

Mattawan Consolidated Schools



Steering Committee Meeting

Bond Process Updates
September 07, 2023

TowerPinkster
Architecture · Engineering · Interiors



BUILD SOMETHING BETTER.



Agenda



- Welcome + Introductions
- EPIC – Community Survey Summary
- Potential YMCA Partnership Updates
 - Pro forma Data
 - Updated Cost Information
 - Alternatives to Partnership
- Bond Priorities + Financial Information
 - Key Items Based on Survey
 - Bond Financing Updates
- Small Group Work + Report Out
- Timeline + Next Steps

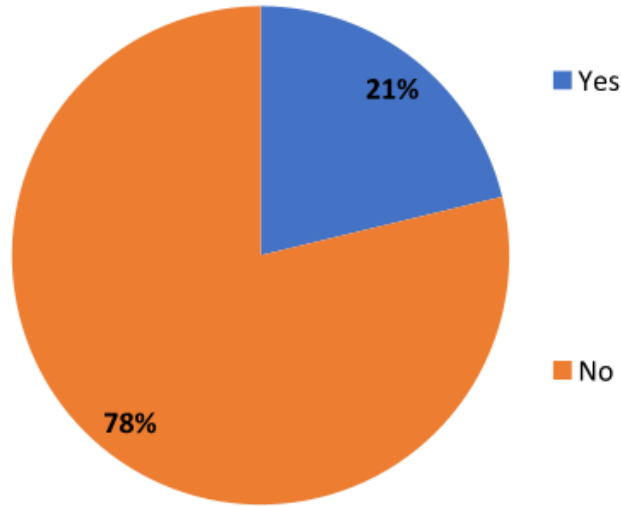
EPIC – MRA
Community
Survey
Summary



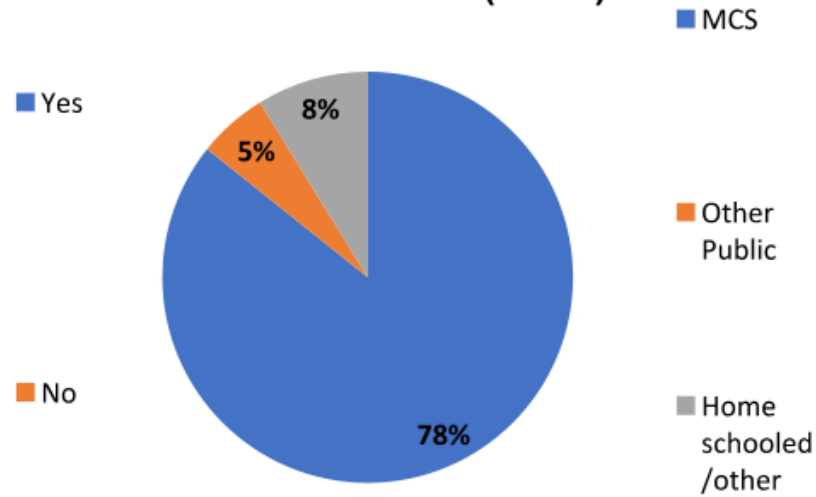
Demographics – 300 Responses



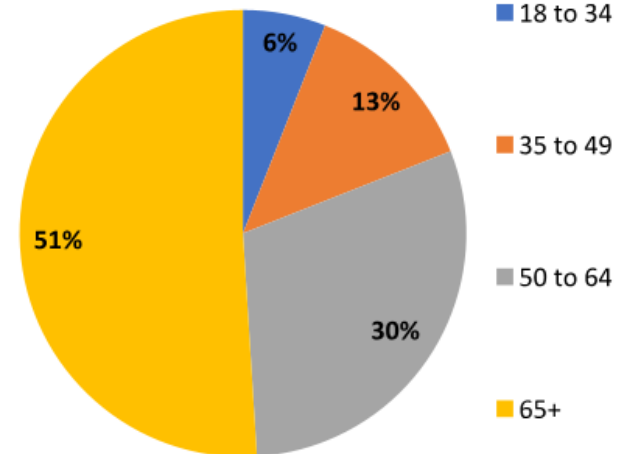
Has Children



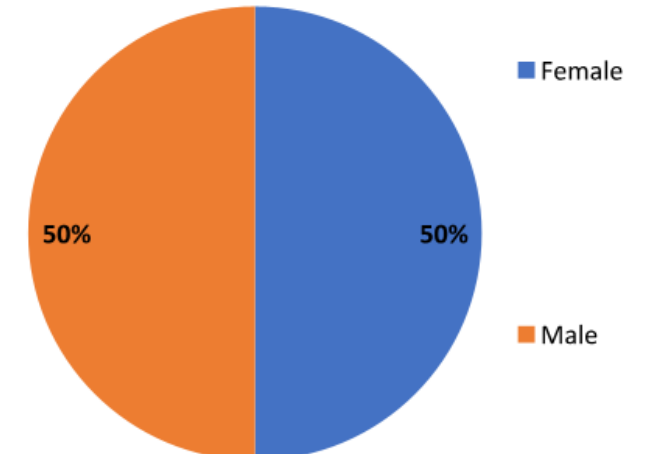
Children Attend (N=62)



Age



Gender

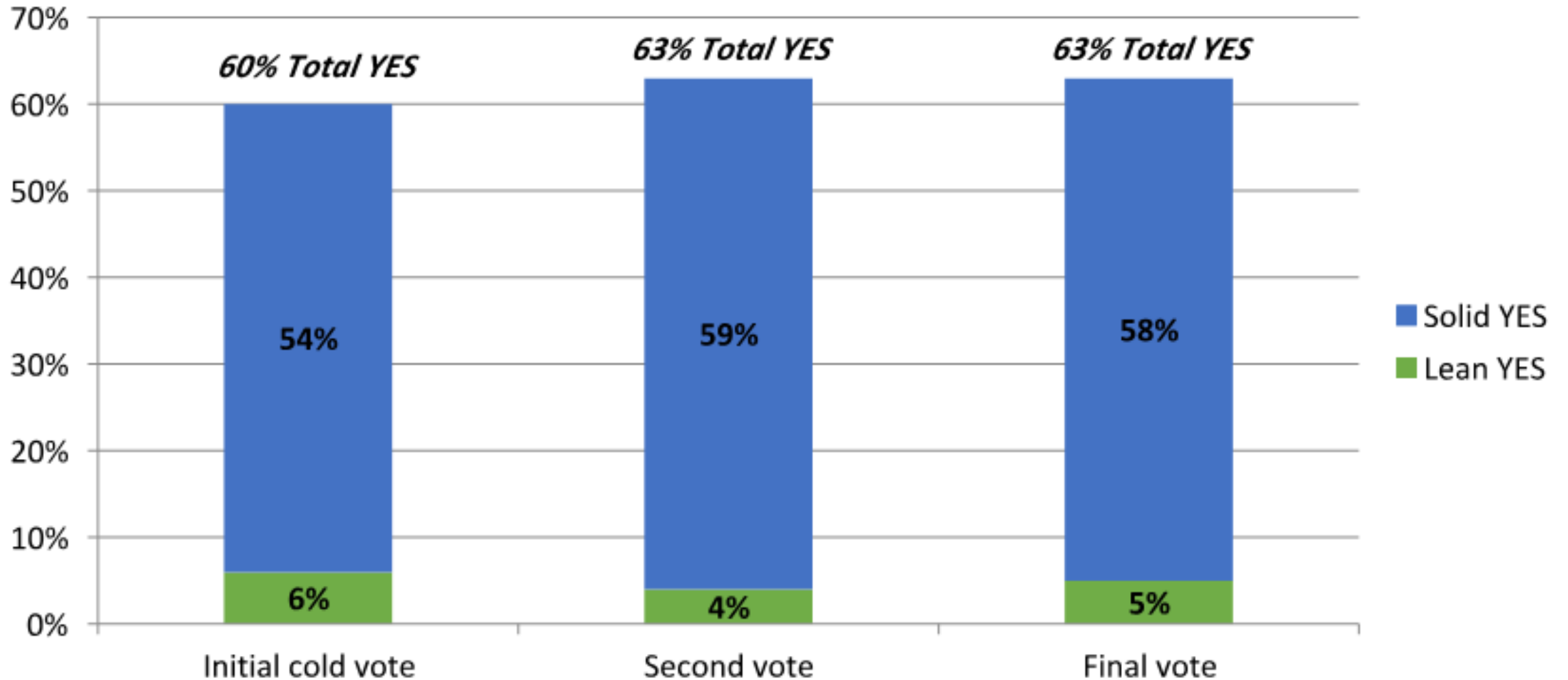


Support – Key Project Initiatives



Project Description	Cost	TOTAL Support	TOTAL Opposition
Select Bus Fleet Replacement	\$1.0M	77%	19%
MS Cafeteria Exp. – Kitchen Renov.	\$5.0M	76%	20%
Technology Upgrades	\$4.5M	75%	20%
MS/HS Infrastructure – Chiller, Fire Alarm, Building Controls	\$5.5M	74%	22%
MS/HS Science Lab Upgrades	\$9.4M	71%	25%
Campus Traffic Flow Upgrades	\$5.0M	69%	28%
Maintenance/Transportation Facility	\$9.0M	63%	29%
Construct New YMCA Facility	\$30.0M	59%	34%
Replace MS/HS Classroom Furniture	\$3.5M	59%	34%
Stadium / Tennis Court Upgrades	\$14.0M	58%	37%
Construct New Field House	\$14.0M	56%	38%

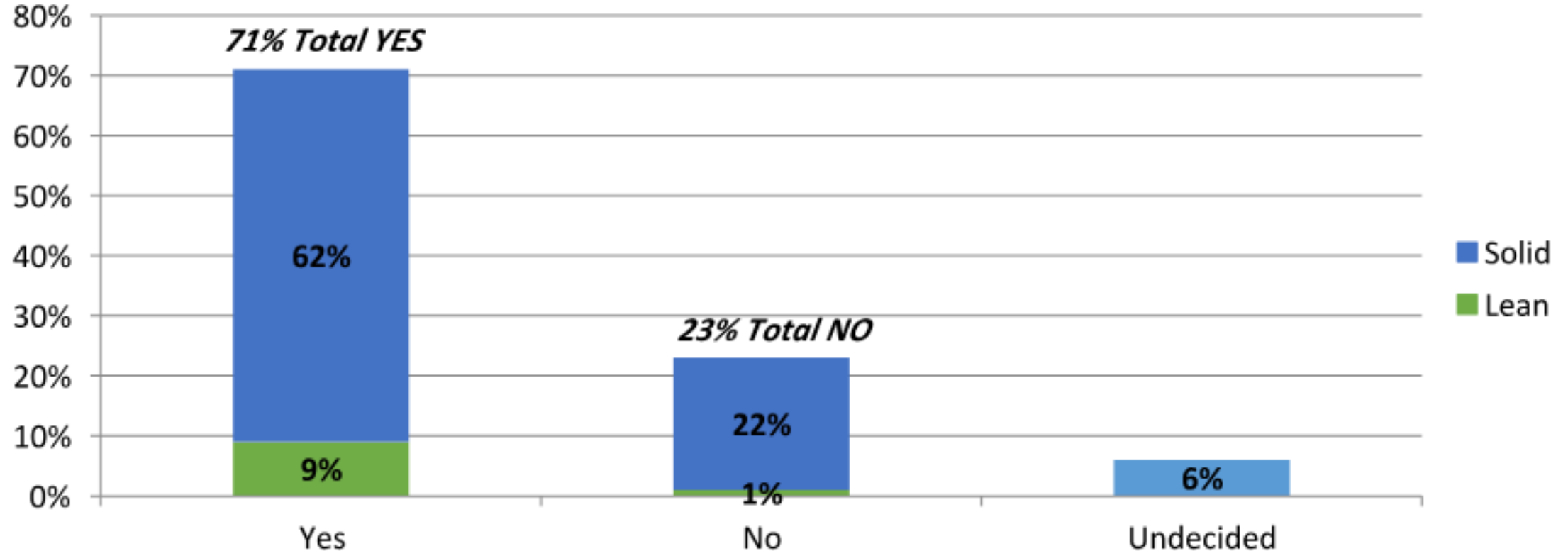
Vote Progression - \$89M Bond



Scaled Back - \$30-45M Bond



If there is not enough community support for an \$89 million bond proposal, the district may place a scaled back proposal on the ballot. Respondents were asked how they would vote on a scaled back proposal “if the election were held today?”



YMCA
Partnership
Updates



Feasibility - YMCA Pro forma Data



MEMBERSHIP – CONSERVATIVE ESTIMATE

- 500 Unit Assumption @ \$74/mo.
- Operational Balance - Net Loss of (\$1,016,612)

MEMBERSHIP – MIDDLE ESTIMATE

- 1300 Unit Assumption @ \$74/mo.
- Operational Balance - Net Loss of (\$384,190)

MEMBERSHIP – AGGRESSIVE ESTIMATE

- 1800 Unit Assumption @ \$74/mo.
- Operational Balance - Net Gain of \$9,824

YMCA – Facility Cost Update



ASSUMPTIONS

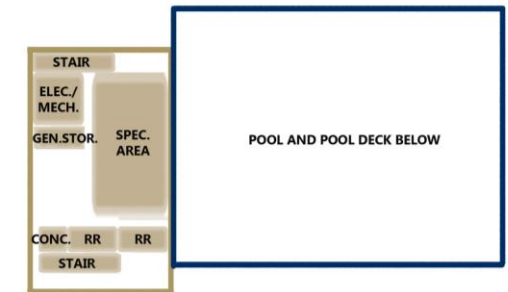
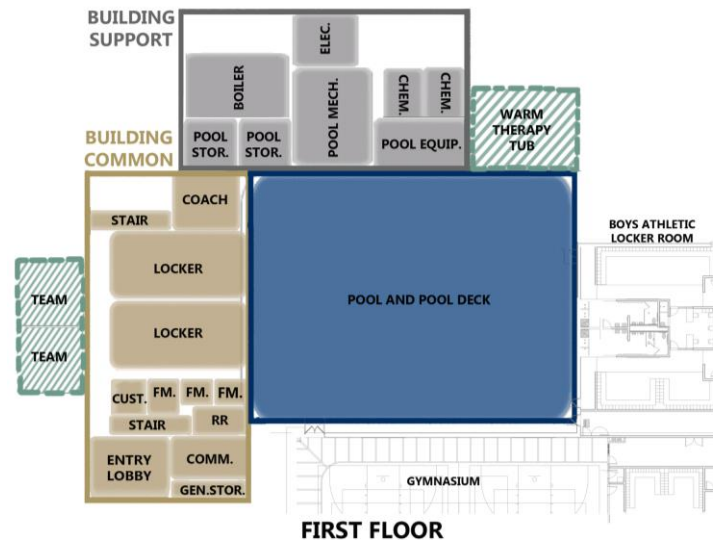
- Standalone Facility on Parcel Near I-94
- 60,000 sf Facility
- \$35M +/- Total Cost
- Additional Escalations May Apply if Bid Later than 2024

YMCA Alternative - Natatorium



ASSUMPTIONS

- Standalone Facility on School Campus or Addition to Current Building
- 30,000 sf Facility
- \$17-18M +/- Total Cost
- Operational Costs - \$110-\$125K (annual)



Bond
Financing
Update



DISTRICT	2023 DEBT MILLAGE	2023 SINKING FUND	2023 TOTAL
Plainwell	10.55	0.00	10.55
DeWitt	10.00	0.00	10.00
Lawton	9.60	0.00	9.60
Allegan	7.55	0.98	8.53
Otsego	8.49	0.00	8.49
Paw Paw	8.20	0.00	8.20
Lowell	7.00	0.98	7.98
Byron Center	7.00	0.97	7.97
Portage	6.85	0.50	7.35
Schoolcraft	7.00	0.00	7.00
Caledonia	7.00	0.00	7.00
Mattawan	7.00	0.00	7.00
Gull Lake	5.67	0.63	6.30
South Haven	4.50	0.00	4.50

How Do We Compare?

Impact of 1 Mill to Taxpayers:

- Tax-Assessed Value = approx. ½ of Market Value
- 1 Mill = 1/1000 or .001 of Tax-Assessed Value
- **Example:**
 - **\$100,000 Market Value Home = \$50,000 Tax-Assessed Value**
 - **\$50,000 x .001 = \$50 annually**

Bonds 101 Document



CURRENT MILLAGE

- Current Levy – 7.0 Mills (allows for SLRF participation)
- SLRF Participation Expires – 2024, Debt Drops to 6.14 Mills
- Current Bonds – Paid Off in 2042

SAMPLE BOND SCENARIO 1

- 0 Mill Increase – Keeps Levy at 7.0 Mills
- \$27.5 Million Bond – Single Series
- SLRF Repayment – 2028
- Bonds Paid Off - 2049

SAMPLE BOND SCENARIO 2

- 0 Mill Increase – Keeps Levy at 7.0 Mills
- \$85.0 Million Bond – Two Series
 - 2024 - \$60.0 Million
 - 2026 - \$25.0 Million
- SLRF Repayment – 2043
- Bonds Paid Off - 2051

Small Group
Discussion
+
Report Out



Small Group Discussion Questions



1. What is your opinion on inclusion of the YMCA in a bond plan?
2. How do you feel about the list of items that could be included in a bond?
3. Are there other items that should be on this list for consideration?
4. How would you prioritize your group's list?
5. What is your opinion on the size of the bond and the impact on future timing?

Potential Project Initiatives



Project Description	Cost	TOTAL Support	TOTAL Opposition
Select Bus Fleet Replacement	\$1.0M	77%	19%
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Stadium / Tennis Court Upgrades	\$14.0M	58%	37%
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Expand HS Weight Room	\$2.5M		
Property Acquisition for Site Flow	\$500K		

Timeline
+
Next Steps

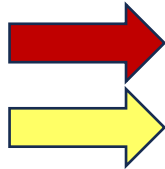
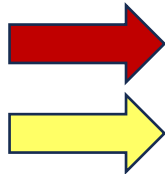


Pre-Bond Process



PRELIMINARY WORKPLAN: BOND PROPOSAL – MAY 2024 VOTE

Mattawan Consolidated School		12/23/2022
Community Survey by EPIC MRA ▪ Seek Broad Input on District Performance, Voting Tendencies/Demographics, Potential Bond Scope Items, Gauge Overall Bond Support		Summer 2023
Board of Education - Site Plan Committee Meeting ▪ Discuss YMCA Impact/Inclusion in Bond Scope ▪ Additional Feedback on EPIC MRA Survey		August 30, 2023
Steering Committee Meeting #2 ▪ Share EPIC MRA Survey Findings ▪ Discuss YMCA Impact/Inclusion in Bond Scope ▪ Develop Core Bond Scope List		September 7, 2023
Community Forum #2 ▪ Review EPIC MRA Survey Summary ▪ Receive Community Feedback on Potential Bond Scope Items		September 25, 2023
Community Survey #2 ▪ Provide Another Community Opportunity to Give Project Scope Input		October 2-9, 2023
Engage Enrollment Projection Specialist		Early October 2023
Steering Committee Meeting #3 ▪ Review Survey Information ▪ Prepare Draft Bond Scope		Mid-October 2023
Community Forum #3 ▪ Present Draft of Bond Scope for Community Feedback		October 23, 2023
Board Review of Final Draft of Project Scope		Early-November 2023
Prepare Bond Application Packet ▪ A/E + CM Prepare Treasury Application ▪ Financial Tables, Enrollment Projections, Ballot Language ▪ Send Draft Application to Treasury on November 20, 2023		Early-Mid November 2023
Pre-Qualification Meeting with Department of Treasury		November 29, 2023
Board of Education Approval of Treasury Application		December 11, 2023
File Ballot Language with County Clerk		February 2024



PRELIMINARY WORKPLAN: BOND PROPOSAL – MAY 2024 VOTE

Mattawan Consolidated School		12/23/2022
Campaign Assistance ▪ Assist with Informational Materials ▪ Provide Campaign Committee Guidance & Assistance (as needed)		Jan.-May 2024
Election Day		May 7, 2024

SEEKING VOLUNTEERS FOR CAMPAIGN COMMITTEE

CAMPAIGN CHAIRPERSONS NEEDED (2-4)

