

Dangers Farm Site Purchase

The Danger's Farm site is being offered for sale "as is," to HLWW Schools for \$340,000. The owners would like to know by September 1 if possible, the District's plan.

If the School Board would like to purchase the farm site, these things need to be considered:

- Cost and funding to pay for it (review on August 9) – 10-year term (estimate of \$48,528 per year); 5-year term (estimate of \$91,250 per year) on \$430,000
- Sale agreement – legal counsel can help us with that if the board wants to purchase
- Inspections of site buildings – not needed considering insurance recommendations
- Well Disclosure – one well that runs to the house and has an outdoor pump in the middle of the property; one out by road (no longer used).
- Insurance costs \$_____

House

- Can't really be used as a classroom – handicapped access, potential sprinkler system, fire exit signage.
- If house is rented, money borrowed to purchase must be "taxable" bonds not "tax exempt" - - which may run as much as 1-2% higher on interest rates for the term (as per Ehlers), and the District will be taxed (county, school, and city) and we may want to consider the abatement process (like we did for the bus garage).
- House needs new heat source, new septic, new roof, and new or tear down of chimney (fire place)
- Should we borrow enough funds to demo the house?
- Legal is researching a "give away" or "donation at the FFA Auction" option
- Insurance would only insure the house to be closed up and then to take down and dispose if damaged by storm.

Barn

- Insurance would only insure the barn to be closed up and then to take down and dispose if damaged by storm.
- Would probably need to install fencing around the silos and close them up, to avoid someone climbing them.

Shed

- Shed needs some work – small holes in roof; side panels are raised in spots along the ground (holes for critters to get in); floor is dirt with the exception of a small shop space. *Currently getting an estimate of roof and siding replacement (steel).*
- Would want to add gravel or rock to dirt floor in shed so that Ag could use for storage, access for projects, etc.
- Minimal insurance concerns about the shed

Additional Land

- If the board wants to consider the 40 acres across the road, \$270,000 is the price.