

Maine Connectivity Hub Purchase Information for RSU 9 Voters

The Franklin County Adult Education Program and RSU 9 applied for, and received, a grant from the Maine Connectivity Authority (Connectivity HUBs Program) which would allow us to purchase a facility, (now determined to be the Ingalls School), in Farmington. The Franklin County Adult Education Program provides a range of instructional services such as high school completion/high school equivalency (HiSET), Workforce Development, Digital Literacy/Citizenship, College and Career Readiness and Enrichment to help adults develop the skills needed to realize their full potential as productive workers, family members and citizens.

This purchase would, if approved by the voters, allow for the creation of a Community Resource Hub in Farmington so that, in addition to our current Adult Education programming, adults and families of all ages and communities can access much needed support such as:

- ❖ Telehealth meeting rooms
- ❖ Employment Services/referral systems
- ❖ Assistance with accessing social service programming
- ❖ Recovery Center Services
- ❖ Free digital literacy support
- ❖ Free loaner devices
- ❖ Access low cost personal devices
- ❖ Central location and access to public transportation
- ❖ Education, Workforce Training, and Digital Literacy support
- ❖ Multiple nonprofit organizations and community health care partners under one roof.

This grant funding is restricted and can only be used to buy or update a building that will house Workforce training, education, healthcare access, and digital literacy.

After looking at twelve properties and given the terms of the grant, RSU 9 approached the current owner of the Ingalls School, with a request to purchase. The purchase price for the Ingalls School is \$1,550,000, which is covered by the grant. We estimate that, at a minimum, there will be approximately 7,000 square feet of current leases that will transfer to RSU 9 ownership, this will provide \$98,000 per year in lease revenue at half capacity. When the 14,000 square feet is fully leased it could bring in up to \$196,000.00 per year

Years 2027-2031 Cash Flow Analysis

Operating Funds	2027 50% capacity	2028 65% capacity	2029 75% capacity	2030 90% Capacity	2031 100% Capacity
Leases and Rents	\$96,000.00	\$124,800.00	\$144,000.00	\$172,800.00	\$192,000.00
Anticipated Operating Expenses including current owners utility offset Subtotal	\$76,000.00	\$92,242.00	\$108,162.00	\$124,081.00	\$140,000.00
Ending Balance/ Fund Available for Operations & capital Improvements	\$20,000.00	\$32,558.00+ \$20,000= \$52,558.00	\$52,558.00 +\$35,838.00= \$88,396.00	\$88,396.00 + 48,719.00= \$137,115.00	\$137,115.00+ \$52,000.00= \$189,115.00

Operating costs (heat, electricity, maintenance, utilities, etc.) are estimated to be approximately \$79,596 per year. During the transition the current owner has agreed to reimburse RSU 9's operating costs as a show of good faith and commitment to our communities:

- o \$63,677 (80%) at the end of year 1
- o \$47,758 (60%) at the end of year 2
- o \$31,838 (40%) at the end of year 3
- o \$15,919 (20%) at the end of year 4

Since purchasing the building the current owner has made considerable investments in upgrading the infrastructure. Renovations completed are well into the hundreds of thousands of dollars and include a new roof, interior and exterior painting, wall repairs, new front steps, refinished entryway, façade repairs, new dropped ceilings, electrical and lighting replacements, HVAC upgrades, carpeting, landscaping and tree work, tuck pointing, siding replacement, and more. Rental income in excess of the annual operating costs would be put into a fund that would be used for future building upkeep. It is currently taxed at 1.5 million.

The voters of RSU 9 will decide if they want to approve the purchase in a district-wide vote this coming Monday, March 24th. If the voters do not accept the grant, the funding will go back into the Connectivity HUBs Program and will be allocated to other organizations in Maine for different projects.

Please look for another article to be published later this week sharing more information about this grant opportunity.

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