

**Northport-East Northport Union Free School District Board of Education Regular Meeting -  
Northport High School (Thursday, October 5, 2023)**

*Generated by Beth M Nystrom on Friday, October 6, 2023*

**Members present**

David Badanes, Victoria Buscareno, Larry Licopoli, Thomas Loughran, Donna McNaughton, Allison C Noonan, Carol A Taylor

**Members absent**

None

Public Attendance: Approximately 250 people, 771 virtual

**1. BOARD OF EDUCATION MISSION AND GOALS**

Information: 1.01 Board of Education Mission and Goals

The Mission of the Northport-East Northport Union Free School District is to educate and empower all students to pursue their aspirations and contribute as responsible members of society.

**Board of Education Goals 2023-2024**

*The Purpose of the Northport-East Northport School District Board of Education is to provide oversight and governance to serve our **students, support our staff and District Mission, while being mindful of the community we serve.***

- Recruit a Superintendent of Schools, consistent with the school-community profile, and support conditions for a successful entry plan.
- Advance a long-range financial plan which includes:
  - a) Chartering a Board Financial Planning Committee for the purpose of developing a 3 to 5-year financial plan that factors in the end of the LIPA Glidepath and potential sale/Lease of district property.
  - b) Engaging in a contract analysis of member units for the purpose of advancing possible modifications to existing contracts
  - c) Implementing a plan for the sale/lease of district property for community input and potential referendum.
- Develop and approve a responsible educational plan and budget consistent with the district mission.
- Task the Board Policy Committee to propose recommendations for Policy review with Board input for the 23-24 school year.
- Support the administration in the development of district goals that utilize a data driven approach

**Board of Education**

Dr. Larry Licopoli, President

Victoria Buscareno, Vice President

David Badanes, Trustee

Thomas Loughran, Trustee

Donna McNaughton, Trustee

Allison Noonan, Trustee

Carol Taylor, Trustee

**Central Administration**

Robert Banzer, Superintendent of Schools

Robert Howard, Assistant Superintendent for Business

Irene McLaughlin, Assistant Superintendent for Human Resources

Dr. Dana Boshnack, Assistant Superintendent for Teaching and Learning

Louis Bonadonna, Assistant Superintendent for Special Education and Student Support Services

**2. EXECUTIVE SESSION**

President Licopoli called the meeting to order at 6:00 p.m. in Room A119 at Northport High School

IF NECESSARY, THE CHAIR MAY ENTERTAIN A MOTION TO ENTER INTO EXECUTIVE SESSION - Note: It is anticipated that the Board will meet in public at 6:00 p.m. in Room A119 at Northport High School to act upon a resolution, upon majority vote, to immediately convene into Executive Session to discuss matters pertaining to the employment history of particular persons and matters pertaining to contract negotiations.

Action: 3.01 Motion to convene into Executive Session to discuss matters pertaining to the employment history of particular persons and matters pertaining to contract negotiations.

Motion by Allison C Noonan, second by Thomas Loughran.

Final Resolution: Motion passes

Yes: David Badanes, Victoria Buscareno, Larry Licopoli, Thomas Loughran, Donna McNaughton, Allison C Noonan, Carol A Taylor

**3. CALL TO ORDER**

At 7:02 p.m. the Board convened in Public Session in the Auditorium at Northport High School.

**4. NOTICE OF EMERGENCY EXITS**

**5. PLEDGE OF ALLEGIANCE**

President Licopoli led those present in the Pledge of Allegiance

**6. READING OF DISTRICT MISSION**

Trustee Loughran read the District Mission.

**7. COMMITTEE OF THE WHOLE**

Action, Discussion: 7.01 Committee-of-the-Whole

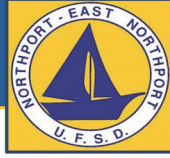
Recommendation to convene into Committee-of-the-Whole to informally discuss sale/lease of Dickinson Avenue School, Bellerose Avenue School and the William J. Brosnan School

Motion by Carol A Taylor, second by Victoria Buscareno.

Final Resolution: Motion Passes

Yes: David Badanes, Victoria Buscareno, Larry Licopoli, Thomas Loughran, Donna McNaughton, Allison C Noonan, Carol A Taylor

Mr. Scott Berfas and Mr. Daniel Oliver from Newmark presented the responses received regarding the Sale/Lease of the three District properties.



Meeting of the Board of Education  
October 5, 2023  
Northport High School



If you would like to access this evening's presentation  
please go to:

[http://northport.k12.ny.us/district/district\\_property\\_info](http://northport.k12.ny.us/district/district_property_info)

Or scan the QR Code.



RESPONSES RECEIVED

NEWMARK

253 Bellerose Avenue

**The sale of district property is subject to voter referendum**

- The total number of responses for Bellerose is four(4). Three of the four followed up on their initial offer.
- There were zero (0) lease offers.
- Current Status: Responses remain active—none have been withdrawn
- The offers ranged between \$3.5 million and \$16 million. The final price would be dependent on the number of units approved.

<b>RESPONSE 1: 253 Bellerose Avenue</b>		<b>NEWMARK</b>
<b>The sale of district property is subject to voter referendum</b>		INITIAL
<b>Number of Units:</b>	200 with a floor of 140 units. Price shall increase by \$XXXX for every market rate unit approved above 200 and will decrease by \$XXXX for each unit approved less than 200. Purchase will not be less than \$XXXX for 140 approved units.	
<b>Due Diligence / Contingencies:</b>	1. 90 days due diligence 2. In the event the contract is not terminated after the 90 days of due diligence, XXXXX shall proceed with applying for all required approvals, including the referendum of sale from the District in favor of proposed development and those from the Town of Huntington, Suffolk County, New York State, and site plan approval. 3. Seller to deliver the property vacant 4. Seller to deliver the property free of hazardous substances 5. Seller to deliver clear and marketable title	
<b>Approvals Period:</b>	24 Months from the end of due diligence. In the event the Purchaser has diligently proceeded to obtain the approvals, and additional time is required, Purchaser shall be entitled to two (2) optional extension periods of 180 days each.	
<b>Closing:</b>	60 days from receipt of approvals	
<b>Miscellaneous:</b>	Please refer to the complete offer in the Appendix for background on XXXXX's completed development projects in the Town of Huntington.	
Response 1 continued on next slide		

<b>RESPONSE 1 (continued): 253 Bellerose Avenue</b>		<b>NEWMARK</b>
<b>The sale of district property is subject to voter referendum</b>		FOLLOW UP
<b>Number of Units:</b>	200 with a floor of 140 units. Price shall increase by \$XXXX for every market rate unit approved above 200 and will decrease by \$XXXX for each unit approved less than 200. Purchase will not be less than \$XXXX for 140 approved units.	
<b>What type of residential are you planning?</b>	2 story for sale "Flats", no higher than 35' (same heights as a single family home)	
<b>Market Rate Rental Apartments?</b>	No, for sale Condominiums	
<b>Townhouse Condos?</b>	Condos	
<b>How many stories?</b>	2 stories (under 35' in height)	
<b>Single Family Homes?</b>	No	
<b>Any amenities within either development?</b>	Full amenity package- heated swimming pool and hot tub, outdoor lounge, fire pits, pickle ball, putting green, outdoor kitchens/BBQ areas, raised vegetable gardens, sports lounge, card room, fitness center, yoga/stretching center, sunroom, co-work/conference center, prep kitchen, etc.	

<b>RESPONSE 2: 253 Bellerose Avenue</b>		<b>NEWMARK</b>
<b>The sale of district property is subject to voter referendum</b>		INITIAL
<b>Number of Units:</b>	12 Single Family, 1-acre lots	
<b>Due Diligence / Contingencies:</b>	60 days for due diligence.  A. Phase I & II Environmental Reports (if any) B. Preliminary Title Report C. Seller's Mandatory Disclosure forms and documents	
<b>Approvals Period:</b>	No approval period specified. Offer states an as is situation, only subject to due diligence items mentioned above.	
<b>Closing:</b>	On or about 60 days from contract signing	
<b>Miscellaneous:</b>	As of right this property is zoned for 1 acre residential housing. Gilder Court, the residential subdivision to the east of this property is substantially similar to the Bellerose school property with the exception that the Bellerose site has some steep slopes and topography issues.	
Response 2 continued on next slide		

<b>RESPONSE 2 (continued): 253 Bellerose Avenue</b>		<b>NEWMARK</b>
The sale of district property is subject to voter referendum	FOLLOW UP	
Number of Units:	12 Single Family, 1-acre lots	
What type of residential are you planning?	Single Family Homes	
Market Rate Rental Apartments?	No	
Townhouse Condos?	No	
How many stories?	2	
Single Family Homes?	Yes	
Any amenities within either development?	None	

<b>RESPONSE 3: 253 Bellerose Avenue</b>		<b>NEWMARK</b>
The sale of district property is subject to voter referendum	INITIAL	
Number of Units:	floor of 175 non-age restricted apartments and a ceiling of 231 non-age restricted apartments.	
Due Diligence / Contingencies:	<p>Purchaser shall have the express right, commencing on the Effective Date, and lasting for a period of 90 days, to access the Property and conduct such testing and inspections as appropriate, including, but not limited to, environmental and geotechnical testing.</p> <p>Purchaser's obligations to purchase the Property shall be contingent upon securing unappealable approvals to facilitate the Project, including a building permit and any other permits and approvals, as well as inducements from the Suffolk County IDA, as Purchaser requires, on such terms and conditions as are acceptable to Purchaser, in its sole and absolute discretion ("Approvals").</p>	
Approvals Period:	Purchaser shall have eighteen (18) months from the Effective Date to secure Approvals, with two six-month extensions thereafter which shall be allowed, so long as Purchaser continues to pursue the required approvals in good faith, and applications therefore have not been denied by any local municipal authority.	
Closing:	On or about 60 days from final approvals	
Miscellaneous:	At the time of the first six-month extension, an extension fee of \$XXXX ("First Additional Deposit") shall be deposited in cash by Purchaser into Escrow. At the time of the second six-month extension, an extension fee of \$XXXX ("Second Additional Deposit") shall be deposited in cash by Purchaser into Escrow.	
Response 3 continued on next slide		

<b>RESPONSE 3 (continued): 253 Bellerose Avenue</b>		<b>NEWMARK</b>
The sale of district property is subject to voter referendum	FOLLOW UP	
Number of Units:	floor of 175 non-age restricted apartments and a ceiling of 231 non-age restricted apartments.	
What type of residential are you planning?	No response	
Market Rate Rental Apartments?	No response	
Townhouse Condos?	No response	
How many stories?	No response	
Single Family Homes?	No response	
Any amenities within either development?	No response	

RESPONSE 4: 253 Bellerose Avenue		NEWMARK
The sale of district property is subject to voter referendum		Initial
Number of Units:	14 to 20 units per acre	
Due Diligence / Contingencies:	<ul style="list-style-type: none"> <li>• Senior or Market-Rate Apartments</li> <li>• No financing contingency</li> <li>• No floor on units approved</li> <li>• Requires the School District at its sole cost and expense to apply to rezone all three properties to R-3M Multifamily Zoning.</li> </ul>	
Approvals Period:	Not specified in offer	
Closing:	On or about 60 days from building permits	
Miscellaneous:	<ul style="list-style-type: none"> <li>• All completed development deals on web site</li> <li>• No financing contingency</li> <li>• Will pay a bonus on completion of 10% of the Net Profits</li> </ul>	

**RESPONSES RECEIVED** **NEWMARK**

**120 Dickinson Avenue**

**The sale of district property is subject to a voter referendum**

- The total number of responses for Dickinson is four (4). Two of the four followed up on their initial offer. Response 2 added an additional component.
- There was one lease offer.
- Current Status: Responses remain active—none have been withdrawn.
- The offers ranged between \$5.8 million and \$9.6 million. The final price would be dependent on the number of units approved.

RESPONSE 1: 120 Dickinson Avenue		NEWMARK
The sale of district property is subject to voter referendum		INITIAL
Number of Units:	XXXXX believes it can develop 60 units as of right. The purchase price will increase by \$XXXX for every unit approved above 60 units and decreased by \$XXXX for each unit approved less than 60 units.	
Due Diligence / Contingencies:	<ol style="list-style-type: none"> <li>1. 90 days due diligence</li> <li>2. In the event the contract is not terminated after the 90 days of due diligence, XXXXX shall proceed with applying for all required approvals, including the referendum of sale from the District in favor of proposed development and those from the Town of Huntington, Suffolk County, New York State, and site plan approval.</li> <li>3. Seller to deliver the property vacant</li> <li>4. Seller to deliver the property free of hazardous substances</li> <li>5. Seller to deliver clear and marketable title</li> </ol>	
Approvals Period:	24 Months from the end of due diligence. In the event the Purchaser has diligently proceeded to obtain the approvals, and additional time is required, Purchaser shall be entitled to two (2) optional extension periods of 180 days each	
Closing:	60 days from receipt of approvals	
Miscellaneous:	Please refer to the complete offer in the Appendix for background on XXXX's completed development projects in the Town of Huntington.	

Response 1 continued on next slide

RESPONSE 1 (continued): 120 Dickinson Avenue		NEWMARK
The sale of district property is subject to voter referendum		FOLLOW UP
Number of Units:	XXXX believes it can develop 60 units as of right. The purchase price will increase by \$XXXX for every unit approved above 60 units and decreased by \$XXXX for each unit approved less than 60 units.	
What type of residential are you planning?	Single family houses	
Market Rate Rental Apartments?	For Sale	
Townhouse Condos?	Single family houses	
How many stories?	1-2 stories	
Single Family Homes?	Yes	
Any amenities within either development?	Outdoor amenities including swimming pool, hot tub, fire pits, pickle ball, raised vegetable gardens, etc. to be determined when designing the development	
Comments/Miscellaneous:	We have extensive experience with the public referendum process as we have purchased and redeveloped schools in different townships throughout Nassau and Suffolk Counties. <ul style="list-style-type: none"> <li>• XXXXXX 112 condominium units at a development called The XXXXXXX</li> <li>• multifamily apartment units at a development called XXXXXX</li> </ul> We have a great working relationship with the Town of Huntington where we have entitled and constructed over 700 residential units within several developments with more currently in different development stages.	

RESPONSE 2: 120 Dickinson Avenue		NEWMARK
The sale of district property is subject to voter referendum		INITIAL
Number of Units:	53	
Due Diligence / Contingencies:	1. Acceptable Phase 1 Environmental study 2. Final, non-appealable approval by all governmental agencies including the Town of Huntington and Suffolk County Department of Health Services for a building permit for an <u>as-of-right clustered subdivision/site plan</u> , currently estimated to yield 53 lots but subject to final Town approval. 3. XXXX will fund and manage all aspects of the approvals including filing and interface with municipal governments and local civic associations as required. Estimated timeframe 12 to 18 months. 4. Closing to occur on or about 60 days from final approval	
Approvals Period:	Estimated to be 12 – 18 months	
Closing:	On or about 60 days from final approvals	
Deposit:		
Miscellaneous:	It is our intention to seek cluster subdivision approval for an as-of-right 53-lot yield without the need for any zone change or anticipated variances.	
Response 2 continued on next slide		

RESPONSE 2 (continued): 120 Dickinson Avenue		NEWMARK
The sale of a building property is subject to voter referendum		FOLLOW UP
Number of Units:	53	
What type of residential are you planning?	Market rate -for sale- cluster homes. Likely attached 2- 2.5 story townhomes with basement and garage. Perhaps Maybe some "flats" (1 lower/1 upper) to achieve yield. Very similar to what we are building now.	
Market Rate Rental Apartments?	For Sale	
Townhouse Condos?	Yes	
How many stories?	2- 2.5/ per code	
Single Family Homes?	Attached	
Any amenities within either development?	Yes- we'd plan on including a clubhouse and recreational amenities.	
Comments/Miscellaneous:	Likely need a sanitary sewer facility. Perhaps gated entrance.	
Response 2 continued on next slide		





**RESPONSES RECEIVED** **NEWMARK**

**Brosnan- 158 Laurel Avenue**

**The sale of a building property is subject to voter referendum**

- The total number of responses for Laurel is four(4). Two of the four followed up on their initial response.
- **Current Status:** Responses remain active—none have been withdrawn.
- The offers ranged between \$2.5 million and \$8 million. The final price would be dependent on the number of units approved.
- There were zero (0) lease offers.
- **The Village of Northport did not submit an offer. Update: received by the Board at 6 pm this evening (10/5/23).**

**RESPONSE 1: Brosnan-158 Laurel Avenue** **NEWMARK**

**The Sale of a building property is subject to voter referendum** INITIAL

Number of Units:	(A)50 units (B)100 Units
Due Diligence / Contingencies:	Not specified in offer
Approvals Period:	Not specified in offer
Closing:	Not specified in offer
Miscellaneous:	<p>(A) Based on the comparable value of a neighborhood residential acre in the Village of Northport and surrounding areas, it appears the value is approximately \$XXXXX per acre. Under the present zoning, a buildable lot is to be 8,500 square feet and the floor area ratio (FAR) shall not exceed 22%. Based on this formula, a constructed single-family dwelling shall not exceed approximately 1,800 square feet. The total acreage of the subject property is approximately 14 acres and when allowing for the space required for roads and required setbacks this site will yield approximately 50 individual home sites.</p> <p>B) A change of zone to allow for luxury multifamily homes would yield approximately 100 units with size ranging from 900 square feet (1 bed/1bath) to 1,500 square feet (2 bed/2bath). This plan allows for the iconic school building to remain and be repurposed for a possible assisted senior living facility or other community use. The luxury rental units would be a mix of free market, non-age restricted and 55 and over independent occupancy. The above plan B would have amenities like Bocce Ball, Tennis and Pickle ball courts, a dog run and a dedicated barbeque area.</p> <p>As a family that has resided in XXXXXXXX area for the last 45 years, we understand the needs of the Village, and the need to keep in harmony with the look and feel of a New England Harbor village. We have applied this same methodology to our current project in Smithtown and enjoy an excellent relationship with the Municipality.</p>

Response 1 continued on next slide

**RESPONSE 1(continued): Brosnan-158 Laurel Avenue** **NEWMARK**

**The sale of a building property is subject to voter referendum** FOLLOW UP

Number of Units:	(A) 50 units (B) No less than 100 Units
What type of residential are you planning?	Multi Family Townhouses Clustered, The constructed type of product would be "Ultra Luxury Clustered Townhouse Rentals" (very similar to our current project "Lofts on Maple & Main", in Smithtown, New York. The townhouses would be market rate , 1 bedroom and 2 bedroom units, and possibly studio apartments as well.
Market Rate Rental Apartments?	Yes
Townhouse Condos?	Rentals
How many stories?	Two
Single Family Homes?	No
Any amenities within either development?	The amenities would include, but are not to be limited to, pickle ball, tennis courts, designated BBQ areas, and bocce ball courts. We are currently working on a preliminary layout without the luxury of a survey. An accurate survey may allow us to design a clubhouse as well, including a business center, gym, etc.
Comments/Miscellaneous:	Existing school building: As we stated in our initial offer, we have some creative uses for the existing building. One such use brought to our attention is that there may be an interest in using a portion of the existing building to relocate Northport Village Hall and the Northport Village Police Station. The balance of the building would be for the use of specialized education. In any event, our offer looks to keep the structure intact. If the above scenario is found to be of no interest, we would look to repurpose the building to create a 55 and over luxury rental units with amenities.

<b>RESPONSE 2: Brosnan-158 Laurel Avenue</b>		<b>NEWMARK</b>
<b>The sale of a building property is subject to voter referendum</b>		INITIAL
<b>Number of Units:</b>	No less than 70 units. Application will be for 100 units.	
<b>Due Diligence / Contingencies:</b>	<ul style="list-style-type: none"> <li>• 90 days from contract</li> <li>• Insurable and Marketable Title</li> <li>• Satisfactory environmental assessment including free from environmental liens</li> <li>• Free and Clear of all other liens and encumbrances</li> <li>• Unappealable Site Plan Approval of no less than 70 apartments. Application will be for 100.</li> </ul>	
<b>Approvals Period:</b>	Not specified	
<b>Closing:</b>	60 days from unappealable site plan approval	
<b>Miscellaneous:</b>	<p>XXXXXXXX is a local XXXXXX Developer. All principals grew up and continue to live and work in XXXXX</p> <p>In preparing this proposal, Purchaser has been sensitive to the needs and wants of the town and its residents. Purchaser is looking to create the most value in the development of this project while preserving the integrity of the building and minimizing burden to town resources.</p> <p>Purchaser is open to reserving a portion of the property for Village lease, as it has been indicated this may be of interest to the Village. Purchaser is also open to creating green space on a portion of the property for public use. Lastly, Purchaser is also open to increasing the scope of the project if it is in the School Board's and/or Village's best interest.</p>	

<b>RESPONSE 2 (continued): Brosnan-158 Laurel Avenue</b>		<b>NEWMARK</b>
<b>The Sale of a building property is subject to voter referendum</b>		FOLLOW UP
<b>Number of Units:</b>	No less than 70 units \$XXXX Application will be for 100 units.	
<b>What type of residential are you planning?</b>		
<b>Market Rate Rental Apartments?</b>	Yes	
<b>Townhouse Condos?</b>	No	
<b>How many stories?</b>	Keeping existing structure	
<b>Single Family Homes?</b>	No	
<b>Any amenities within either development?</b>	Purchaser would like to keep a portion of the gym as a court and another portion of the gym as a work out room which will be amenity space. Purchaser would like to convert part of the theater to a lounge for the tenants. Purchaser will also propose an outdoor barbecue area space in the rear of the building.	
<b>Comments/Miscellaneous:</b>	Purchaser is open to reserving a large portion in the rear of the property to give back to the village or school district for its use. This would be at no cost to the school district/village. Purchaser is also open to creating green space on a portion of the property for public use. We are thinking something along the lines of a sports field or park/playground but are open to other ideas.	

<b>RESPONSE 3: Brosnan-158 Laurel Avenue</b>		<b>NEWMARK</b>
<b>The Sale of a building property is subject to voter referendum</b>		INITIAL
<b>Number of Units:</b>	Minimum of 165 units	
<b>Due Diligence / Contingencies:</b>	<ul style="list-style-type: none"> <li>• Senior Independent and Assisted Living</li> <li>• Financing contingency</li> <li>• Minimum of 165 units</li> <li>• Feasibility / Due Diligence Period of 120 days from contract signing.</li> <li>• Suffolk County Industrial Development Agency Resolution</li> </ul>	
<b>Approvals Period:</b>	24 Months to obtain all necessary zoning, site plan, and other necessary approvals.	
<b>Closing:</b>	Within 30 days after receipt of all necessary approvals.	
<b>Deposit:</b>		
<b>Miscellaneous:</b>	Established Assisted Living Developer and Operator	

RESPONSE 4: Brosnan-158 Laurel Avenue		NEWMARK
<b>The Sale of a building property is subject to voter referendum</b> INITIAL		
Price Per Unit:		
Number of Units:	14 to 20 units per acre	
Due Diligence / Contingencies:	<ul style="list-style-type: none"> <li>• Senior or Market-Rate Apartments</li> <li>• No financing contingency</li> <li>• No floor on units approved</li> <li>• Requires the School District at its sole cost and expense to apply to rezone all three properties to R-3M Multifamily Zoning.</li> </ul>	
Approvals Period:	Not specified in offer	
Closing:	On or about 60 days from building permits	
Miscellaneous:	<ul style="list-style-type: none"> <li>• All completed development deals on web site XXXXX</li> <li>• No financing contingency</li> <li>• Will pay a bonus on completion of 10% of the Net Profits</li> </ul>	



## Thank you

We thank you for your attention. Tonight is the first opportunity for community input.

Additional opportunities will be forthcoming.

Information can be found  
 On the district website: <http://northport.k12.ny.us/district/district>

You can also send an email to:  
[propertysale@northport.k12.ny.us](mailto:propertysale@northport.k12.ny.us)



Recommendation to reconvene in Public Session.

Motion by Carol A Taylor, second by Allison C Noonan.

Final Resolution: Motion Passes

Yes: David Badanes, Victoria Buscareno, Larry Licopoli, Thomas Loughran, Donna McNaughton, Allison C Noonan, Carol A Taylor

**8. PUBLIC COMMUNICATIONS AND COMMENT** - Please Note: Community members are invited to share their questions, comments, or concerns with the School Board, When speaking, citizens should state their name and address for the record and limit their presentation to 5 minutes.

Name

Comment

Teresa Ford

Stated community is against sale of buildings, lease only. Communication is problematic. There should be a mass mailing outlining all issues.

- Susan Ronde Asked what would happen if the enrollment increased and what would happen if the properties turned into residential areas with more kids in the District. Leasing would be better than sale.
- Michelle Pettignano-Coggins Asked if appraisals were commissioned on the buildings. Dense housing is not what the community wants. What was determining factor in choosing Newmark. Need long term business plan between leasing and selling a building. Need to preserve community.
- Don DeSantis Need to take a step back and not sell buildings. Projections don't match reality. Revisit fiscal approach and communicate with community. Would like more transparency on the financial aspect so average person can interpret.
- John Smith Asked what the reason was for putting out a proposal with ¾ redacted. Was there an environmental impact study or a traffic study. Build property with zoning already in place to have continuity with neighborhood.
- Michelle Wall What is the source of the data used for the enrollment projections. Why not include projected enrollment from proposed property development. Where does money from sales go.
- Lori Marinelli Asked where the enrollment study can be found.
- George Lindner Changing schools into apartments when we are having affordable housing units built will result in overcrowding of the town and we would have to build new schools.
- Phyllis Panebianco Olijnyk Do not sell schools, we like it the way it is.
- Lenny Olijnyk There is no reason to sell the schools. Use solar panels on schools, lease piece meal of schools, make a community center paid for by non-profit organizations. Abide by current regulations and permit uses.
- Christina Karman Expressed need to hold onto buildings and not sell. Explore ways to generate income in the future. Future study Appendix A did not include monetary savings if closed Northport Middle School. Needed to close two schools to save money but rented a bus yard and transportation moved to Dickinson.
- James Wall What did the RFP look like? Why wouldn't properties appeal to medical buildings. What would prevent purchaser from changing proposed building.
- Ed Tierney What companies beside Newmark were considered and what are the commissions on the sales. Asked what Board members live in district and currently have kids in district and if anyone has ties to Newmark.
- Nicole Repetti What is fair market value of properties. What has the District saved by closing two buildings and what is plan when enrollment goes up from Matinecock or high density housing. Offer of \$2.5 million is a joke. Lease, don't sell.

- Ellen Richer Stated she put in proposal to lease Dickinson. She is looking to expand property and Dickinson is perfect. Looking to maintain integrity, profile and character of community.
- Denise Filaski How would sale of buildings affect Moody's rating, paying down bonds. How fiscally sound is District. Would each building be put up for vote individually? Stated Brosnan building should go to the Village.
- Tammie Topel Stated if the Board wanted to take temperature of community a survey should have been sent out. Committees are established with the same people without more input.
- Nicole Richichi Stated that buildings are at mass capacity and taxes are being raised. Why not sell Northport Middle School. Hopes the Board listens to the community. Special Education children are being sent to Norwood when they should be going to 5<sup>th</sup> Avenue.
- Marie Gismondi Asked how a referendum to vote on the sale of buildings would work. How are zoning laws changed.
- Jenna Donohue Stated she is concerned about the development of properties. How is the school enrollment rate anticipated to decline with proposals of building developments and the development on Pulaski Road.
- Diane Ferrone Asked if there is a decrease in student enrollment for 2023 how did the budget increase by 2.9%. Why wouldn't there be a financial review before putting properties up for sale.
- Rob Berger Hopes the Board will not consider a lease that is less than 20% of Dickinson, and the District would have to cover maintenance. Stated the inflection point is 2027-2028 which is very soon. He 100% supports the sale and does not think the District should be responsible for leasing.
- Ray Roel Stated that he is opposed to the sale of the three properties. The Board is supposed to represent the community but nothing is being done to address the problem of affordability and productivity.
- Janice Conte Stated that there needs to be an environmental impact study before a vote. SEQRA needs to be done before vote. First concern is environmental impact. Indian Hills has not been counted in the demographic study. Special Education and ENL needs to have designated spaces.
- Denise Schwartz Stated would not have issues now if Northport Middle School was closed. All properties need to be assessed. Lease buildings, no sale. If we get rid of buildings and need to construct a new school the cost would be prohibitive. Why were the restrictive covenants removed from the Dickinson deed in 1979.
- Chrissy Ruggeri Implored neighbors to stay up to date on this process. Clearly community members here would prefer not to sell buildings for housing development. The District will be losing \$2 million from LIPA in 2027-2028 and have \$90 million in necessary capital improvements in buildings. What is

current annual cost of maintaining buildings? Financial consideration on leasing or selling properties and how that would affect our taxes.

Stephen Seibert

If we get to point of sale can we write in contract that people in the community get jobs related to construction?

Katrice Krumples

Stated she is not part of the school district email and many parents with young kids don't peruse the website. Many people in community not aware of these meetings. What is the plan for future meetings and how far in advance will notice be sent out. Send out more flyers regarding meetings.

Michael Amendola

The Board involving the community in this process is an absolute necessity. He wants neighbors to have the same quality of life as he had. Lease 100%, no sale. Decision moving forward should serve better of community and quality of life of community.

Margaret Fanelli Granger

Board was irresponsible with manner in which this process was handled. Should have appraised properties and come back to present what the values were and then get temperature of community. Once properties are sold we have not control over what is done with them. Grossly underestimating the number of children coming from Matinecock.

Eric Jordan

Stated he is not in favor of selling properties. Need to focus on the financial health of the district. Put together a committee on how to bring down the costs to maintain these buildings. Focus on real issues, budget issues.

Heather Kurtz

What alternative solutions are being proposed. Why would Board vote against what community wants. The Village would be able to change own zoning laws.

Frank Desorio

Stated that the East Northport community is doing all the heavy lifting and it's not fair for them to carry all the weight. We did not hear from anyone from Northport. Send student at Ocean back to Northport.

Pat Naples

More communication is needed for people in the community who do not have children in the schools, they do come out to vote. Has the Board solicited non-profits in the Town of Huntington to see if they have interest in leasing?

Susan Newton

Stated she is not in favor of the sale of any schools. Prefer to keep schools and see if we can lease them. We are lacking buildings to serve our programs such as Special Education and after school daycare. Collaborate with neighboring districts.

At 10:30 p.m. recommendation was made to extend the meeting

Motion by Thomas Loughran, second by Victoria Buscareno

Final Resolution: Motion Passes

Yes: David Badanes, Victoria Buscareno, Larry Licopoli, Thomas Loughran, Donna McNaughton, Allison C Noonan, Carol A Taylor

- Jackie Newton                      Would love to see schools used for full potential. Schools should be used for programs that would really benefit the community. Special Education and Preschool programs.
- Craig Mooers                      Stated he is not in favor of selling any properties. Is \$40 million going to make a difference years from now. How are buildings being used. Are we going to support all programs when we get rid of these buildings. Can we utilize them for something better.
- Peter Vidulich                      Agrees that buildings shouldn't be sold. What is the benefit beside the actual sale. If it only covers a small percentage of the shortfall it would not be worth it. Would rather see Northport Village create a way to sell part of building or lease.
- Jenn McNaughton                      Committees have been created based on who is on the PTAs and that hasn't worked. Real committees with people interested, not people picked because of circumstances. Work with people who might have other ideas or disagree with you.

## **9. BUSINESS AGENDA**

Action: 9.01 Minutes

Recommendation to approve the following minutes:

- 9.01.1 September 12, 2023 - Special Meeting
- 9.01.2 September 13, 2023 - Special Meeting
- 9.01.3 September 14, 2023 - Special Meeting
- 9.01.4 September 18, 2023 - Special Meeting
- 9.01.5 September 19, 2023 - Special Meeting
- 9.01.6 September 21, 2023 - Special Meeting

Motion by David Badanes, second by Thomas Loughran.

Final Resolution: Motion Passes

Yes: David Badanes, Victoria Buscareno, Larry Licopoli, Thomas Loughran, Donna McNaughton, Allison C Noonan, Carol A Taylor

Action: 9.02 Personnel Actions Report

Recommendation to approve the Personnel Actions Report dated October 5, 2023

Motion by Thomas Loughran, second by David Badanes.

Final Resolution: Motion Passes

Yes: David Badanes, Victoria Buscareno, Larry Licopoli, Thomas Loughran, Allison C Noonan, Carol A Taylor

Abstain: Donna McNaughton

Action: 9.03 Pulaski Road School Donation

Recommendation to approve the following resolution:

"RESOLVED, that the Board of Education accept the donation of \$200.00, representing a contribution from BNY Mellon Community Impact's Unified Payout Proposal program, to Pulaski Road School (PRS)

Motion by David Badanes, second by Thomas Loughran.

Final Resolution: Motion Passes

Yes: David Badanes, Victoria Buscareno, Larry Licopoli, Thomas Loughran, Donna McNaughton, Allison C Noonan, Carol A Taylor

Action: 9.04 Michael C. Kaufman Memorial Scholarship Fund Donation  
Recommendation to approve the following resolution:

"RESOLVED, that the Board of Education accept the donation of \$25.00 from Jon Gregurich to the Michael C. Kaufman Memorial Scholarship Fund."

Motion by David Badanes, second by Thomas Loughran.

Final Resolution: Motion Passes

Yes: David Badanes, Victoria Buscareno, Larry Licopoli, Thomas Loughran, Donna McNaughton, Allison C Noonan, Carol A Taylor

Action: 9.05 Music Theatre International

Recommendation to approve a Production Contract between the Northport-East Northport Union Free School District and Music Theatre International's Kids Collection for Disney's Lion King Kids (ENMS)

Motion by David Badanes, second by Thomas Loughran.

Final Resolution: Motion Passes

Yes: David Badanes, Victoria Buscareno, Larry Licopoli, Thomas Loughran, Donna McNaughton, Allison C Noonan, Carol A Taylor

Action: 9.06 Curriculum Associates, LLC

Recommendation to approve a Supplementary Education Services Agreement between the Northport-East Northport Union Free School District and Curriculum Associates, LLC for iReady Training for STEM and Humanities Teachers at Northport Middles School and East Northport Middle School and roll over Leadership Training for Building Leaders, for a total not to exceed \$16,400. (T&L)

Motion by David Badanes, second by Thomas Loughran.

Final Resolution: Motion Passes

Yes: David Badanes, Victoria Buscareno, Larry Licopoli, Thomas Loughran, Donna McNaughton, Allison C Noonan, Carol A Taylor

Action: 9.07 Curriculum Associates, LLC

Recommendation to approve a Supplementary Education Services Agreement between the Northport-East Northport Union Free School District and Curriculum Associates, LLC for Professional Development Brigrance Early Childhood Webinar for training UPK Providers in testing students, for a total not to exceed \$600. (T&L)

Motion by David Badanes, second by Thomas Loughran.

Final Resolution: Motion Passes

Yes: David Badanes, Victoria Buscareno, Larry Licopoli, Thomas Loughran, Donna McNaughton, Allison C Noonan, Carol A Taylor

Action: 9.08 Kidz Educational Services SLP, OT, PT, LMSW, Psychology, Audiology, PLLC

Recommendation to approve Addendum #1 Alternate Location Process/Procedures between the Northport-East Northport Union Free School District and Kidz Educational Services SLP, OT, PT, LMSW, Psychology, Audiology, PLLC (Spec. Ed.)

Motion by David Badanes, second by Thomas Loughran.

Final Resolution: Motion Passes



Yes: David Badanes, Victoria Buscareno, Larry Licopoli, Thomas Loughran, Donna McNaughton, Allison C Noonan, Carol A Taylor

Action: 9.09 Kidz Educational Services SLP, OT, PT, LMSW, Psychology, Audiology, PLLC Addendum #1

Recommendation to approve Addendum #1 Alternate Location Process/Procedures between the Northport-East Northport Union Free School District and Kidz Educational Services SLP, OT, PT, LMSW, Psychology, Audiology, PLLC (Spec. Ed.)

Motion by David Badanes, second by Thomas Loughran.

Final Resolution: Motion Passes

Yes: David Badanes, Victoria Buscareno, Larry Licopoli, Thomas Loughran, Donna McNaughton, Allison C Noonan, Carol A Taylor

Action: 9.10 Always Compassionate Home Care, Inc.

Recommendation to approve a 2023-2024 Agreement between the Northport-East Northport Union Free School District and Always Compassionate Home Care, Inc. to provide skilled nurse staffing services (SSS)

Motion by David Badanes, second by Thomas Loughran.

Final Resolution: Motion Passes

Yes: David Badanes, Victoria Buscareno, Larry Licopoli, Thomas Loughran, Donna McNaughton, Allison C Noonan, Carol A Taylor

Action: 9.11 Always Compassionate Home Care, Inc.

Recommendation to approve a 2023-2024 Agreement between the Northport-East Northport Union Free School District and Always Compassionate Home Care Inc. to provide related services to designated students pursuant to the Individualized Education Program(s) developed for the student(s) by the Committee on Special Education (Spec. Ed.)

Motion by David Badanes, second by Thomas Loughran.

Final Resolution: Motion Passes

Yes: David Badanes, Victoria Buscareno, Larry Licopoli, Thomas Loughran, Donna McNaughton, Allison C Noonan, Carol A Taylor

Action: 9.12 Settlement Agreement and Release

Recommendation to approve the following resolution:

"BE IT RESOLVED that the Board of Education hereby authorizes and approves a certain Settlement Agreement and Release pertaining to a student made known to the Board pertaining to a due process complaint, dated September 9, 2023"

Motion by David Badanes, second by Thomas Loughran.

Final Resolution: Motion Passes

Yes: David Badanes, Victoria Buscareno, Larry Licopoli, Thomas Loughran, Donna McNaughton, Allison C Noonan, Carol A Taylor

Action: 9.13 Appropriate Reserves, Confirm Budget and Set Tax Levy for 2023-2024

Recommendation to approve the following resolution to Appropriate Reserves, Confirm Budget and Set Tax Levy for 2023-2024:

"RESOLVED that, pursuant to voter approval on May 16, 2023 of Proposition No. 1, the 2023-2024 Budget Appropriations shall be,

Proposition 1 Annual School District Budget \$183,038,428  
Total Budget Appropriation \$183,038,428

RESOLVED that, pursuant to Section 1318, Subdivision 1, of the Real Property Tax Law, the District shall retain \$7,321,537 of its 2022-2023 total unassigned fund balance, said amount being 4.00% of the voter approved budget and shall apply \$3,860,313 to the 2023-2024 tax levy.

RESOLVED that, pursuant to Subdivision 12 of Section 1604 of the Education Law, the estimated receipts, including the application of the remaining unassigned fund balance as determined above and the required levy of taxes for school district purposes, be established as follows:

Non Tax Revenue \$29,405,458  
Tax Levy (includes estimated STAR reimbursement of \$6,000,000) \$153,632,970

RESOLVED that, pursuant to 259 and Subdivision 5(a), Section 1804 of the Education Law, the following additional tax levy also be established:  
For the School District Library as requested by the Library Trustees \$ 10,244,200

RESOLVED that, pursuant to Section 8 of the Suffolk County Tax Act and based upon the assessed valuation which has been certified to the District by the Town Assessor, the following computed tax rate per \$100 of assessed valuations be adopted and order certified to the Supervisor of the Town, together with the dollar amounts to be raised by the President of the Board:

Amount to be Levied - Estimated Tax Rate/\$100 AV  
For Regular School Purposes \$153,632,970 - \$214.879  
For School District Public Library \$10,244,200 - \$14.328"

Motion by David Badanes, second by Thomas Loughran.

Final Resolution: Motion Passes

Yes: David Badanes, Victoria Buscareno, Larry Licopoli, Thomas Loughran, Donna McNaughton, Allison C Noonan, Carol A Taylor

## **10. UNFINISHED BUSINESS**

## **11. NEW BUSINESS**

Action: 11.01 NYSSBA Business Meeting 2023 Proposed Resolutions

The 2023 NYSSBA Annual Business Meeting will take place virtually on Monday, October 16th. The attached worksheet is to assist the Board in determining its position on the proposed resolutions.

Recommendation to approve the 2023 Nassau-Suffolk School Boards Proposed Resolutions.

Motion by David Badanes, second by Carol A Taylor.

Recommendation to table the recommendation to approve the 2023 Nassau-Suffolk School Boards Proposed Resolutions

Motion by David Badanes, second by Carol A Taylor.

Final Resolution: Motion Passes

Yes: David Badanes, Victoria Buscareno, Larry Licopoli, Thomas Loughran, Donna McNaughton, Allison C Noonan, Carol A Taylor

Recommendation to approve the 2023 Nassau-Suffolk School Boards Association Proposed Resolutions with the exception of Resolution #30

Motion by Donna McNaughton, second by Victoria Buscareno.

Final Resolution: Motion Passes

Yes: David Badanes, Victoria Buscareno, Larry Licopoli, Thomas Loughran, Donna McNaughton, Allison C Noonan, Carol A Taylor

Recommendation to approve Resolution #30 of the 2023 Nassau-Suffolk School Boards Association Proposed Resolutions

Motion by David Badanes, second by Allison C Noonan.

Final Resolution: Motion Passes

Yes: David Badanes, Victoria Buscareno, Larry Licopoli, Thomas Loughran, Allison C Noonan, Carol A Taylor

No: Donna McNaughton

Action: 11.02 NYSSBA Business Meeting 2023 Voting Delegate

Recommendation to approve the following resolution:

"BE IT RESOLVED, that Lorenzo Licopoli represent the Northport-East Northport Union Free School District as a voting delegate at the NYSSBA 2023 Annual Business Meeting"

Motion by David Badanes, second by Thomas Loughran.

Final Resolution: Motion Passes

Yes: David Badanes, Victoria Buscareno, Larry Licopoli, Thomas Loughran, Donna McNaughton, Allison C Noonan, Carol A Taylor

## **12. BOARD REFLECTION**

## **13. SUPERINTENDENT'S REPORT - FOR INFORMATION ONLY**

Information: 13.01 Schedule H - Use of Facilities

Information: 13.02 UTN PDC

Information: 13.03 NASA PDC

## **14. UPCOMING MEETINGS**

Information: 14.01 Upcoming Meetings

### REGULAR BUSINESS MEETING

Wednesday, October 18, 2023

7:00 p.m.

William J. Brosnan School

### REGULAR BUSINESS MEETING

Thursday, November 9, 2023

7:00 p.m.

William J. Brosnan School

### REGULAR BUSINESS MEETING

Thursday, November 30, 2023  
7:00 p.m.  
William J. Brosnan School

**15. ADJOURNMENT** - Board policy requires adjournment by 10:30 pm, unless meeting is extended by vote.

Action: 15.01 Adjournment  
Recommendation to adjourn the meeting

Motion by Carol A Taylor, second by Thomas Loughran.

Final Resolution: Motion Passes

Yes: David Badanes, Victoria Buscareno, Larry Licopoli, Thomas Loughran, Donna McNaughton, Allison C Noonan, Carol A Taylor

At 11:00 p.m., the chair declared the meeting adjourned.

Respectfully submitted,

Beth M. Nystrom  
District Clerk