



JOSEPH FULLER JR., AIA
President

JOHN D'ANGELO, ARA, LEED AP
Executive Vice President

NICHOLAS A. D'ANGELO, FARA, CSI
President Emeritus

October 25, 2021

DATE: October 19, 2021 - 5PM

RE: **BREWSTER CENTRAL SCHOOL DISTRICT
PRE-BOND COMMITTEE MINUTES OF MEETING #7
CONCEPT DESIGN PRESENTATION – FINANCING - BAU's
F+D # 21423.00**

PRESENT:	V. KARLSSON	BREWSTER CENTRAL SCHOOL DISTRICT
	G. FREYER	BREWSTER CENTRAL SCHOOL DISTRICT
	P. SPAGNUOLO	FULLER & D'ANGELO
	J. FULLER	FULLER & D'ANGELO
	DR. R. GRIP	DEMOGRAPHIC ANALYST; STATISTICAL FORECASTING LLC
	R. GANCI	CAPITAL MARKET ADVISORS
	COMMITTEE MEMBERS	SEE SIGN IN SHEET

The following is the meeting summary:

Mr. Karlsson opened the meeting, summarizing the agenda and introduced Dr. Richard Grip, Executive Director of Statistical Forecasting who presented the recently completed demographic study of the Brewster School District. Various demographic categories and analysis were discussed including the 5-year enrollment projection, historic enrollment, district attendance, birth count and proposed property developments with related projected numbers of children and the age breakdown of the Brewster population. It is projected that within the next 5 years there would be an increase in primary and elementary school enrollment and a decline in high school enrollment. (See Demographic Report attached for complete details, analysis and conclusions).

Questions and answers followed which included the discussion of proposed local residential developments and possible impact on student population. It was noted that nearby districts have experienced student population decreases. Dr. grip explained that his analysis is specific to Brewster's particular socio-economic structure however conceded that projections are educated estimates and realities may defy projections over time. It was noted that Covid and the resultant teaching/learning models as presented by remote education and the tendency to inward family migrations make projections a bit more difficult to predict.

The architect Joseph Fuller presented the revised conceptual plans to reflect changes that were requested from the previous meeting. The following summarizes the revisions to the previous presentation of 9.21.21.

BHS

No changes to concepts pending further reviews by owner and staff.

The architect stated he would review the clearance required for an overhead track in the proposed Gym addition and compare proposed ceiling clearance heights to the existing gym. It was noted that balls sometimes hit the structure above.

JFK

Early Childhood Learning Center (ECLC) :

The major revision to this plan involved resizing the proposed 1400+- g.s.f. classrooms to 1100 +- g.s.f. which will provide 12 classrooms instead of the originally proposed 10 classrooms. Room name changes were instituted where advantageous in the effort to maximize the Building Aid Units (BAU's) which increases state aid thereby reducing costs to the district.

CV Starr

The concept remained the same as presented in the previous meeting. A detailed plan of the possible future second floor was presented which included toilets, storage and 9 additional classrooms. Concern was expressed regarding net usable space in the standard 770 s.f. classroom. Furniture and cabinets generally reduce usable space. The architect stated that flexible forms of furniture as well as the dedicated storage spaces provided will utilize space more efficiently and classroom sizes would not be the minimum 770 where possible. Furniture layouts may be included in the next presentation or an enlargement of classrooms sizes (which would affect the current CR design count).

Committee members also requested the two classrooms created by renovating the existing CVS cafeteria space be made larger than 770 g.s.f. and the SGI smaller. 2 SGI may become 1 larger room to accommodate the adjustments the architects noted.

Bond Projection and Building Aid Units (Presentation of Finance Committee @ 6:15)

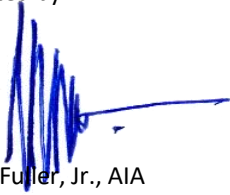
The owner and the architect in conjunction with Mr. Ganci have analyzed the proposed bond project as conceived thus far for aidability. Proposed building square footages, related costs and various other factors were used to derive the amount of aid the district could reasonably expect to receive from the state.

Mr. Karlsson acknowledged the challenge in front of the Facilities Planning Task Force in identifying all known and anticipated needs versus the cost to taxpayers. The total cost of all projects considered to date would be \$138M to be repaid over a period of 15-20 years. He then presented the projected "Tax Cap" impact, net of New York State Building Aid to be received, noting that a bond of this magnitude would add approximately 1% on top of the "Tax Cap" each year from 2024-25 through 2027-28 before leveling off. The all-inclusive package includes all of the design concepts proposed to date. As discussed in previous meetings, smaller bond packages, including a 3-tier approach for example, can be prepared and presented in order to provide the community with an opportunity to select their level of support.

Group discussion followed the finance presentation centered predominantly on the \$138 million projected cost. Various concerns regarding the monetary burden to taxpayers were expressed with the initial general sentiment being that this bond amount would be a difficult sell to the community. Per the groups request it was agreed that the owner would present at the next meeting the projected dollar impact on the average assessed value home, in addition to the percentage increases which were presented.

The next scheduled meeting for the FPTC is November **16, 2021 at 5 P.M** in the BHS ILC (Library).

Submitted by:

A handwritten signature in blue ink, appearing to read 'Joseph Fuller, Jr.', with a horizontal line extending to the right.

Joseph Fuller, Jr., AIA

PS/JFF

F:\00000.00\21423.00 Brewster Pre-Bond Services\5 Minutes of Meeting\10.19.21 Minutes Committe Meeting #7.docx