

SCHOOL ADMINISTRATIVE UNIT NO. 12
Office of the Superintendent of Schools
Londonderry, New Hampshire 03053

5 A concurrent meeting of the School Administrative Unit No. 12 School Board and the Londonderry
School District School Board was held on **Thursday, February 22, 2018** at 4:30PM at the Londonderry
Town Office, Moose Hill Conference Room, 268B Mammoth Road, Londonderry, NH. In attendance
were School Board members: Ms. Ganem, Mrs. Hendricks, Mr. Lekas, Mrs. Reilly and Mr. Young.
Also in attendance were Superintendent, Mr. Laliberte, Business Administrator, Mr. Curro and School
10 Board Secretary, Lisa Muse.

1. Non-Meeting with Counsel

2. **Call to Order:** The meeting was called to order at 4:30PM by Mr. Lekas

3. **Pledge of Allegiance:** The Pledge of Allegiance was led by Attorney Graham.

4. **To see what action the Board will take regarding new information on the lease on the
District Office at 6A Kitty Hawk Landing:** Mr. Curro deferred to Attorney Graham to give an update
20 in regard to the taxes at 6A Kitty Hawk. The Board authorized on January 9th the administration to go
forward with a lease for SAU office space subject to negotiations of terms between the District and the
landlord that were outlined in that motion made on January 9th. One of the terms that provided a hiccup
was the payment by the District of taxes on the property. We thought it was necessary to come back to
the Board with the final terms of how that tax payment would be handled. Attorney Graham mentioned
25 that the agreement was refined with input from the administration. The District Office would be paying
taxes on the building assessment in proportion to the square footage of the Districts' occupancy in
comparison to the total square footage usable space in the building which is 30% of the building. We
negotiated with the landlord to reduce the taxes on the land portion of the property and the District
would agree to pay taxes for all ten years and paying on 75% of assessed valuation of the land. Attorney
30 Graham discussed the breakdown by percentage over the years. The discount was equal to a substantial
portion of the land which was available for later development.

Attorney Graham was working out the final language and his suggestion was if we go forward we
should move to ratify the January 9th vote and authorize the administration to offer an addendum to the
35 lease that was executed to clarify the terms related to the terms of taxes outlined today and authorize the
administrators to communicate with the landlord and its consultants and to immediately recommence the
buildout exercise and funding of the design and construction so occupancy was ready by SAU as soon as
possible and no later than July 1, 2018.

40 Mr. Young confirmed that the first three years we pay 30% of the adjusted value and then in the fourth
year 50% of the land. All ten years will be 30% of the building value. He also confirmed that if the
District exercises an escape clause at five years there are no additional penalties. Attorney Graham
confirmed this.

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Mrs. Reilly asked if the Town would not offer the owner an abatement. Attorney Graham said if the Town was willing to offer an abatement then these numbers would change. The Town said no to an abatement regarding the taxes and any other kind of adjustment for the District.

5 Mr. Curro mentioned that is not to say a different Board or Council might have a different outcome if they were to file.

Attorney Graham said of the taxes the District pays the Town, 72% come back to the school. The other 28% goes to the Town and County.

10 ***Mrs. Reilly made a motion to affirm the lease of the SAU Office space at 6A Kitty Hawk Landing previously approved by the School Board on January 9, 2018, and to authorize the administration to add a lease term requiring the District to pay real estate taxes on the leased property based on the financial terms of an agreement outlined in an email dated February 22, and further to authorize the***
15 ***administration and landlord to immediately proceed with completion of the buildout of the leased property in accordance with the District's plans. Mr. Young seconded the motion.***

Discussion: Mr. Young said the Board knows and the public knows that he has two issues with this relocation. One was the location and the other was cost related to the property and he felt they are
20 extremely high. He would like to thank Mr. Curro and the District for working this out with the landlord. He talked about the abatement. He also discussed Mr. Slater's plan and agreed that it would be too cost prohibitive to pull out and start over. In regard to Option B, he didn't like the option of using half of Kitty Hawk and reduce the SAU office use here. He mentioned that Mr. Laliberte did not want to have the staff separated.

25 ***The motion passed by a vote of 4-1.***

30 ***5. Adjournment: Mrs. Hendricks made a motion to adjourn the meeting. Ms. Ganem seconded the motion. The motion passed by a vote of 5-0.***

The meeting was adjourned at 4:43PM

Respectfully submitted,

35 Lisa Muse
School Board Secretary.