

# Big Park Campus Property Sale

## Frequently Asked Questions (FAQ)

*February 2026*

The District is committed to transparency throughout the process of evaluating and pursuing the potential sale of the Big Park Campus property. Below are responses to frequently asked community questions.

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### **How is the Big Park campus zoned?**

The Big Park Campus property is currently zoned under the following Yavapai County classifications:

- Government
- R1L-18
- R1L-10
- PAD (Planned Area Development)

Zoning regulations are administered by Yavapai County and may influence future development options.

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### **Can the District place deed restrictions on the sale to control how the property is used?**

The District consulted with legal counsel regarding the possibility of placing deed restrictions on the property. Based on that guidance, the District was advised against pursuing deed restrictions due to the potential for future legal challenges.

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### **How will the District use the proceeds from the sale?**

By law, proceeds from the sale of District property **cannot** be used for operating expenses, such as salaries or other recurring costs.

Instead, the funds must be deposited into the School Plant Fund and used exclusively for **capital expenditures**, which may include:

- Campus safety and security improvements
  - Replacement of the District's aging bus fleet
  - Infrastructure or facility needs
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### **How does the sale affect the District's current bond?**

The District is **not required** to use sale proceeds to repay existing bond debt.

The District remains well below the statutory 14% threshold that would require 38% of sale proceeds to be applied toward bond redemption.

As of June 30, 2025:

- Outstanding Principal Balance: **\$10,280,000**
  - FY25 Principal Payment: **\$3,070,000**
  - FY25 Interest Payment: **\$578,225**
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### **Are there any conflicts of interest involving Governing Board members?**

The Board President has recused himself from all meetings and discussions related to this matter due to a potential perceived conflict of interest. This action ensures transparency and maintains the integrity of the process.

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### **Has any government entity expressed interest in purchasing the property?**

To date, no government entity has submitted an offer for the Big Park property.

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### **Will the school buildings be demolished?**

The District does not have definitive information regarding the future disposition of the buildings after the sale. Decisions regarding demolition or redevelopment would be made by the purchaser, subject to applicable zoning and local regulations.

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### **Was an Environmental Impact Study conducted?**

No environmental impact study was required or requested by the District in connection with the proposed sale.

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### **What is the anticipated timeline for closing?**

Based on current offers, closing timelines could range from approximately **three months to seventeen months** after a contract is executed, depending on the specific terms and conditions of the final agreement.

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For additional questions or to provide feedback, please contact Dr. Thomas Swaninger, Superintendent at [swaninger@sedonak12.org](mailto:swaninger@sedonak12.org) . The District appreciates the community's engagement and remains committed to open communication throughout this process.