



Community Forum
March 8, 2021

The Future of Central Property



Timeline of Events

- November 2015 Bond Issue Approved for New PK-12 Building
- November 2018 Substitute Operating Levy Approved (Renewal)
- December 2018 Community Meeting for Hilltop Property
- September 2019 New PK-12 Building Opens
- March 2020 Community Meeting for Central Property
- April 2020 Demolition Projects Begin at Hilltop and Central
- November 2020 Substantial Completion of Demolition Projects
- December 2020 Board Approves Buildings and Grounds Committee Recommendation for Hilltop Athletic Fields
- March 2021 Hilltop Athletic Fields Bid Process Begins
- April 5, 2021 Hilltop Athletic Fields Bid Process Closes
- May 2021 Hilltop Athletic Fields Groundbreaking Anticipated
- September 2021 Substantial Completion of Hilltop Athletic Fields Anticipated



Central Property Decision

- Property is currently owned by RCCSD
- Commitment to community input regarding future of the site

The RCCSD Board of Education has two options:

1. Retain the property for district and community green space use
2. Sell the property

There are several important considerations to this decision:

Retain the Property - Considerations



- **Property Management**
 - **Maintenance - ongoing cost to operate**
 - Landscape contract
 - Overseed/fertilize
 - Fertilize/weed control applications
 - Restroom facility needs (contract needed for portable units)
 - Insurance
 - **Security Options/Requirements**
 - Fencing
 - Cameras
 - **Facility Use**
 - District programs
 - Community group usage
 - Facility usage agreements and rental fees (current Policy Committee and Board discussion for all district properties)
 - Scheduling district/community usage
- **Impacts on Residents and City**
 - Parking
 - Traffic

Current Property Status



- **Return to green space**
 - Successful seeding/growth from fall planting
 - Overseeding and further turf development needed for long-term sustainability
- **Extensive damage incurred during winter**
 - See pictures
 - ***Repair this spring is a necessity - field is not suitable for use***
- **Quotes requested for the following:**
 - Repair existing damage
 - Overseed application
 - Fertilizing application (ongoing expense)
 - Weed control application (ongoing expense)
 - Regular mowing services - \$144 per treatment (ongoing expense)
 - Portable restroom facilities (ongoing expense)
 - Fencing/Security
- **Size and anticipated market value**
 - 3.44 acres
 - ~\$960,000 per appraisal information received September 2019

Current Property Status



Current Property Status



Current Property Status



Sell The Property - Considerations



- Prime location and zoning requirements for future development - City of Reading
- Future site development is not controlled by RCCSD
- Sale of property results in financial impact for the district
 - Sale price added to capital improvement fund for future uses
 - Elimination of ongoing maintenance costs
- Loss of district green space for athletic and other purposes
 - Soccer programs currently have no space to practice (Dow property development)
 - Location and facility rental needed for summer practice and fall season (increased cost to general fund/athletic department)
 - Hilltop Athletic Fields green space will not be ready until Spring 2022 at the earliest
 - Community/youth organizations considering usage would need a different location if developed



Questions and Discussion

The Future of Central Property