



ROCKFORD AREA SCHOOLS

INDEPENDENT SCHOOL DISTRICT 883
BOARD OF EDUCATION

A Tradition of Excellence, One Student at a Time

Agenda for November 21, 2022

5:30 PM

District Board Room

6051 Ash Street

Rockford, MN 55373

1. **CALL MEETING TO ORDER**
 - A. Board Roll Call
2. **Facilities update** 2
3. **BOARD AND SUPERINTENDENT UPDATES AND ANNOUNCEMENTS**
 - A. Regular Meeting of the Board of Education: Monday, November 21, 2022 at 6:30 p.m. in the District Office Board Room
4. **ADJOURNMENT**

Our Mission: *In partnership with our communities and families, Rockford Area Schools provides challenging opportunities to engage, inspire, and educate globally-minded citizens.*

Our Vision: *Rockford Area Schools provides a supportive, rigorous, and relevant learning culture producing courageous learners prepared to enter a global society.*

Rockford Board of Education

Brady Anderson

Eric Gordee

Jenny Kneeland

Amy Edwards

Jessica Johnson

Beth Praska

Superintendent Rhonda Dean



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ROCKFORD AREA SCHOOLS FACILITY PLANNING

School Board Meeting
November 21, 2022



Tonight

- Facility planning re-cap
- Work completed or in process
- Preparing for the future
 - Short Term
 - Long Term
- Timeline
- Questions/Discussion

RE-CAP

- ✓ Physical Condition Assessment (LTFM) (Summer 2021)
 - Identified approximately \$15M over 10 years
- ✓ Utilization / Space Comparison (Educational Adequacy) (Summer 2021)
 - Addressing Middle School space for programming and growth is most critical
- ✓ Demographics Study (Winter 2021)
 - 600-900 student enrollment increase projected in the next 10 years
- ✓ Staff Survey and Interviews (Summer/Fall 2021 & Fall 2022)
- ✓ Community Stake Holder Interviews (Summer 2021 & Fall 2022)





Work completed or in progress

Funding Used	IMPLEMENTATION TIMELINE		
	2022	2023	2025+
LTFM Bond	-Tuckpointing/Facade -Roofing -Parking Lots (drainage) -Mechanical	-Tuckpointing/Facade -Roofing -Mechanical -Flooring (RCC)	-Turf (Annual Saving)
Abatement Bond	-Bus Loops – MS/ES -Parking Lots		

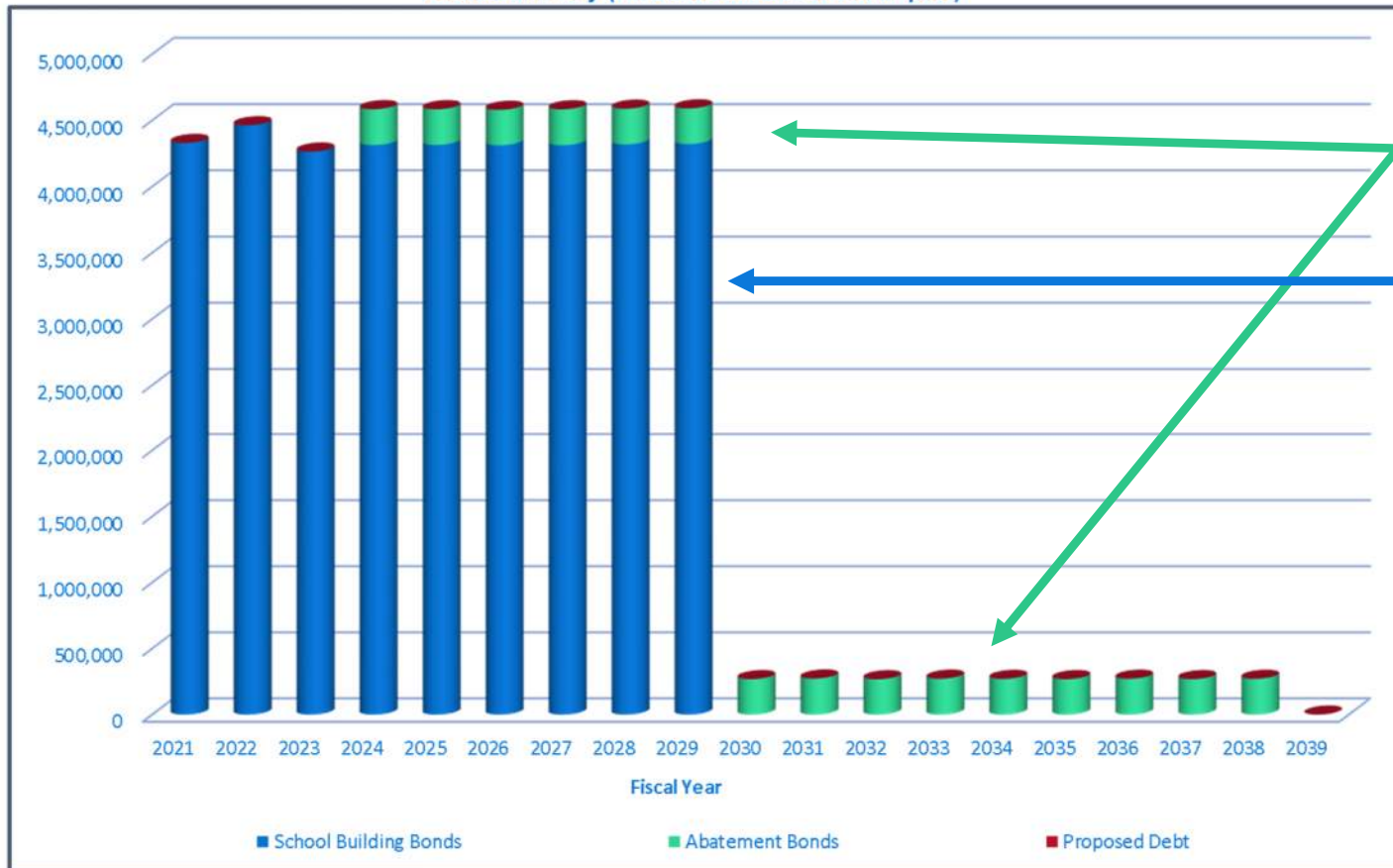




Outstanding Bond Debt

ISD 883, Rockford, MN

Bond Summary (All Debt with Direct Tax Impact)



- Abatement Bonds
- Prev. Referendum Bonds
- LTFM Bonds sold are paid with LTFMR, not by a tax increase.





Preparing for the future – Short Term

Funding Options	IMPELMENTATION TIMELINE
	2023
Capital Facility Bond	<ul style="list-style-type: none">-Secure Entries-Gymnasium Reno (MS)-MS Classroom Conversion (completed)-MS Cafeteria Renovation (TBD)
Lease Levy	<ul style="list-style-type: none">-Multi-Purpose Addition-Storage





Capital Facilities Bonding



Eligible uses include:

Improve and repair buildings and sites

Health and safety improvements

Energy Modifications

Security improvements

- Utilizes existing operating capital revenues
 - \$389,819 for FY 2024
- No voter approval (must allow of petition period)
- Maximum 15 years on Bonds
- No tax impact on most properties
 - Ag land will see a tax decrease due to Ag2School Credit





Capital Facilities Bonding

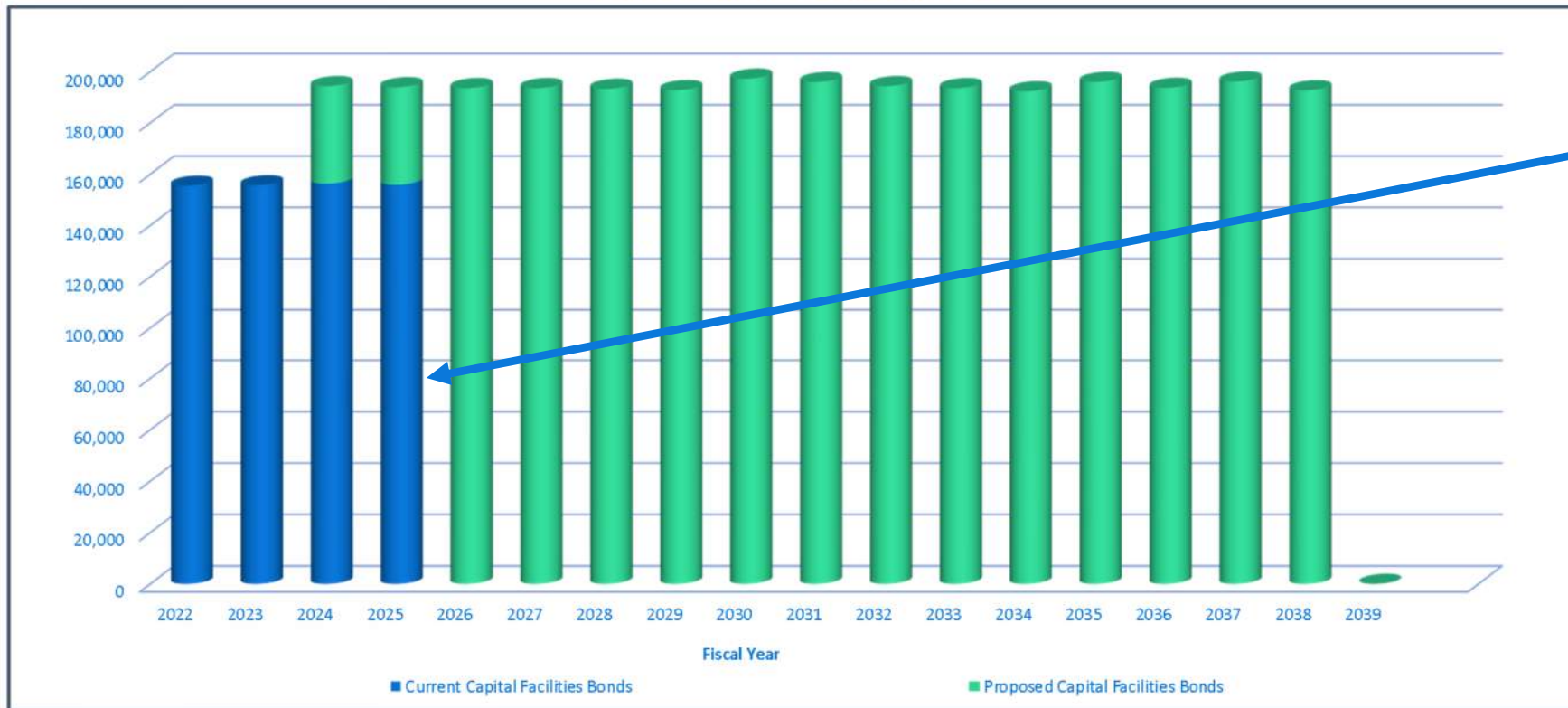


Proposed Bond Size	\$ 1,765,000
Available Project Amount	\$ 1,630,000
Proposed Bond Term	15
Est. All Inclusive Cost	5.09%

Current rates as of 10-31-2022 plus .75%

Capital Facilities Bond Summary

Operating Capital Revenue	\$ 389,819
Combined Bond Payments	\$ 194,247
Available General Fund Operating Capital Revenues	\$ 195,572



- Existing CFB
- No new tax



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Lease Levy

Eligible uses include:

Instructional space

Additions limited to 20% of original building footprint

No new buildings for K-12 (Early Childhood buildings are eligible)

School Storage

- No voter approval
- Requires MDE approval
- Lease levy maximum of \$212 per APU
- Creates tax impact
- Higher Interest Rates (annual appropriation)
- No Ag2School Credit





Lease Levy

ISD 883 Rockford Area Schools
Tax Impact Analysis



	20 year Lease	15 year Lease
Project Amount	\$3,765,000	\$3,170,000
Term of Bond	20	15
Assumed AIC	5.61%	5.36%
Payment	\$344,920	\$344,410
Est. District NTC Value (Pay 2)	19,260,892	19,260,892
Additional Tax Rate	1.79%	1.79%
Estimated Annual Tax Increase		

Property Type	Est. Market Value	Estimated Annual Tax Increase	
Residential Homestead	\$100,000	\$13	\$13
	200,000	32	32
	300,000	52	52
	400,000	71	71
	500,000	90	89
	600,000	112	112
	700,000	134	134

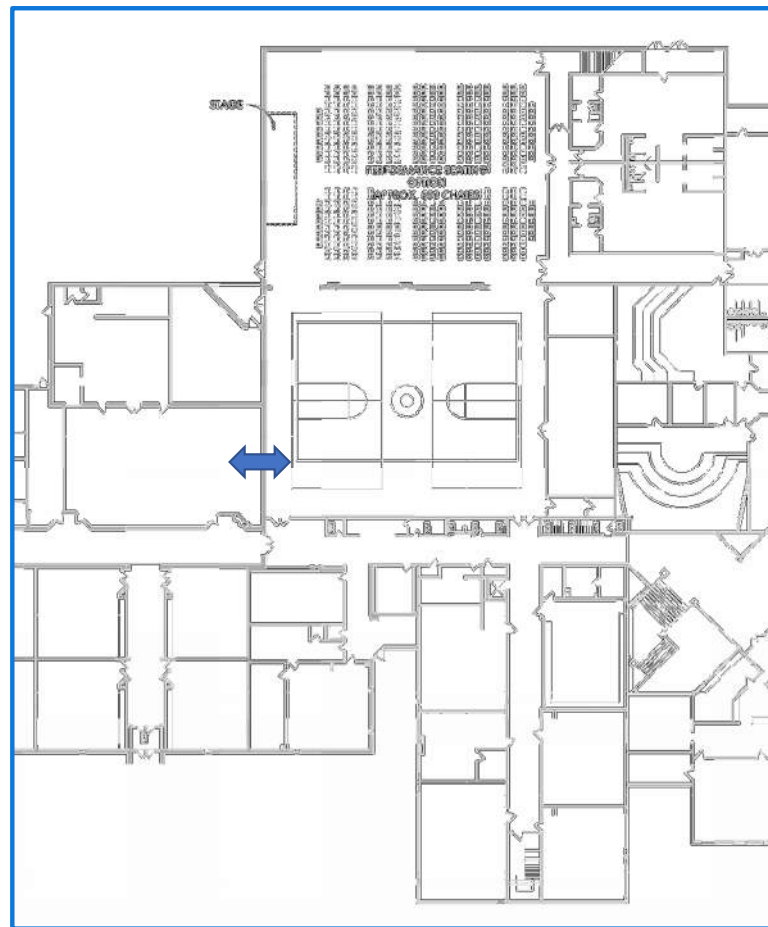
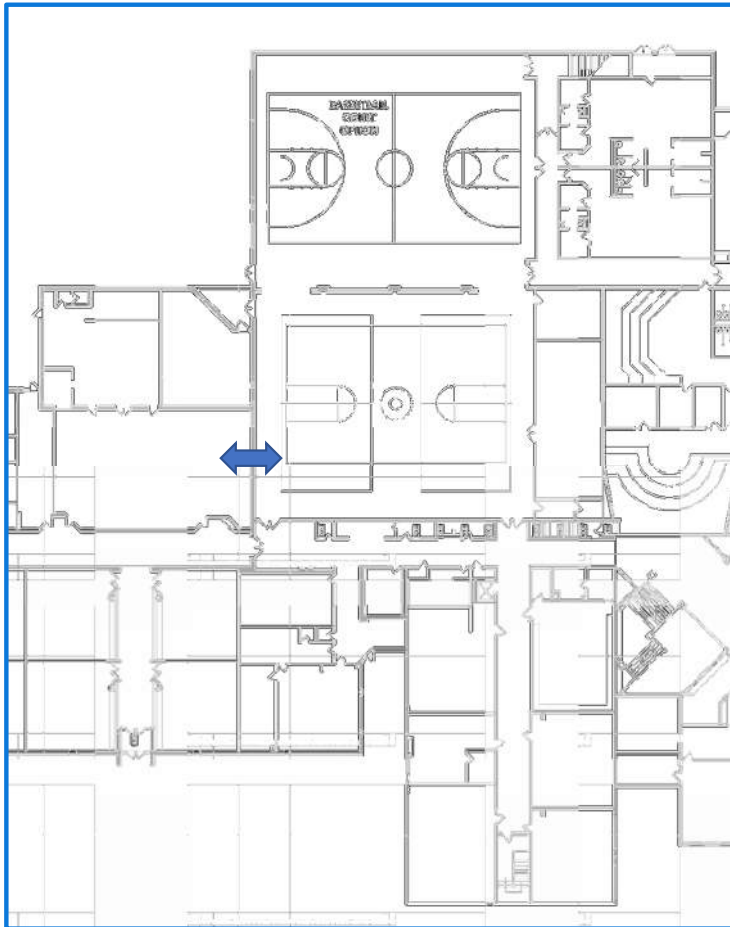
Commercial - Industrial	\$100,000	\$27	\$27
	250,000	76	76
	500,000	166	165
	1,000,000	345	344

Maximum Lease Levy FY 2024	\$ 371,339
Existing Leases FY 2023	\$ 26,300
Available Lease Authority	\$ 345,040

- Assumes level payments for 15 or 20 years
- Rates as of 10-31-22 plus 0.75%

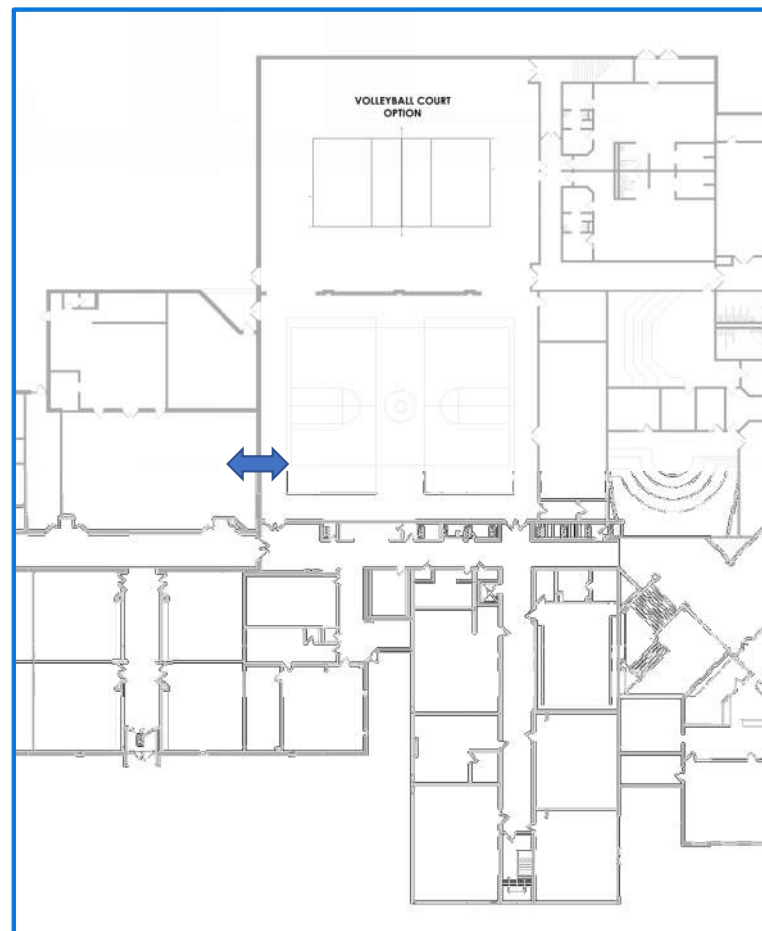
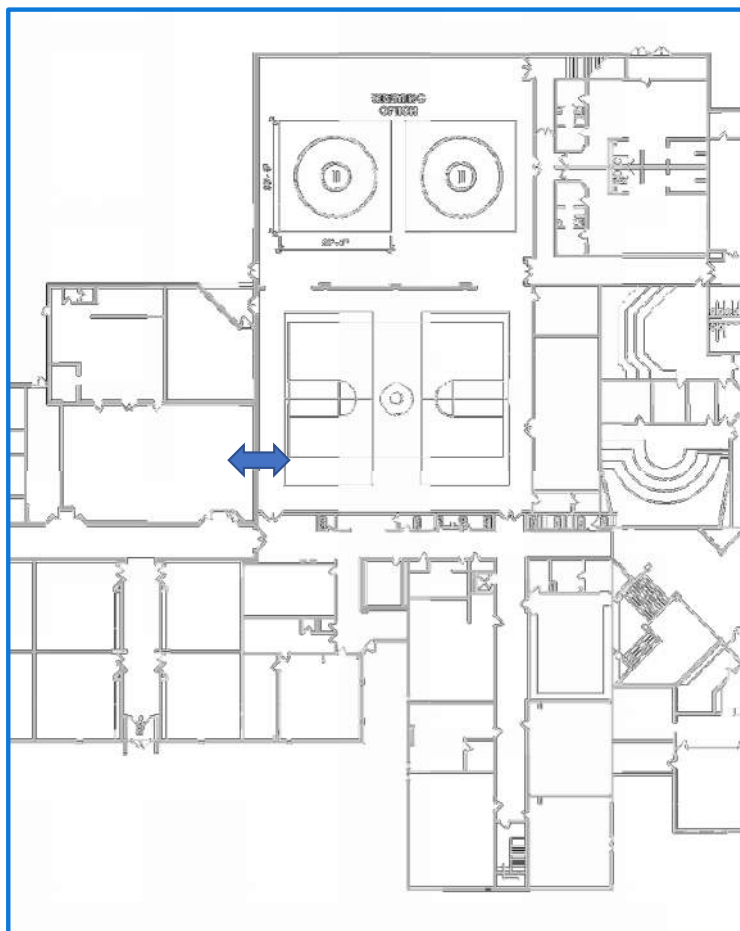


Middle School Program Solutions



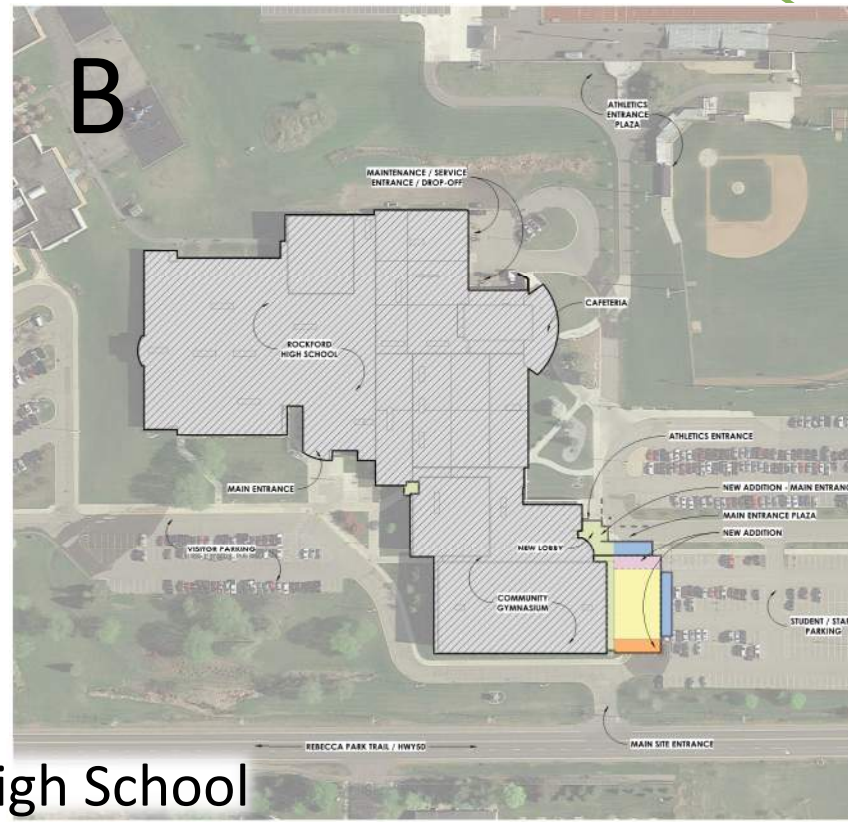
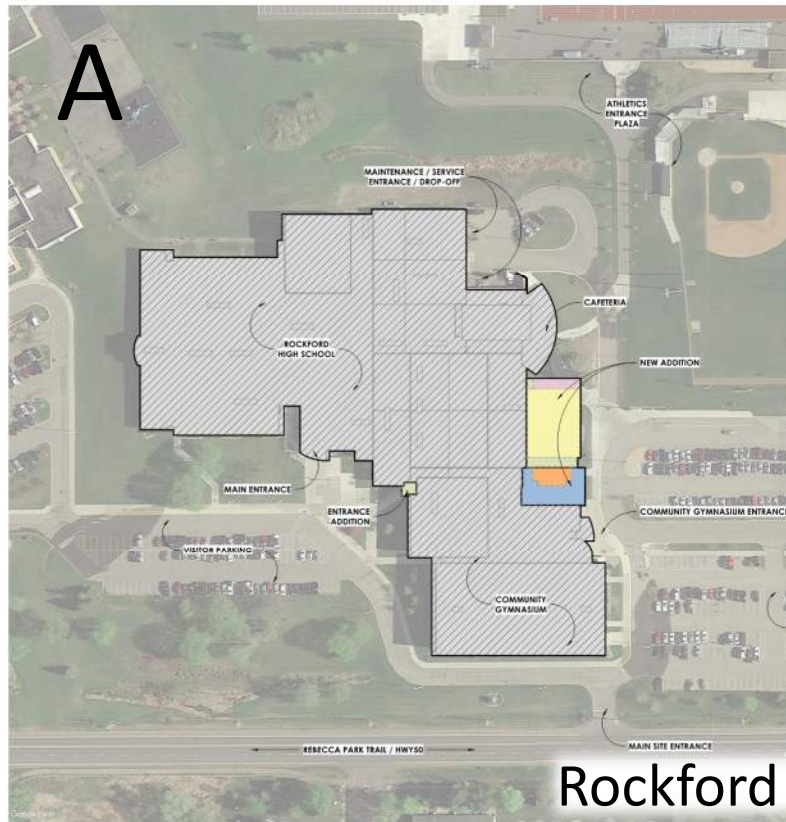


Middle School Program Solutions





Lease Levy facility options



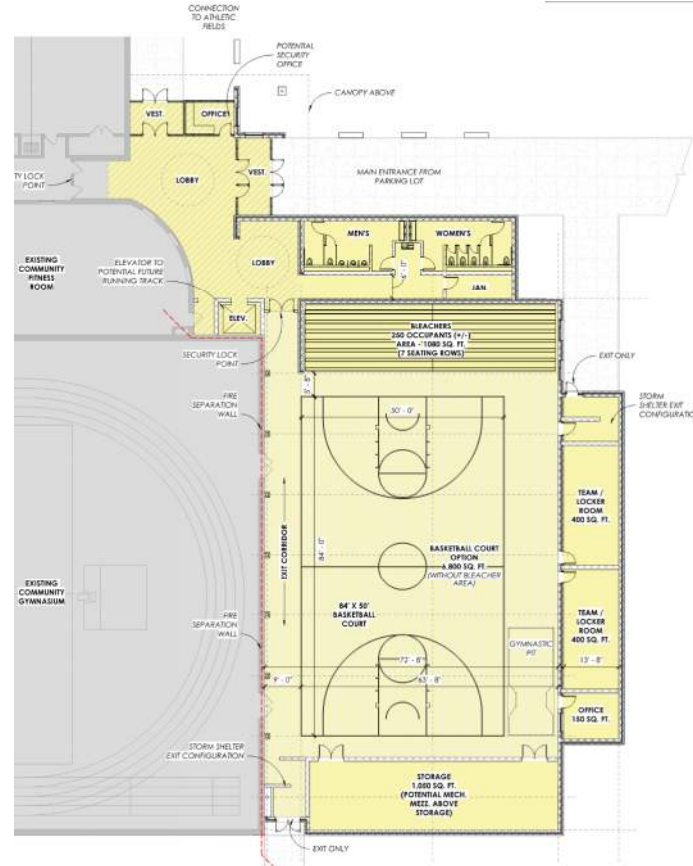
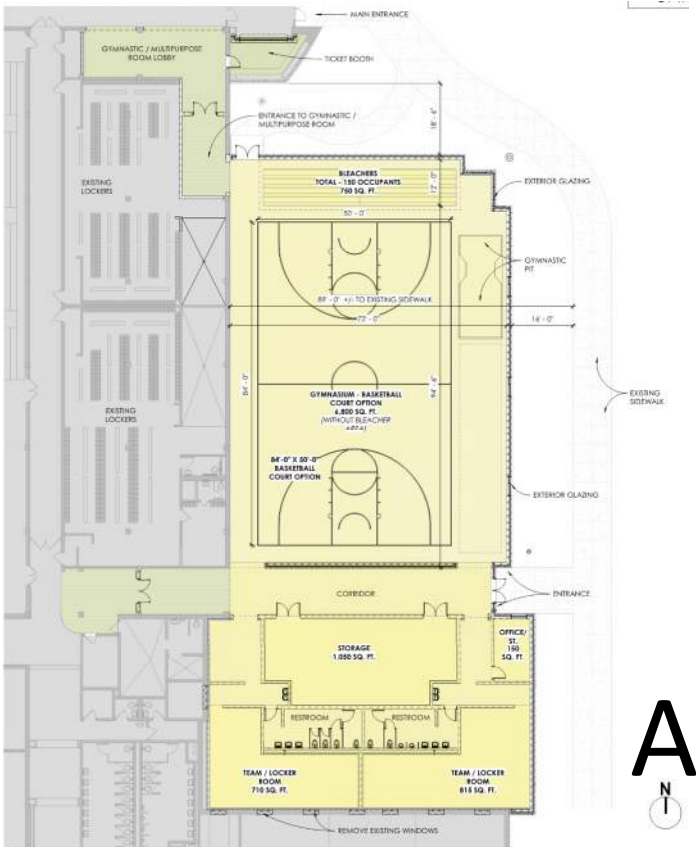
Rockford High School



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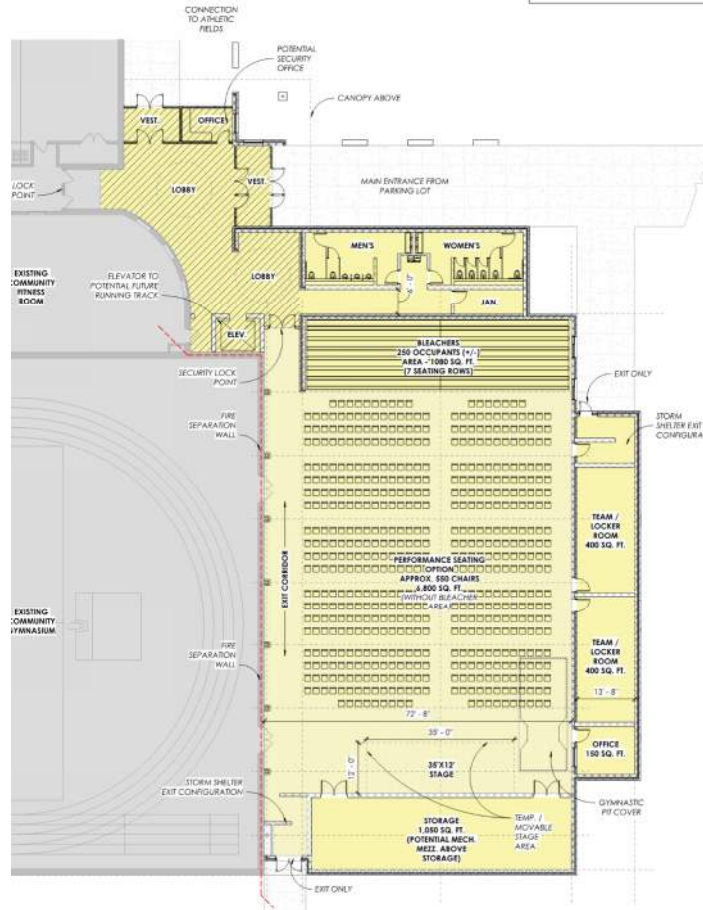
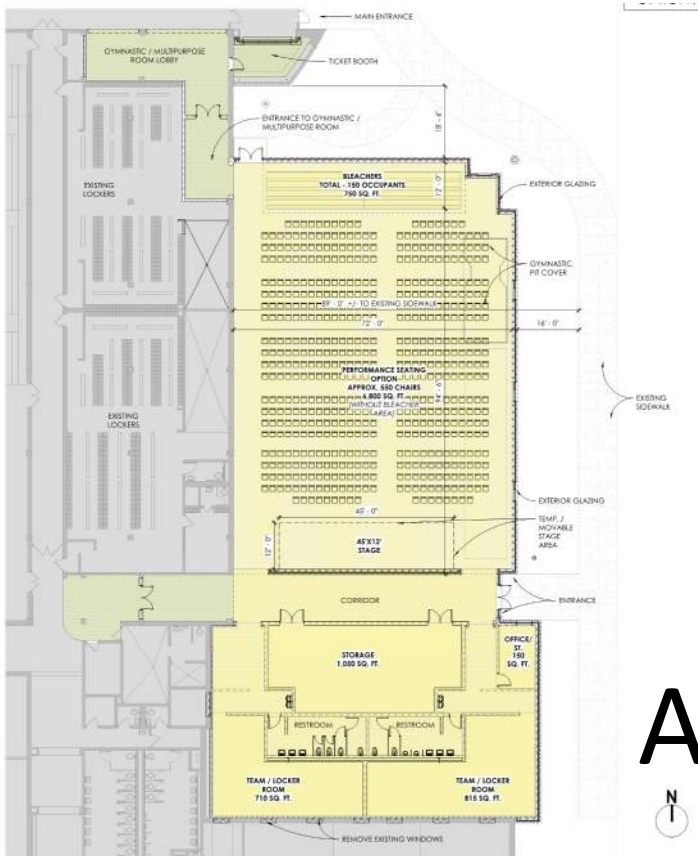


Lease Levy facility options



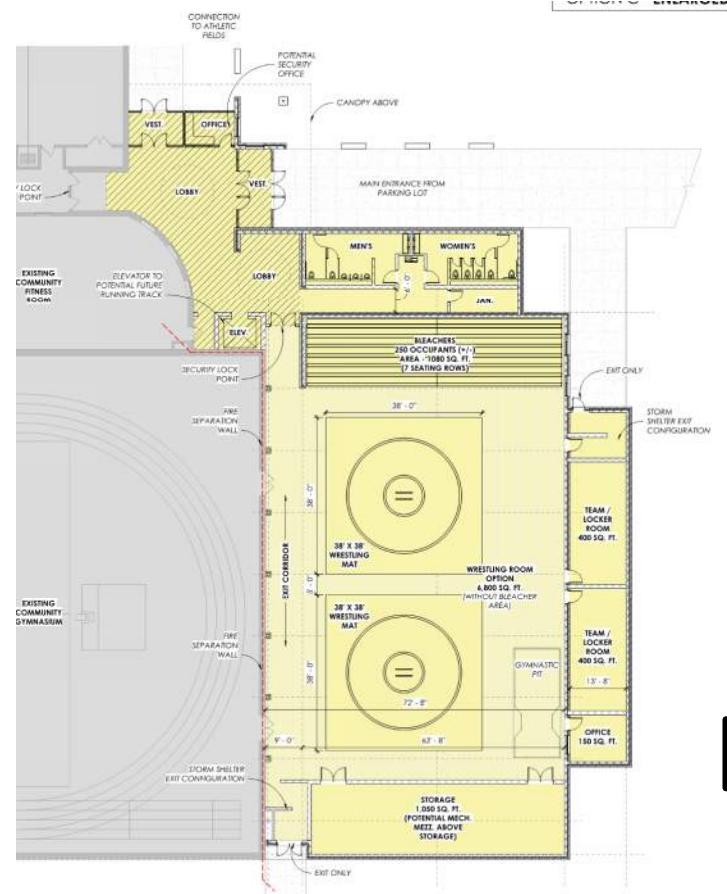
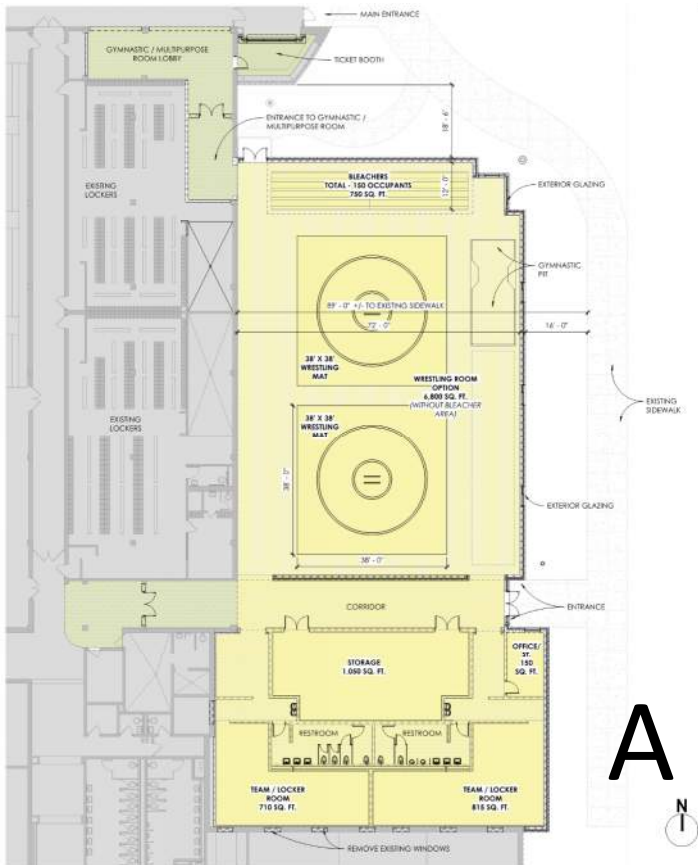


Lease Levy facility options



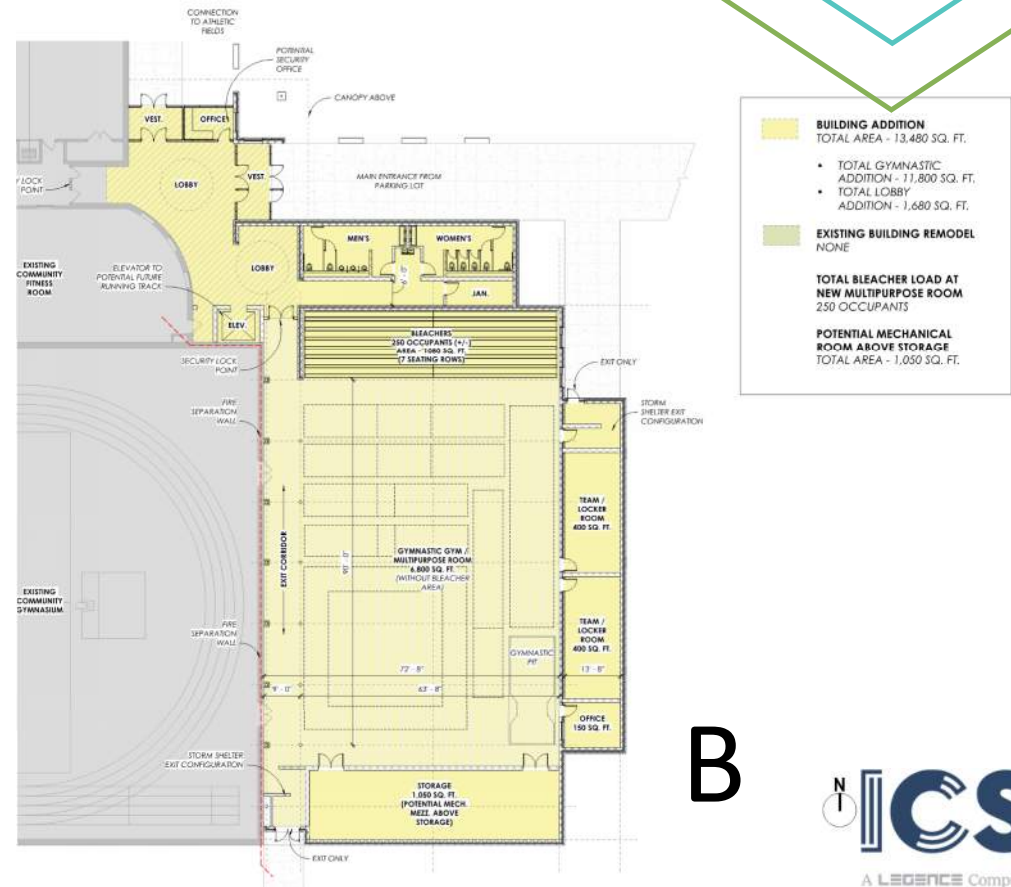
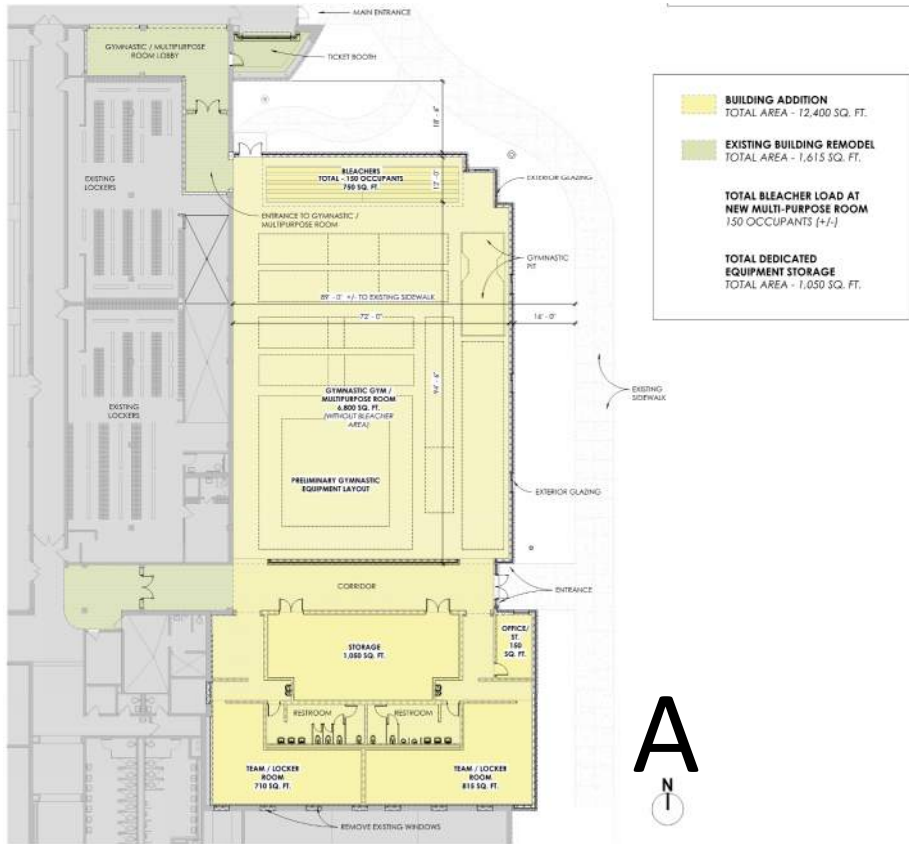


Lease Levy facility options





Lease Levy facility options





Summary of non-voter financing

	No Tax Increase		New Tax Created	
	LTFM	Capital Facilities	Abatement	Lease Levy
Eligible Purposes	Deferred Maintenance Health & Safety Voluntay Pre-K Remodeling	Improve and repair building and sites Health and Safety Energy Modifications Security Improvements	Parking Lots	Instructional Space Additions <20% of original building footprint School storage
Estimated Project Capacity	\$3,935,000	\$1,630,000	\$2,950,000	\$3,765,000
% Usage of Revenue Sources	54%	50%	\$63 tax impact on \$350,000 home	100%
Financing Issued	Yes - 2022A Bond	Still Available	Yes - 2022A Bond	Still Available





Current Operating Levy Status



November 6, 2018

SCHOOL DISTRICT QUESTION 1 (ISD #883)

Approval of School District Referendum Revenue Authorization

The board of Independent School District No. 883 (Rockford Area Schools) has proposed to increase its general education revenue by **\$750 per pupil**. The proposed referendum revenue authorization would increase each year by the rate of inflation and be **applicable for seven years** unless otherwise revoked or reduced as provided by law. Shall the increase in the revenue proposed by the board of Independent School District No. 883 be approved? BY VOTING "YES" ON THIS BALLOT QUESTION, YOU ARE VOTING FOR A PROPERTY TAX INCREASE.

▶ Results

▶ 2,481 Yes (52%)

▶ 2,271 No (48%)

▶ Expires after taxes payable in 2025

▶ Renewal Election can be held in 2024 or 2025



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Preparing for the future – Long Term

Funding Options	IMPELMENTATION TIMELINE
	2025+
Voter Approved Referendum	<ul style="list-style-type: none">-Demographics impact – Instructional space district wide-STEM – programming and space-Special Education space-CTE – renovation-Community Assets – Fields,-Land-Storage-Operating Levy Renewal (2024 or 2025)





Timeline

- November 21, 2022
 - Work Session and School Board meeting with continued discussions on financing, scope and conceptual design(s)
- December 19, 2022 – School Board Meeting
 - Final discussion on financing, scope and conceptual design
 - Approval of Resolution to secure Lease Levy and Capital Facility Bond financing
 - Approval of Design and Construction Management amendment
- January 2023
 - Commence design process
 - Fall 2024 expected occupancy (expedite if possible)





Discussion / Questions