

### **3.0 SITES**

3.1 The Superintendent of Schools is directed to identify potential school sites or sites for other school facilities consistent with the Long-Range Plan developed pursuant to this Section F. The Board of Education shall be advised of these potential sites, but if deemed advisable, such potential sites may be kept confidential.

3.2 The Superintendent of Schools may negotiate for the purchase, for a purchase option, or for any similar arrangement of any site which may be necessary for current or future use consistent with the Long-Range Plan. No acquisition shall be finalized without Board of Education approval.

3.3 The Board of Education shall approve school site acquisitions, including by dedication, only after presented with evidence that the following have been satisfied:

3.3.1 The site conforms with District site criteria/standards;

3.3.2 Statutory requirements and local government regulations have been met;

3.3.3 If purchased, the property can be acquired at a reasonable price based upon fair market value;

3.3.4 The property can be conveyed in fee simple; and

3.3.5 The property can be conveyed free of all encumbrances, encroachments and any easements or rights of way except those easements or rights of way that do not adversely affect the full use of the sites for the District's intended purposes.

3.4 The School District shall pursue the location of school sites adjacent to public parks when appropriate and mutually beneficial. Such efforts shall include cooperation with applicable involved governmental units to plan school sites and to fulfill this policy and supporting procedures.

3.5 Should a situation arise where inadequate student generation or other factors would result in land dedication of an acreage less than beneficial or desirable for a school site, the School District shall pursue cash-in-lieu of land dedication. Should the developer, district and applicable land use control entity agree upon cash-in-lieu of land dedication, the following criteria should be satisfied:

3.5.1 Cash-in-lieu of land, as permitted by law, shall be negotiated with the developer with a goal of the amount being equal to the price the district would pay per acre for a fully improved site, as required by School District regulation, multiplied by the proportionate land need generated by the proposed development.

