re-open it and get aid again?”*

**Re-opening triggers a full facilities and enrollment evaluation by NYSED:**

- Evaluates eligibility and “need” for new space
- Considers enrollment projections through an **Instructional Space Review** comparing projected enrollment to the district’s efficient operating capacity
  - Increased capacity means fewer (or no) aidable BAUs for capital improvements in other buildings because the district can be expected to use existing space more efficiently.

*NYSED determines aid eligibility by comparing enrollment projections to overall capacity to determine building needs.*





# Current Uses & Obligations

## GV BOCES - Dansville Campus

- Administrative offices
- Related services offices
  - BOCES PT, Social Worker, Speech, Art, Nurse
- Classrooms for instructional programs
  - Special Education Transitions Program
  - CTE Health Careers Academy & Sports Science



## Contractual Obligations

- 17 classrooms plus access to gymnasium and cafeteria
- Renewed annually (1-year lease)
- District provides liability insurance, utilities, classroom furniture, cleaning & maintenance of buildings & grounds
- No language regarding termination of lease





# Current Uses & Obligations

## GCC - Dansville Campus

- Administrative offices
- Meeting Rooms
- Library
- Information Technology
- Classrooms for instructional & on-line programs

## Contractual Obligations

- Classrooms plus access to common areas
- District provides liability insurance, utilities, cleaning & maintenance of buildings & grounds
- 10-year term was renewed in 2022-2023
- May be terminated by either party with 2-year's notice due to:
  - Significant change in district enrollment
  - Substantial change in the needs of the district with respect to facilities
  - Any other change that substantially affects the needs or requirements of the school district or community





# Current Uses & Obligations

## Dansville Central Schools

- Gymnasium
  - Modified girls & boys basketball
  - Indoor baseball & softball practices
- Cafeteria
  - DHS Cheerleading practices
- Auditorium
  - DHS Archery Club



## Dansville Community Use

- Youth basketball
- Gliders Baseball - indoor practice (batting cages, gym & weight room)
- Pickleball





# Expenses & Revenues

	Expenses	Revenues
Utilities & Insurance	\$142,973.65	
Scheduled Maintenance	\$109,881.91	
Projects/Work Orders	<u>\$26,554.00</u>	
<b>TOTAL EXPENSES '25-'26</b>	<b>\$279,409.56</b>	
GCC Lease		\$114,605.71
GV BOCES Lease		<u>\$153,000.00</u>
<b>TOTAL REVENUES '25-'26</b>		<b>\$267,605.71</b>

Revenues minus Expenses = **-\$11,803.85** in 2025-2026





# Additional Projected Expenses

## Capital Improvement Needs/Work

2021 Building Condition Survey Scope*	\$8,419,212.00
2025 Roof Estimate	\$4,165,298.00
2025 Building Automation Temp Controls Estimate	\$128,459.00
<b>TOTAL Capital Improvements Needed (no aid)</b>	<b>\$12,712,969.00</b>

\*Items identified in the 2021 BCS in addition to roof & controls:

- Window repairs/replacement
- Cafeteria flooring
- Masonry repairs/repointing
- Gym floor & bleachers
- HVAC unit ventilators
- Tower flooring & steps
- Updating data infrastructure



Estimates are based on what it would cost a public school district to complete capital improvements. Increased costs reflect specific procedural requirements of public schools that are not necessarily incurred by private parties:

- Applications and approval process through NYSED
- Architecture fees
- Bond Counsel fees
- Construction Management fees
- Cost of public vote
- Competitive bidding process
- Site environmental testing
- Legal fees throughout





# Procedures for Sale of Real Property

1. Review District's existing title records and surveys to ensure a clean title
2. Board of Education authorizes sale through a resolution that identifies building as no longer needed and authorizes District to solicit proposals for the sale of the property
3. Determine method of sale and appraisal
  - a. District must obtain best possible price - can be via a bidding process with a realtor
  - b. Get an appraisal or valuation of the property
4. Negotiate a purchase contract & attorney prepares a purchase and sale agreement
5. State Environmental Quality Review Act (SEQRA) - must conduct a SEQRA review accepted through Board resolution
6. Board of Education approves a resolution to sell the property under terms of purchase offer
  - a. Does not require voter approval unless 10% of eligible voters in our district (610) submit a petition for a vote within 30 days of the Board resolution
7. Sale Proceeds
  - a. We have no current debt against the building, therefore no impact on tax cap calculations
  - b. Proceeds applied to legal fees and fund balance





## Next Steps

- Questions & direction from the Board of Education
- Commitment to a public, transparent approach

QUESTIONS

