



Hiawatha Valley Education District

HVED District Office, 1410 Bundy Blvd, Winona, MN 55987

No. 61-6013 P: 507.452.1200 F: 507.452.3422 www.hved6013.org

March 25, 2026

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HVED on ONE CENTRAL SITE

FACTS and FIGURES

WHY is it important for HVED to secure a central site?

- HVED has been searching for appropriate facilities throughout its 30+ year existence; and especially in the last ten years. HVED initiated a facilities study with Kraus-Anderson in 2018 which resulted in three options: 1. Build/Renovate one central site 2. Build/renovate two separate sites 3. Do nothing.

HVED SITES currently: (updates to this section in bold as of November 2025)

- HVED owns two (2) sites:
 1. District Office, 1410 Bundy Blvd., Winona, MN
 2. SAIL Behavior Program Site, 51 Red School Lane, Kellogg, MN (built 1962)
- HVED leases three (3) sites: at a lease cost of \$57,441.09 per year (2022-2023).
 1. River Valley Academy ALC Program Site, within Minnesota State College SE, 1250 Homer Road, Winona, MN. Total of \$361,647.12 estimated costs for the space over 15 years. **(Ended 6.30.2024)**
 2. SPECTRUM Autism Program Site, Hokah City Center, 200 Main Street, Hokah, MN (built 1958) Total of \$544,246.41 estimated costs for the space over 15 years. **(Ending 12.31.2025)**
 3. PAES Lab, within Caledonia Area MS/HS, 825 North Warrior Lane, Caledonia, MN **(continued lease for \$9,887.75 in 2024-2025)**
 4. PAES Lab, within Plainview-Elgin-Millville HS, 500 W Broadway, Plainview, MN **(initial lease for \$10,105.80 in 2024-2025)**
- Operational Costs?

Operational costs are multiplied by the various sites for various costs: garbage, cleaning, etc. HVED is a PEOPLE BUSINESS resulting in current STAFFING realities:
- 75.8% of our FY23 adopted budget is dedicated to employee wages and benefits
- Because of the separate sites, the struggles in educational staffing are compounded within HVED:
 - staff isolation, disconnectedness, communications
 - double staffing, short staffing, emergency or crisis staffing

HVED Is Moving Forward to a Brighter Future!

- Meet the challenges through HVED's vision of *Exceptional Teams Empowering Exceptional Students*
- Unify our membership
- Solidify our collaborative efforts
- Capitalize on our collective membership
- Provide the necessary and productive programming for our highest needs and most at-risk students

HOW does HVED secure one central site?

- Complete a new Joint Powers Agreement (JPA)
- Secure member district funding of a new central site
- Make project plans and complete construction of a new central site

Embracing Partnerships and Possibilities to Improve Lives

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- HVED’s collective capacity is sufficient to accomplish this task!
- HVED’s exceptional ability to create and sustain excellent programming for **all** students is reinforced!
- HVED’s staff and students depend on us to move forward now!

LOCATION: Whole of Winona Mall, 1213 Gilmore, Ave., Winona, MN 55987

PURCHASE COST: \$4.2M **TENTATIVE CONSTRUCTION COST:**~\$9M **TOTAL COST:** \$15M

Note: The decision was made on August 15, 2023 by Superintendents present to cap spending at \$15M.

ACTION TIMELINE:

March

- 3.3.2026 Received email confirmation from Xcel Energy that they have accepted HVED’s edit to the easement document for the west property line enhancements and a \$50,000.00 easement payment.
- 3.11.2026 Bi-weekly meetings scheduled with Kraus-Anderson, ISG, and HVED to complete remaining details in the renovation project at 1213 Gilmore Avenue, Winona, MN. Projects planned for spring include: installation of the playground flooring; exterior painting; parking lot improvements.
- 3.11.2026 Met with legal counsel regarding the sale of property at 51 Red School Lane, Kellogg, MN
- 3.12.2026 Inspection scheduled for 51 Red School Lane, Kellogg, MN contingent to the sale of the property.
- 3.15.2026 Prospective buyer scheduled vote to move forward with the purchase of the property in Kellogg.
- 3.17.2026 Received confirmation from the prospective buyer that the sale of the property was moving forward.
- 3.18.2026 Hiawatha Valley Education District approved as a Sponsoring Authority for the School Nutrition Program within the Minnesota Department of Education.
- 3.19.2026 Minnesota Department of Education, Nutrition Program Services (NPS) approved the Transfer of the Site Application to HVED’s Sponsorship.
- 3.25.2026 Closed on the sale of the property at 51 Red School Lane, Kellogg, MN to Anchor Point Church for \$160,000.00 cash for deed.

PROJECT TIMELINE:

Initiated	TASK	Completed
2.23.2023	1. Survey Property to establish the legal description (field work only)	3.21.2023
10.12.2023	2. Purchase Agreement (PA) Revised Final presented to owner on 10.12.2023. Signed by owner on 10.23.2023 and approved by HVED on 10.25.2023.	10.23.2023 10.25.2023
2.28.2023	3. Joint Powers Agreement (JPA) for Purchase of Property process presented to HVED as a DRAFT on 5.24.2023. Expected by July 10.	8.17.2023
ASAP –	4. All Member District School Boards will be requested to adopt an additional JPA for the Winona Mall. Approved by all 12 member districts!	9.25.2023
2.23.2023	5. Securing Zoning Authority, City of Winona, minus parcel sold in July 2023 (confirmed in writing)	8.8.2023
2.28.2023	6. Request HVED Board of Directors hire an architect for concept drawings	3.22.2023

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	7. HVED Board of Directors approved the Purchase Agreement of the Winona Mall.	10.25.2023
11.2.2023	8. Project Oversight Committee (POC) organized and initial meeting held	11.2.2023
11.2.2023	9. Project Oversight Committee meeting with real estate attorney in preparation to meet December 31, 2023 governmental approval deadline within the Purchase Agreement. The PA due diligence period ends on January 31, 2024.	11.10.2023
11.6.2023	10. Submitted Minnesota Department of Education (MDE) Review & Comment (K-A) allow 60 days for response	11.13.2023
11.14.2023	11. Submitted Site Plan Application to the City of Winona – Planning Commission to meet their agenda deadline for review on December 11, 2023.	11.20.2023
12.19.2023 1.16.2024	12. Received letter from City of Winona with Approval of Site Plan with contingencies to be completed prior to occupancy. Confirmation on January 16.	3.26.2024
11.27.2023 1.11.2024 2.12.2025	13. IEA initiated site testing for asbestos and lead paint. Follow-up initiated on January 11 and samples taken January 15. Report/estimate provided 1.24.2024 Testing scheduled for East and West end (retail space). Final inspection report received	10.27.2025
4.10.2024	14. Issuance of Certificates of Participation (CoP) to Finance Project	4.12.2024
11.1.2024	15. ISG anticipated submission date of construction plan to state for approval on December 13.	12.18.2024
June, 2025	15. Construction begins with an estimated completion date of December 9, 2025. Certificate of Occupancy received. Students' first day of school on January 5, 2026.	1.7.2026
2024-2025 2025-2026	16. Occupancy of the new facility moved back to a tentative date of October 15, 2025. MDH requires 14-18 weeks to review. K-A estimates an 8-month build-out. As of 2.18.2025 occupancy at 1213 Gilmore moved to a tentative date as late as December, 2025. Construction completion of the new facility moved back, again, to a tentative date of December 9, 2025. Programs operational in current locations through December 5, 2025. Scheduled break for take down, moving, and set up of SAIL and SPECTRUM programs from current locations to 1213 Gilmore Avenue scheduled for December 8-12 and 15-19, 2025. Winter Break scheduled from December 22-26 and December 29-January 2, 2026 School resumes in new location at 1213 Gilmore Avenue on Monday, January 5, 2026. The HVED River Valley Academy Area Learning Center and the HVED District Office currently located on 1410 Bundy Blvd., will stay in place until space is ready for transition expected in August 2026.	
2.26.2025 10.22.2025	The 2025-2026 HVED Program Calendar will reflect transition period between Thanksgiving and Christmas of 2025. Updated to Christmas of 2025 on 6.23.2025. The 2025-2026 HVED Program Calendar for the River Valley Academy was changed to reflect the ALC program being in session from December 8-19, 2025 and ending the 2025-2026 school year with a last day of May 15, 2026.	2.26.2025

TAX IMPACT Important factors for taxpayers:

- The Joint Powers Agreement provides the formula for each District allocation in Exhibit B of the JPA.
- Taxes were approved in FY24, will be collected in FY25, and will be available to school districts in FY26.

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- Estimated tax impact calculations have been provided for a 15-year \$15M. These calculations can be found on HVED’s website under About Us > Board of Directors > Board Minutes, Policies & Supporting Documents > Board Documents > Supporting Documents > 2023 > June or directly at: <https://www.hved6013.org/page/2687/categories/22181>
- HVED will own this building at the conclusion of the process.

If you have any questions or comments about this project, you are welcome to contact:

Debra C. Marcotte, Ed. D., HVED Executive Director, 1410 Bundy Blvd, Winona, MN 55987

Cell: 507-429-1721 Email: dmarcotte@hved.org HVED website: www.hved6013.org

CERTIFICATE OF OCCUPANCY (photo copy available as of 1.28.2026):

3:04 PM Wed Jan 7 ims.dli.mn.gov 62%

Certificate of Occupancy

This certifies that at the time of issuance, the below referenced structure or portion thereof had been reviewed and inspected for compliance with the applicable provisions of the Minnesota State Building Code. Therefore, this structure or portion thereof may be used and occupied as permitted in the terms and conditions of the building permit and this certificate.

Project:	Hiawatha Valley Education District	Project:	BL-P2504-0025
Address:	1213 Gilmore Ave Winona, MN 55987	Occupancy Type(s):	E
Owner:	Debra Marcotte	Type(s) of Construction	II-B
Address:	1410 Bundy Blvd Winona, MN 55987	Code:	2020 Minnesota Conservation Code for existing buildings
		Sprinklers:	NFPA 13
Conditions: Building final. a. see pics for alarm Record of Completion (ROC). b. Note: The E occupancy portion of the building has Delayed hardware at exits releasing within a 15 second timeline. c. Note: Part of the building is being re-classified as an E occupancy to clarify proper use.			
Chris Meier			01/07/2026
			Date

POST IN A CONSPICUOUS PLACE

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