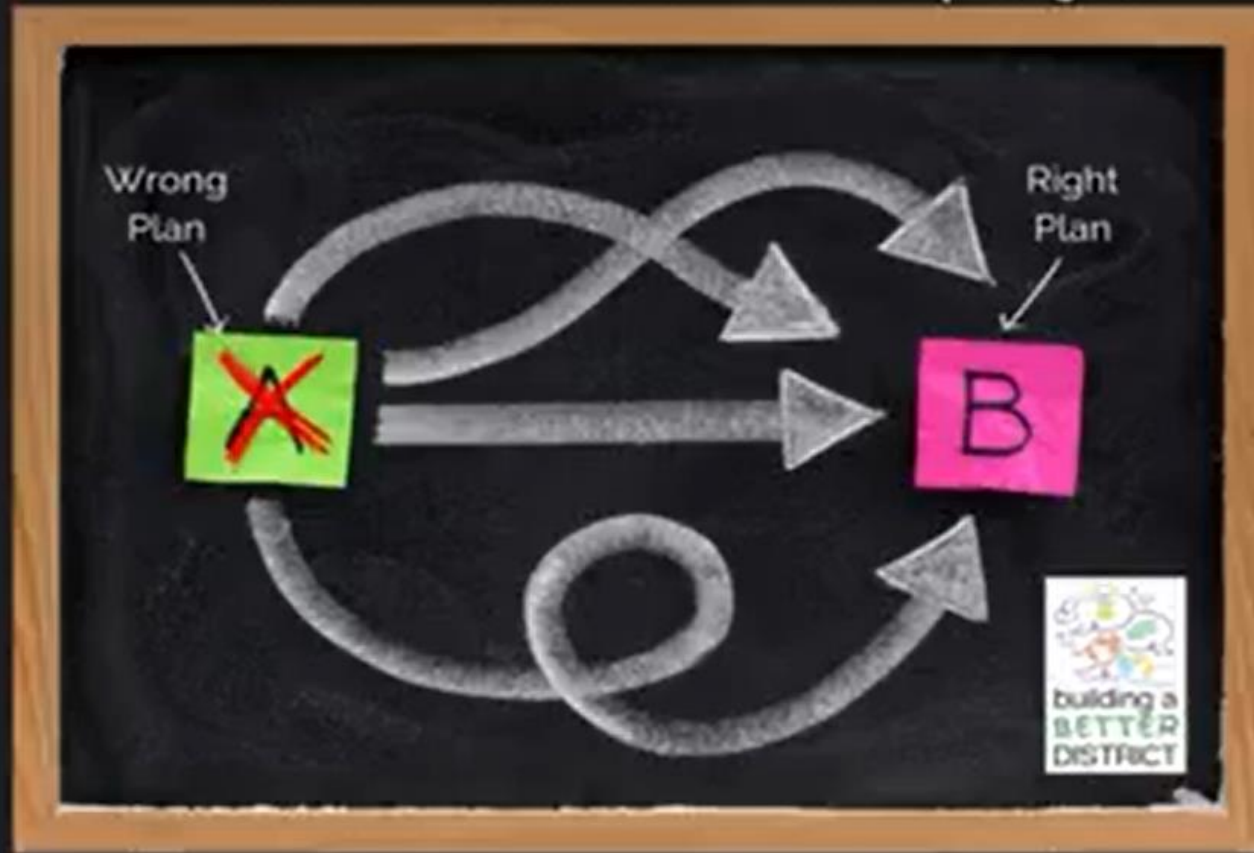


A District-Wide Phased Growth Plan: March Update

MARCH 1, 2024



We are not a "NO" campaign.



We are a "Not-This-Plan" campaign.



building a BETTER DISTRICT

Capital Improvement Plan – Phase 1

- Additions to Prairie Knolls Middle School –
12 classrooms
- Additional parking, new main entrance, 1000 seat auditorium, remodeled special education space, additional faculty office space, and expanded cafeteria at CHS
- New elementary school at Route 47 site



Consideration C

Facility Description:

- 700 student Grade School on Rohrsen Road (\$53M)
- Complete 12 classroom addition to PKMS (\$8.6M), plus additional lockers (school and gym)
- Build out Central High School; add 20 classrooms, auditorium, parking and cafeteria space (\$58.3M)

Other Movement:

- Boundary changes for grade schools
- 7th / 8th grades at PKMS
- 6th grade at CMS

Cost, Tax Implication & Estimated Solution

(projected as of Oct. 2022)

Cost:

- \$119.9M

Bond Tax Rate Implication: \$62 tax savings for

- Reduction in taxes a \$335,000 home

Estimated Solution:

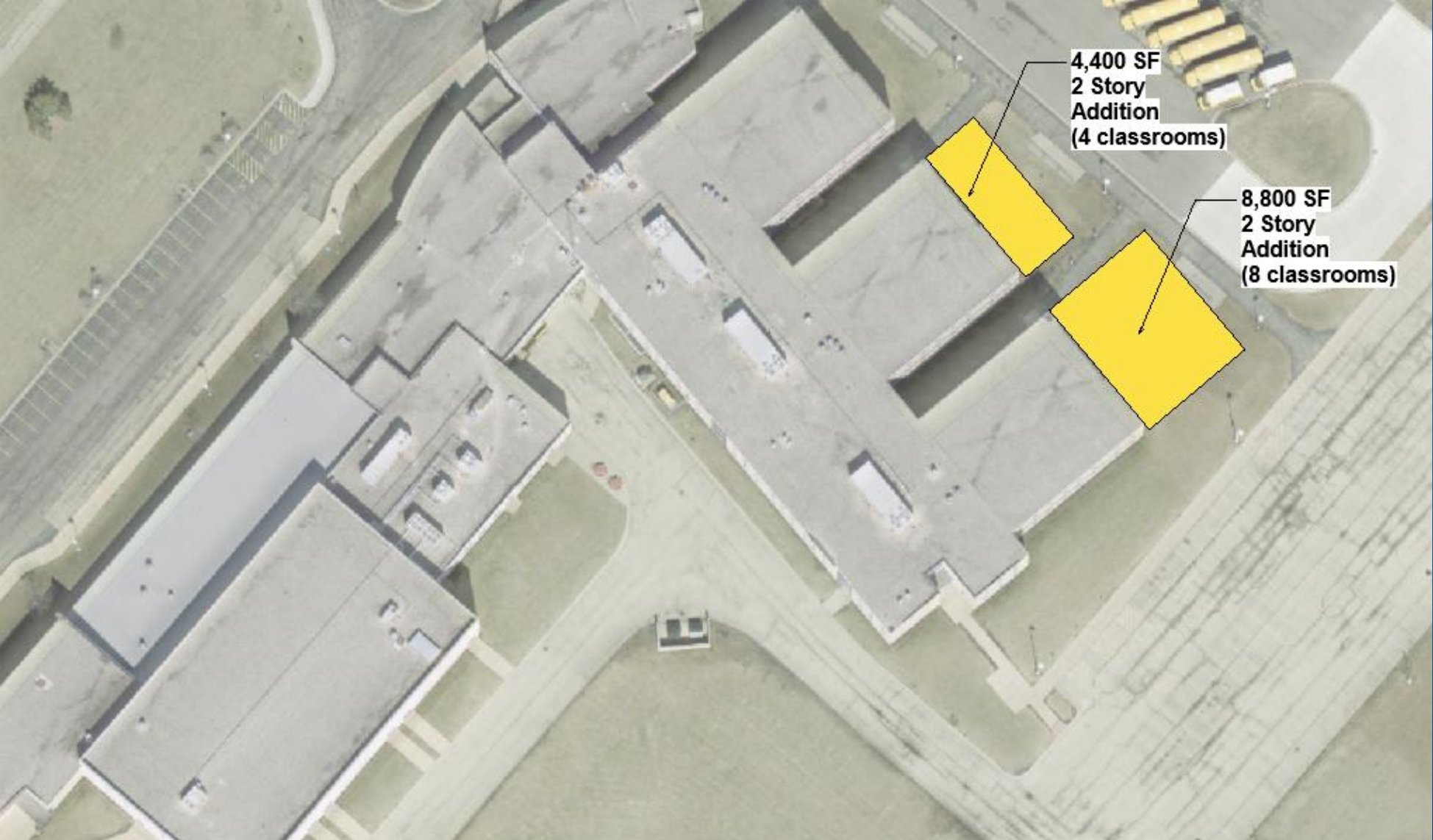
- Grade School - 10 years
- Middle School - 9 years
- High School - 10 years

Strengths/Challenges:

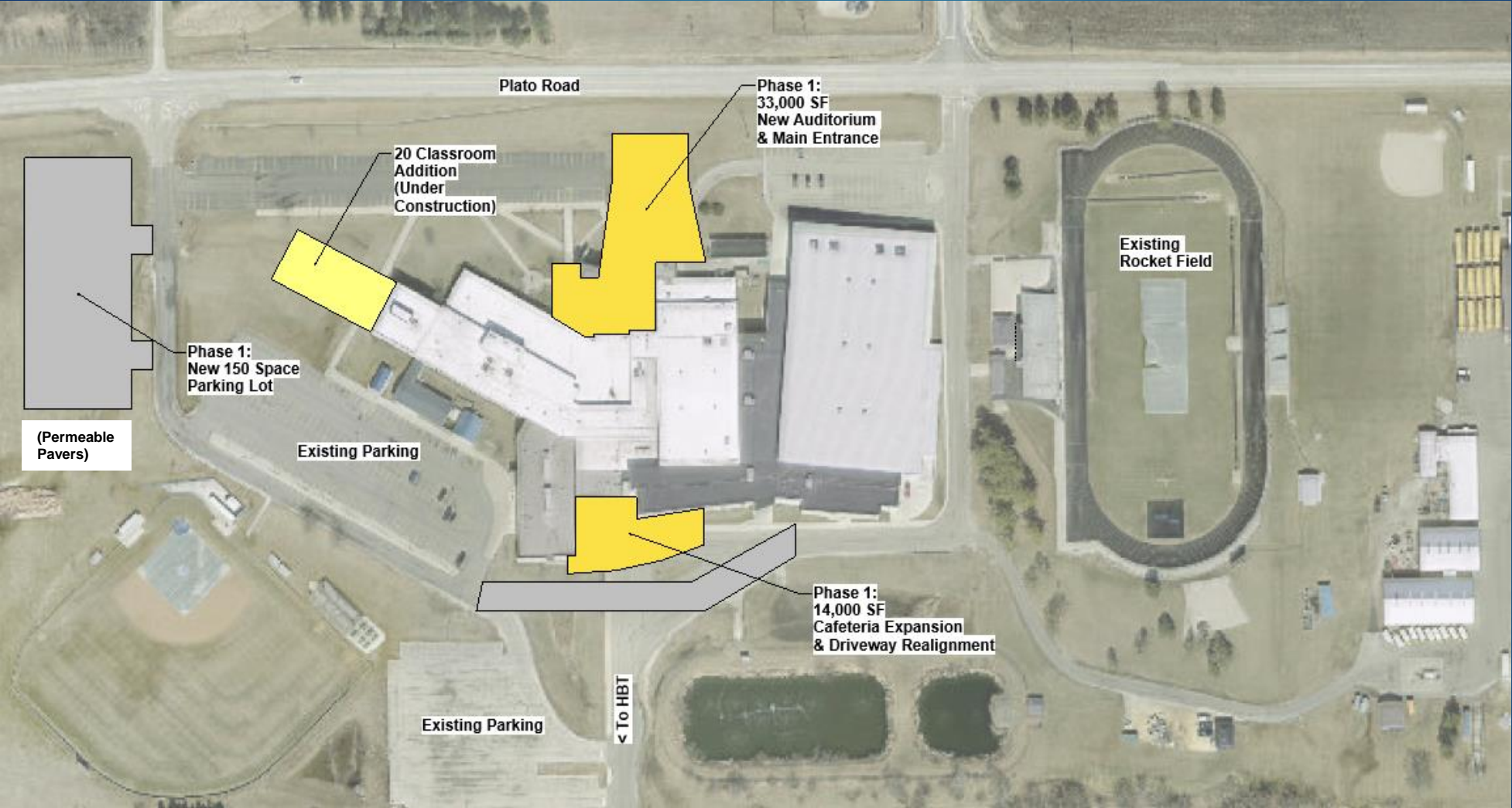
- Grade school students travel increases
- MS addition = room for approx. 300 students, supports 2 grade levels
- CHS addition allows 1,900 students
- High School completely built out



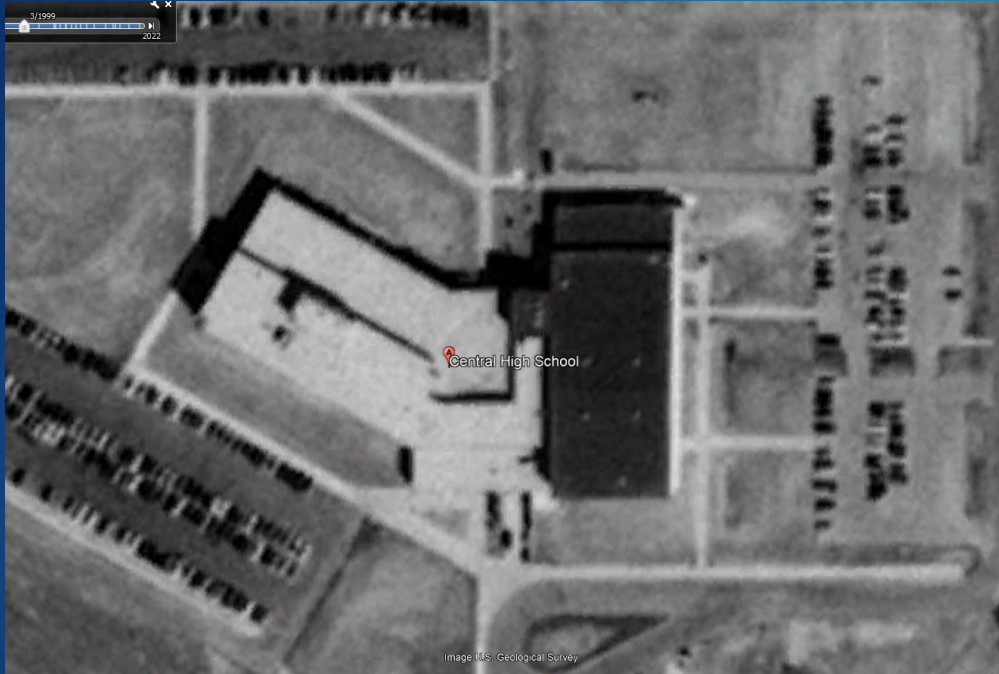
Capital Improvement Plan – Phase 1



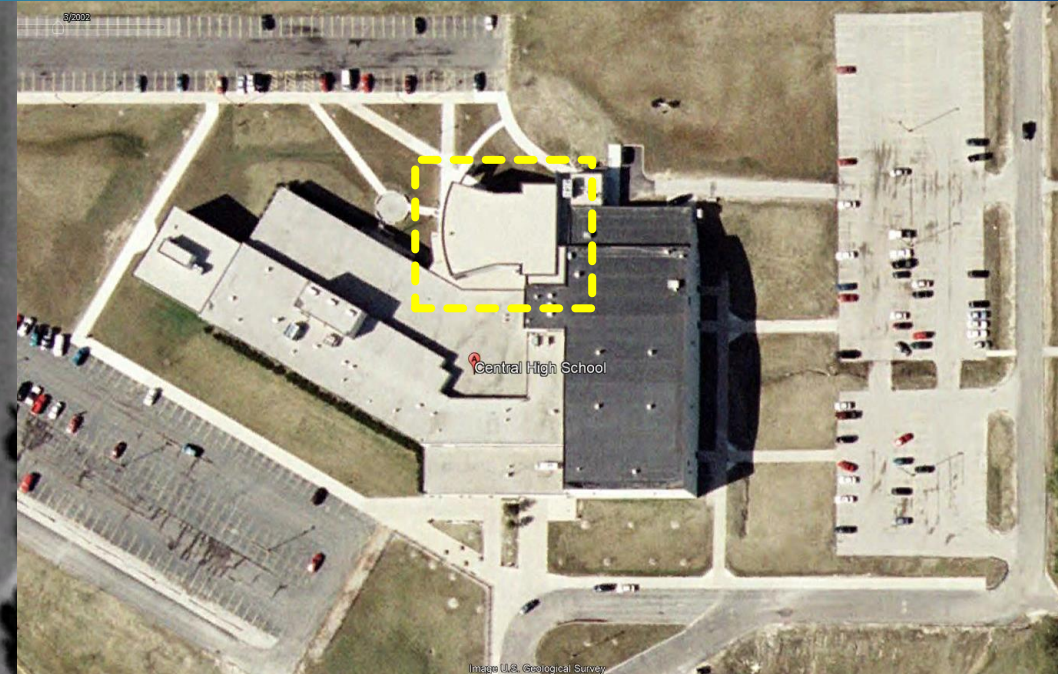
Capital Improvement Plan – Phase 1



Capital Improvement Plan – Phase 1



1999



2002

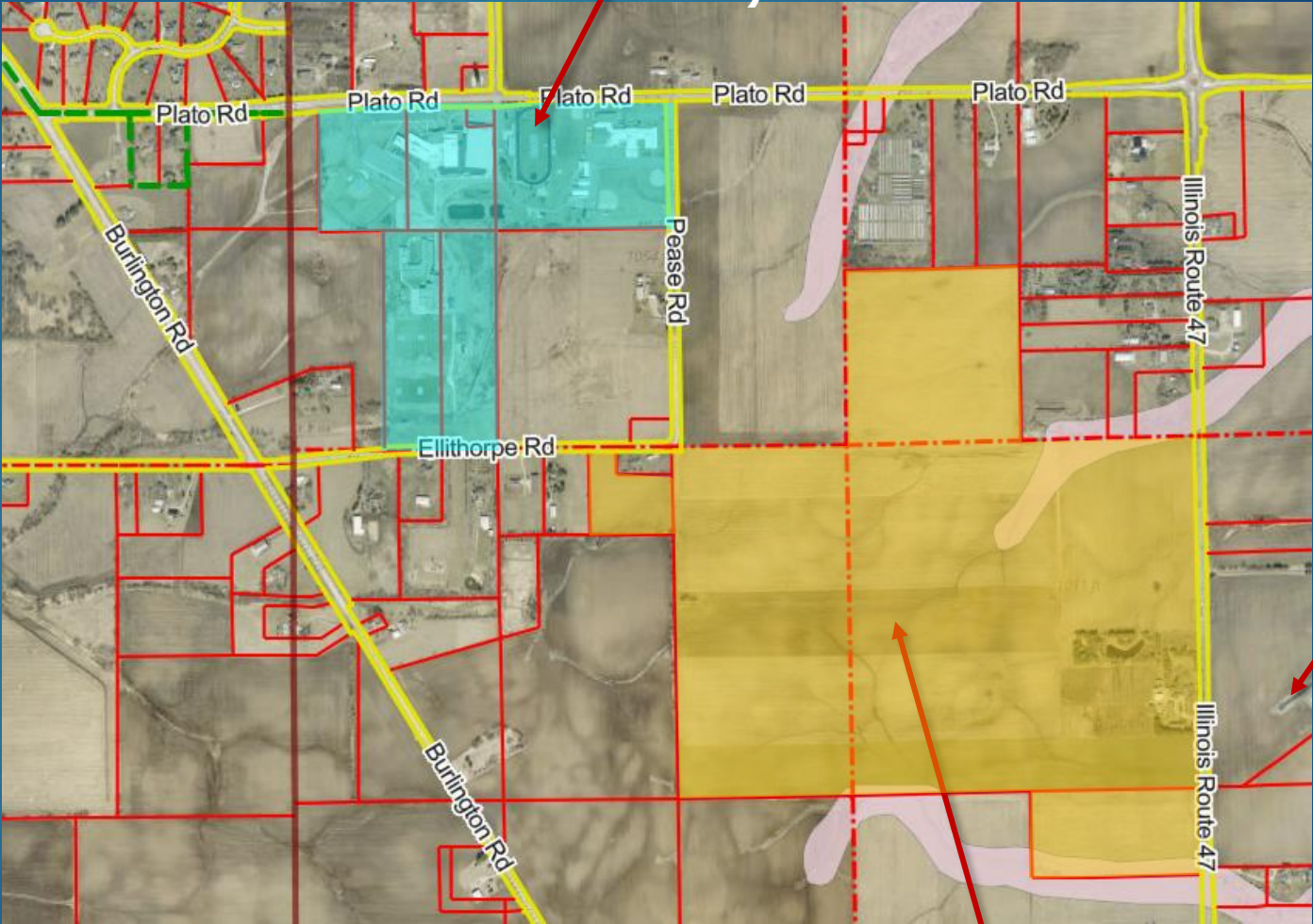
Grade School – 15.42 Acres

- New Grade School Comparison:
Big Timber Elementary, Hampshire
- 86,000 SF, 40 classrooms, 11-acre site
- Completed 2022, \$30.8 million



New Route 47 Site

Existing Plato Road Campus (CHS, CMS, HBT)



Olson Airport

Areas in pink on map indicate FEMA 100-year flood zones

Newly Acquired Route 47 Site (approx. 306 acres)

Site Size Requirements For New Facilities

- Early Childhood Center: 5-8 Acres
- Transportation Center: 8-10 Acres
- Grade School: 13-16 Acres
- Middle School: 25-30 Acres
- High School: 70-80 Acres

Maximum Site Required For All Facilities: 144 acres

Why do we need a 300+ acre site?



Board Policy – Investments

Operational Services

Revenue and Investments

Revenue

The Superintendent or designee is responsible for making all claims for property tax revenue, State Aid, special State funds for specific programs, federal funds, and categorical grants.

Investments

The Superintendent shall either appoint a Business Manager or serve as one. The Business Manager shall invest money that is not required for current operations, in accordance with this policy and State law.

The Business Manager and Superintendent shall use the standard of prudence when making investment decisions. They shall use the judgment and care, under circumstances then prevailing, which persons of prudence, discretion, and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the safety of their capital as well as its probable income.

Investment Objectives

The objectives for the School District's investment activities are:

1. Safety of Principal - Every investment is made with safety as the primary and overriding concern. Each investment transaction shall ensure that capital loss, whether from credit or market risk, is avoided.
2. Liquidity - The investment portfolio shall provide sufficient liquidity to pay District obligations as they become due. In this regard, the maturity and marketability of investments shall be considered.
3. Rate of Return - The highest return on investments is sought, consistent with the preservation of principal and prudent investment principles.
4. Diversification - The investment portfolio is diversified as to materials and investments, as appropriate to the nature, purpose, and amount of the funds.

Authorized Investments

The Business Manager may invest District funds in one or more of the following:

1. Bonds, notes, certificates of indebtedness, treasury bills, or other securities now or hereafter issued, that are guaranteed by the full faith and credit of the United States of America as to principal and interest.
2. Bonds, notes, debentures, or other similar obligations of the United States of America, its agencies, and its instrumentalities.

The term "agencies of the United States of America" includes: (i) the federal land banks, federal intermediate credit banks, banks for cooperative, federal farm credit banks, or any other entity authorized to issue debt obligations under the Farm Credit Act of 1971 and Acts amendatory thereto, (ii) the federal home loan banks and the federal home loan mortgage corporation, and (iii) any other agency created by an Act of Congress.
3. Interest-bearing savings accounts, interest-bearing certificates of deposit or interest-bearing time deposits or any other investments constituting direct obligations of any bank as defined by the Illinois
4. Obligations of corporations organized in the United States with assets exceeding \$500,000,000 if: (i) such obligations are rated at the time of purchase at one of the 3 highest classifications established by

State Law – Investments

(30 ILCS 235/0.01) (from Ch. 85, par. 900)

Sec. 0.01. Short title. This Act may be cited as the Public Funds Investment Act.

(Source: P.A. 86-1324.)

(30 ILCS 235/1) (from Ch. 85, par. 901)

Sec. 1. The words "public funds", as used in this Act, mean current operating funds, special funds, interest and sinking funds, and funds of any kind or character belonging to or in the custody of any public agency.

The words "public agency", as used in this Act, mean the State of Illinois, the various counties, townships, cities, towns, villages, school districts, educational service regions, special road districts, public water supply districts, fire protection districts, drainage districts, levee districts, sewer districts, housing authorities, the Illinois Bank Examiners' Education Foundation, the Chicago Park District, and all other political corporations or subdivisions of the State of Illinois, now or hereafter created, whether herein specifically mentioned or not. This Act does not apply to the Illinois Prepaid Tuition Trust Fund, private funds collected by the Illinois Conservation Foundation, or pension funds or retirement systems established under the Illinois Pension Code, except as otherwise provided in that Code. This Act does not apply to the Illinois State Treasurer, whose investment of State funds shall be governed by the Deposit of State Moneys Act.

The words "governmental unit", as used in this Act, have the same meaning as in the Local Government Debt Reform Act.

(Source: P.A. 102-297, eff. 8-6-21.)

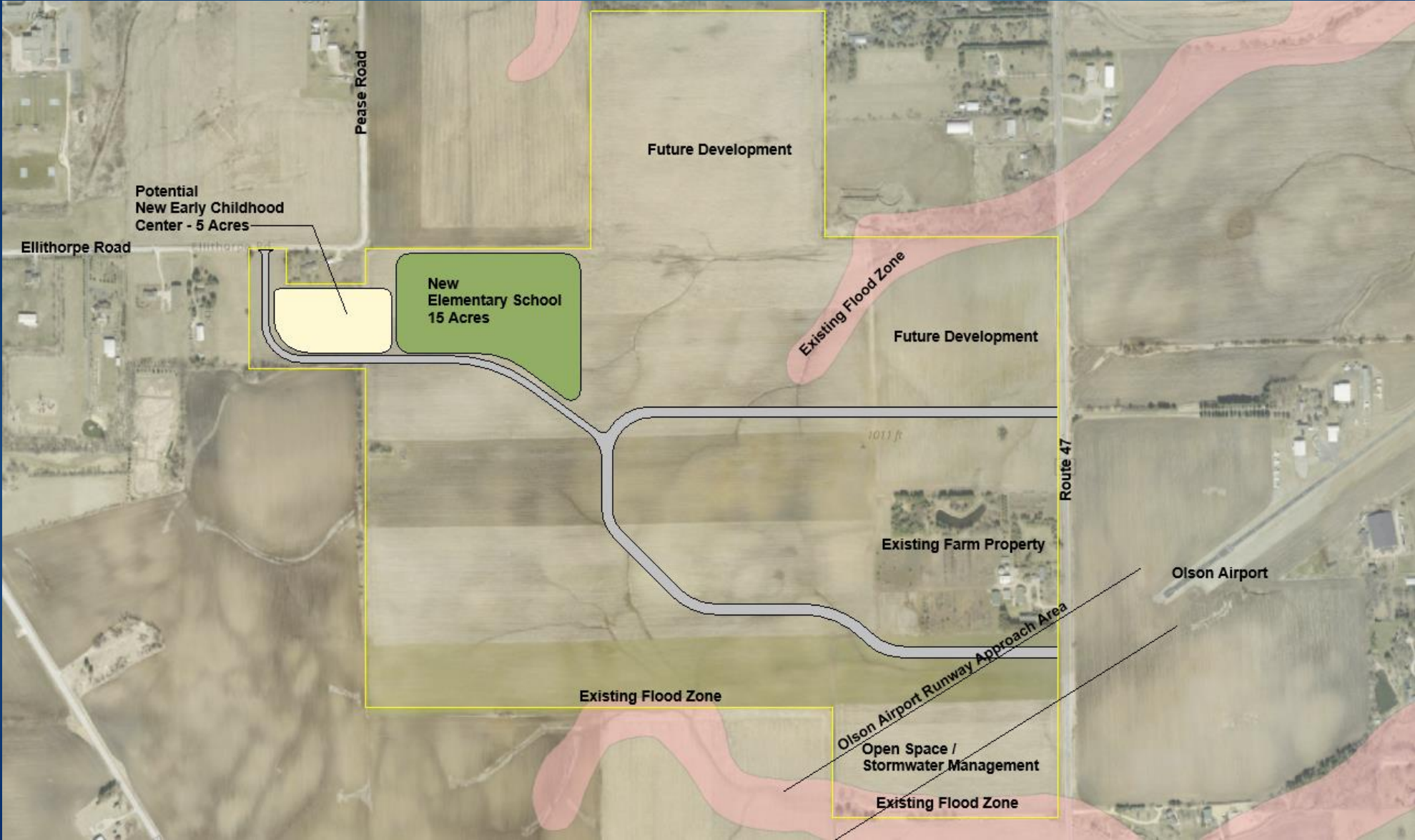
(30 ILCS 235/2) (from Ch. 85, par. 902)

Sec. 2. Authorized investments.

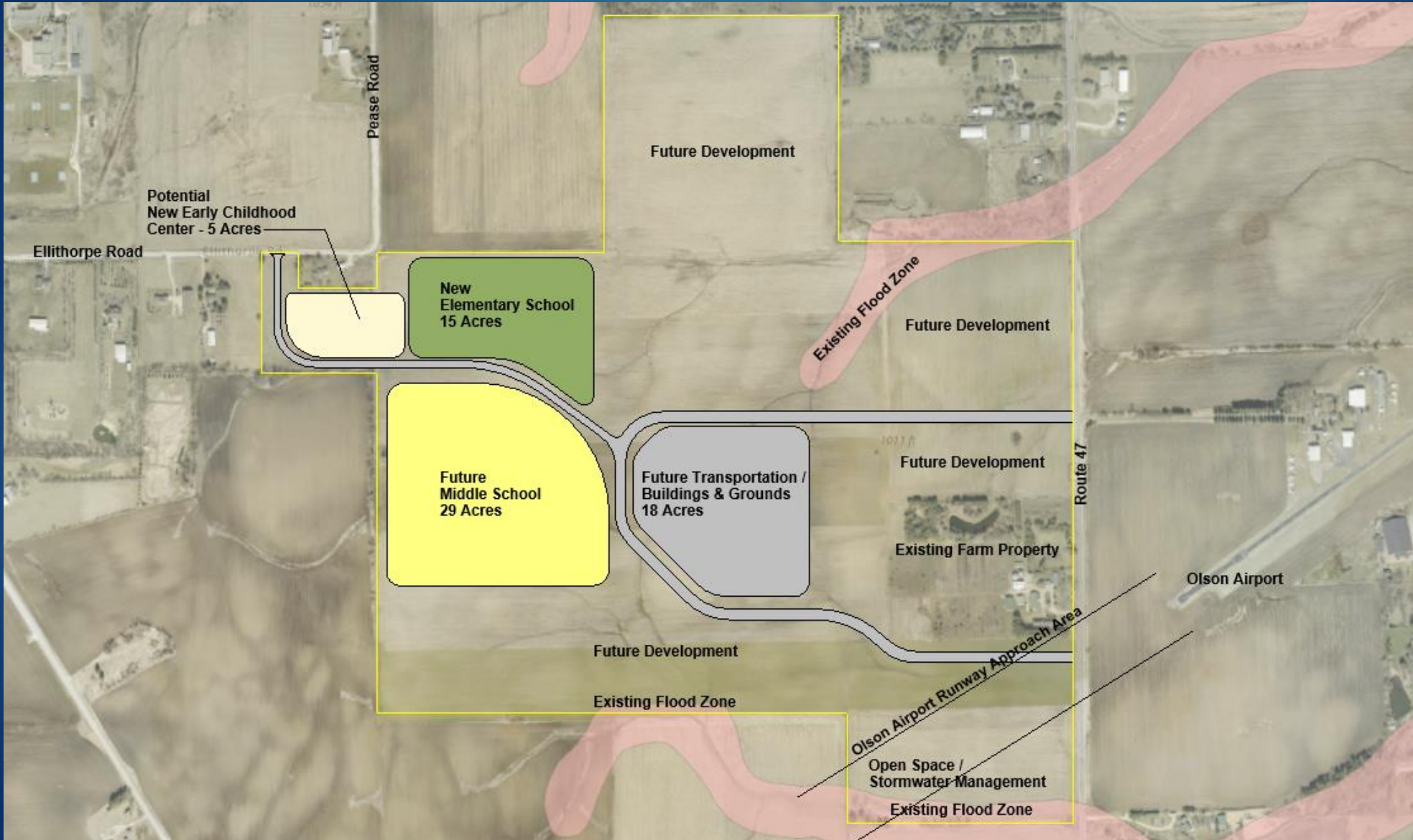
(a) Any public agency may invest any public funds as follows:

(1) in bonds, notes, certificates of indebtedness, treasury bills or other securities now or hereafter issued, which are guaranteed by the full faith and credit of the United States of America as to principal and interest;

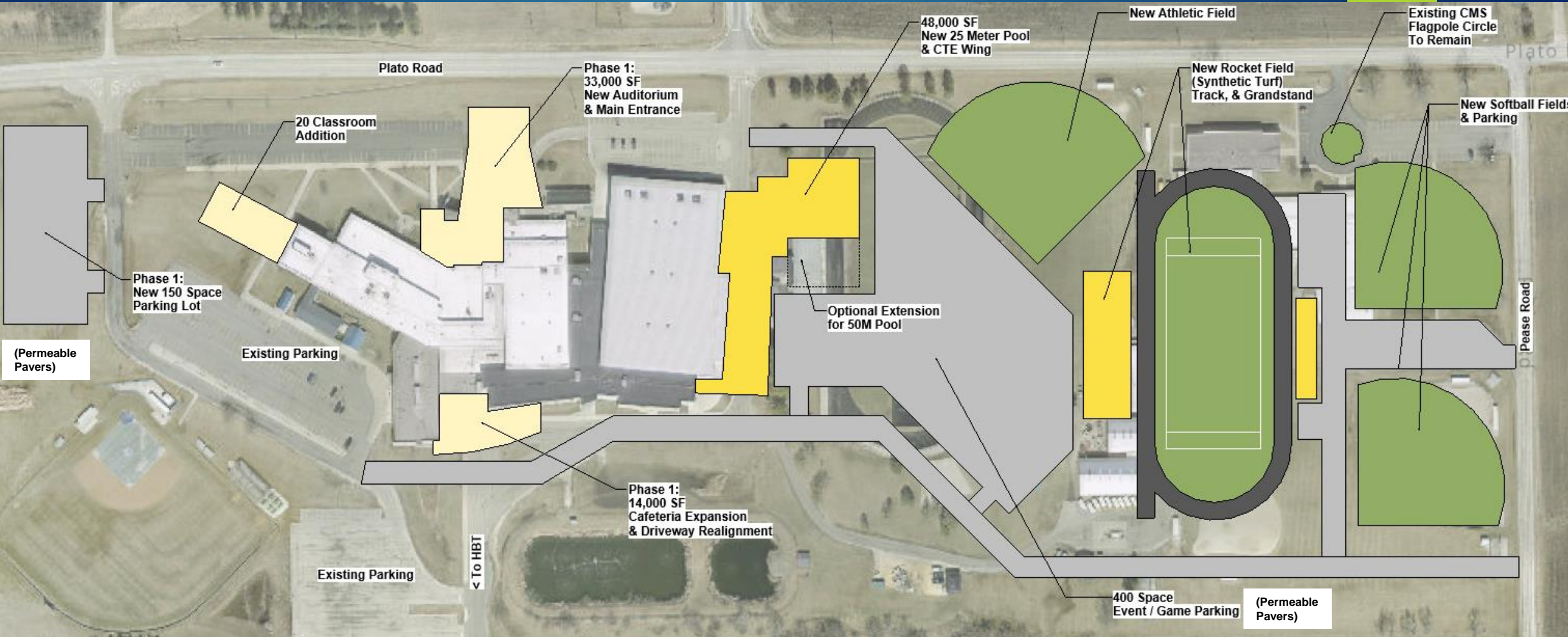
Capital Improvement Plan – Phase 1



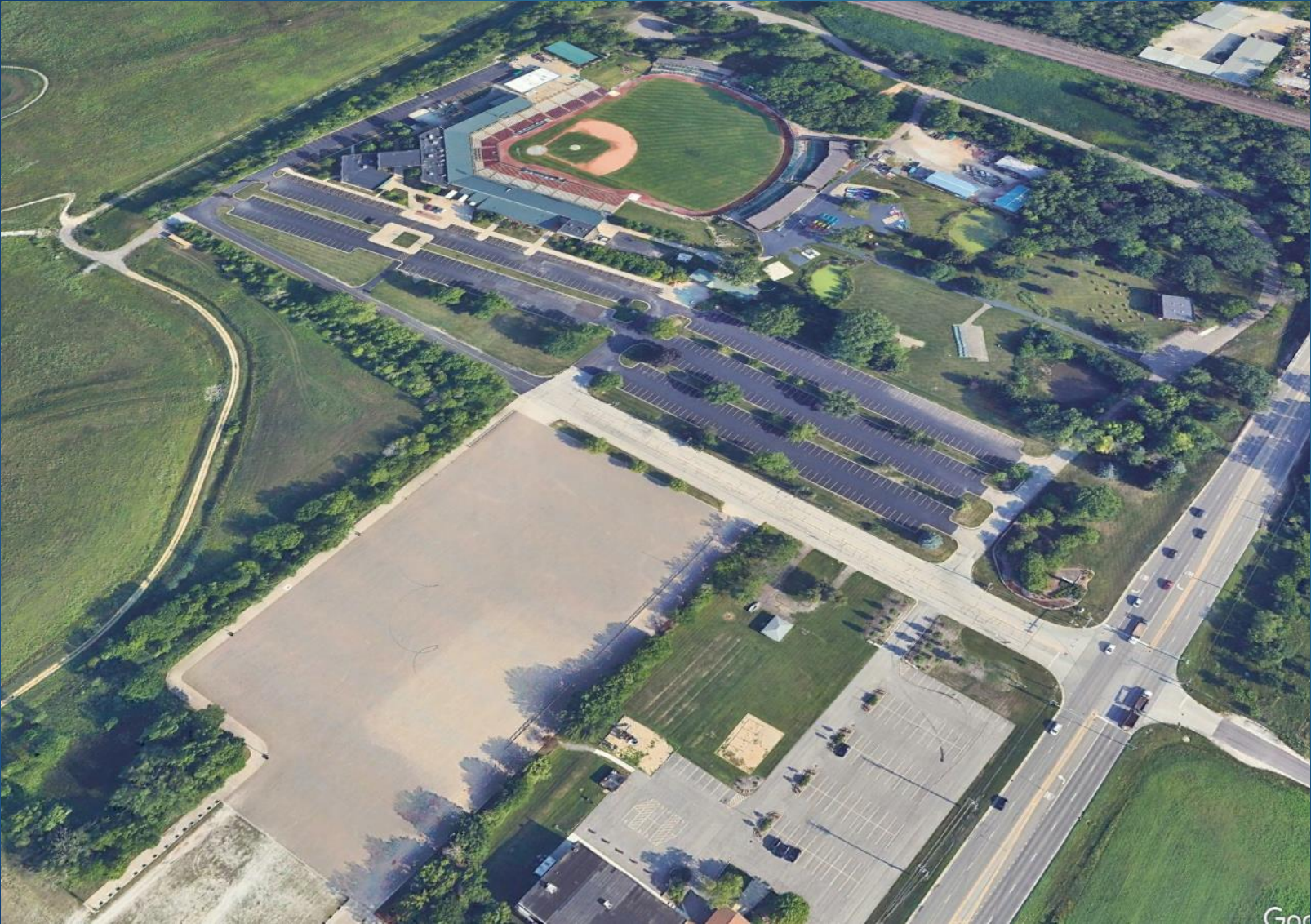
Capital Improvement Plan – Phase 2



Capital Improvement Plan – Phase 3



Capital Improvement Plan – Phase 3



Capital Improvement Plan – Phase 3



Tax Comparison



"True Cost" Comparison - \$250,000 Home

	District Plan	Do Nothing	BABD Concept
Initial Capital Cost	\$ 195,000,000.00	\$ -	\$ 95,000,000.00
Annual Net Tax Increase/(Decrease) on \$250,000 Home	\$ 113.00	\$ (712.00)	\$ (46.00)
Est. Amount Of Additional Space In 2026 Upon Phase 1 Plan Completion (SF)	417,000.00		146,200.00
Estimated Annual Operational/Maint. Cost Of Additional Space @ \$7.36/sf/yr	\$ 3,069,120.00		\$ 1,076,032.00
Total Annual Operational /Maint. Cost Of Space Per Household (Assuming 8,000 Households)	\$ 383.64		\$ 134.50
Total Annual Net Cost Per Average Household - Construction + Operations/Maintenance	\$ 496.64		\$ 88.50
The Net Annual Savings For The BABD Plan For a \$250,000 Home Is Estimated At			\$ 408.14

"True Cost" Comparison - \$350,000 Home

	District Plan	Do Nothing	BABD Concept
Initial Capital Cost	\$ 195,000,000.00		\$ 95,000,000.00
Annual Net Tax Increase/(Decrease) on \$350,000 Home	\$ 158.00	\$ (997.00)	\$ (65.00)
Est. Amount Of Additional Space In 2026 Upon Phase 1 Plan Completion (SF)	417,000.00		146,200.00
Estimated Annual Operational/Maint. Cost Of Additional Space @ \$7.36/sf/yr	\$ 3,069,120.00		\$ 1,076,032.00
Total Annual Operational /Maint. Cost Of Space Per Household (Assuming 8,000 Households)	\$ 383.64		\$ 134.50
Total Annual Net Cost Per Average Household - Construction + Operations/Maintenance	\$ 541.64		\$ 69.50
The Net Annual Savings For The BABD Plan For a \$350,000 Home Is Estimated At			\$ 472.14

Tax Comparison



"True Cost" Comparison - \$450,000 Home	District Plan	Do Nothing	BABD Concept
Initial Capital Cost	\$ 195,000,000.00		\$ 95,000,000.00
Annual Net Tax Increase/(Decrease) on \$450,000 Home	\$ 204.00	\$ (1,282.00)	\$ (83.00)
Est. Amount Of Additional Space In 2026 Upon Phase 1 Plan Completion (SF)	417,000.00		146,200.00
Estimated Annual Operational/Maint. Cost Of Additional Space @ \$7.36/sf/yr	\$ 3,069,120.00		\$ 1,076,032.00
Total Annual Operational /Maint. Cost Of Space Per Household (Assuming 8,000 Households)	\$ 383.64		\$ 134.50
Total Annual Net Cost Per Average Household - Construction + Operations/Maintenance	\$ 587.64		\$ 51.50
The Net Annual Savings For The BABD Plan For a \$450,000 Home Is Estimated At			\$ 536.14
"True Cost" Comparison - \$550,000 Home	District Plan	Do Nothing	BABD Concept
Initial Capital Cost	\$ 195,000,000.00		\$ 95,000,000.00
Annual Net Tax Increase/(Decrease) on \$550,000 Home	\$ 248.00	\$ (1,567.00)	\$ (101.00)
Est. Amount Of Additional Space In 2026 Upon Phase 1 Plan Completion (SF)	417,000.00		146,200.00
Estimated Annual Operational/Maint. Cost Of Additional Space @ \$7.36/sf/yr	\$ 3,069,120.00		\$ 1,076,032.00
Total Annual Operational /Maint. Cost Of Space Per Household (Assuming 8,000 Households)	\$ 383.64		\$ 134.50
Total Annual Net Cost Per Average Household - Construction + Operations/Maintenance	\$ 631.64		\$ 33.50
The Net Annual Savings For The BABD Plan For a \$550,000 Home Is Estimated At			\$ 598.14

Advantages of a Phased Plan

- **All district facilities will be age-designed and age-appropriate –** *no conversions from one building type to another*
- Saves average homeowner between \$400-\$600/yr when factoring in operating and maintenance costs
- Potential for **aquatics, expanded fine arts, and expanded CTE facilities** at expanded CHS
- **No further long-term use of 70+ year old CMS building** that has severe enough code issues that it cannot be reopened as is if not continuously occupied
- **Flexibility to respond to future growth by implementing any or all of Phase 2-3 plan components according to actual growth**



Thank You!

