



City of Rochester

City Hall Room 308A, 30 Church Street
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www.cityofrochester.gov

**Neighborhoods, Jobs & Housing
Introductory No.**

Malik D. Evans
Mayor

185

May 27, 2025

NBD 02

TO THE COUNCIL

Ladies and Gentlemen:

Re: Authorizing the Sale of School No. 25 Property,
965 N Goodman Street and 576 Bay Street

Council Priority: Support the Creation of Effective
Educational Systems

Transmitted herewith for your approval is legislation authorizing the sale of 965 N Goodman Street and 576 Bay Street, being sold via RFP, to Ibero American Development Corporation (IADC, aka Ibero) for \$820,000. The two parcels together form the campus of the former Rochester City School District (RCSD) School No. 25. As of March 2020, the RCSD discontinued use of School No. 25 and the City of Rochester took control of the campus following a post-COVID RCSD evaluation the following academic year. 965 N Goodman Street contains the school building and parking lot. 576 Bay Street is a recreation area with athletic fields and a community garden. The community garden will remain and will not be impacted. The two parcels involved in the sale include 965 N Goodman Street, a 2.63 acre site and 576 Bay Street, which contains 0.75 acres with the 2 sites combining for 3.38 acres. See ATTACHMENT A for map.

Ibero has been a housing developer in the Rochester market for over 20 years and has completed many successful housing developments and manages over 150,000 SF of commercial real estate while partnering with the City of Rochester. Ibero plans to redevelop the existing building at the School No. 25 campus, which was constructed as an elementary school, as a 29-unit housing facility. An additional building with 20 units will be constructed on the 576 Bay St property. The project units will be marketed to qualified low income tenants between 30% and 60% AMI.

The purchaser proposes a development budget of approximately \$26,000,000 including repairs and renovation of the existing school and construction of the new building. Ibero has agreed to make their best effort to comply with the City's MWBE workforce goals. Closing on the sale is anticipated in 2026 with construction expected to begin within 1 year thereafter, and completion is anticipated in 2028-2029.

The sale price was determined by an independent appraisal prepared by Midland Appraisal Associates in April 2024.

Respectfully submitted,

Malik D. Evans
Mayor



MAP OF SALE PROPERTIES
965 N GOODMAN STREET AND 576 BAY STREET



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Ordinance No.

Authorizing the sale of School No. 25

BE IT ORDAINED, by the Council of the City of Rochester as follows:

Section 1. The Council hereby approves the sale of the following parcels of property comprising the campus of the former Rochester City School District School No. 25:

Street Address	Tax/SBL No.	Lot Size (ac)
965 N Goodman Street	106.44-3-16.002	2.63
576 Bay Street	107.37-1-31	0.75

to Ibero-American Development Corporation (IADC) for future development as a housing facility.

Section 2. The sale price shall be \$820,000.

Section 3. The Mayor is hereby authorized to enter into any agreement that may be necessary to implement the transaction authorized herein and such agreement shall contain such additional terms and conditions as the Mayor deems appropriate.

Section 4. This ordinance shall take effect immediately.