



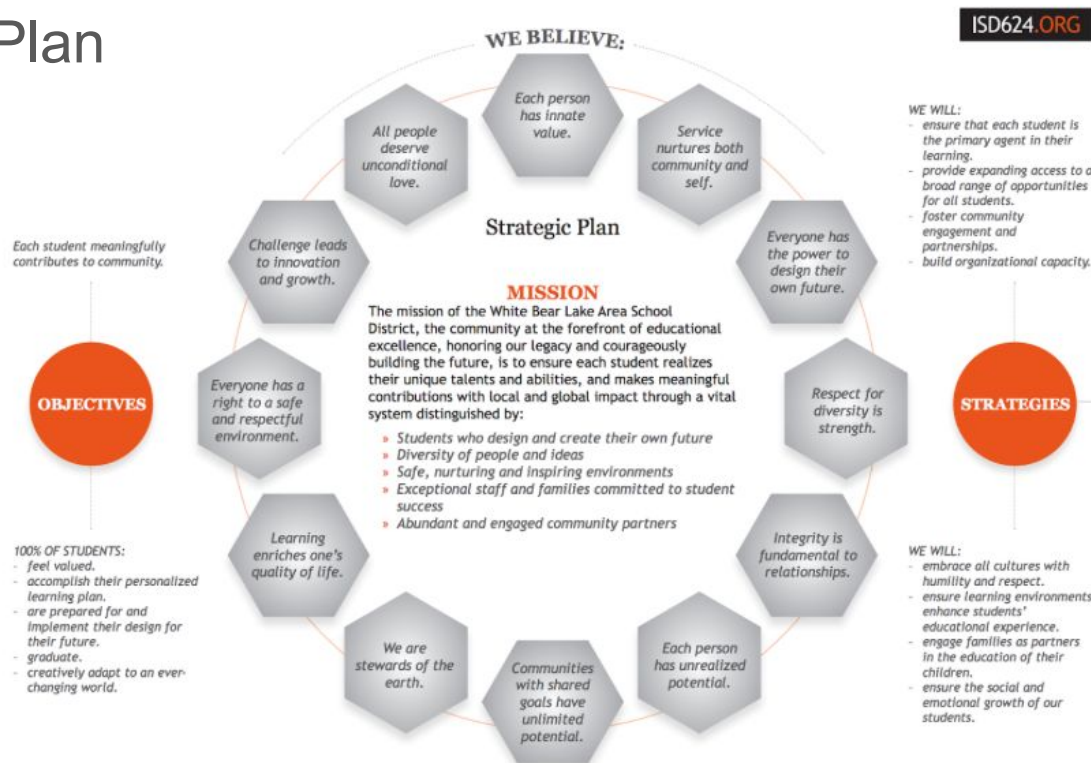
Building Our Future

2019 Building Bond Referendum

Facilities Planning Driving Factors

Facilities Planning Driving Factors

- Strategic Plan

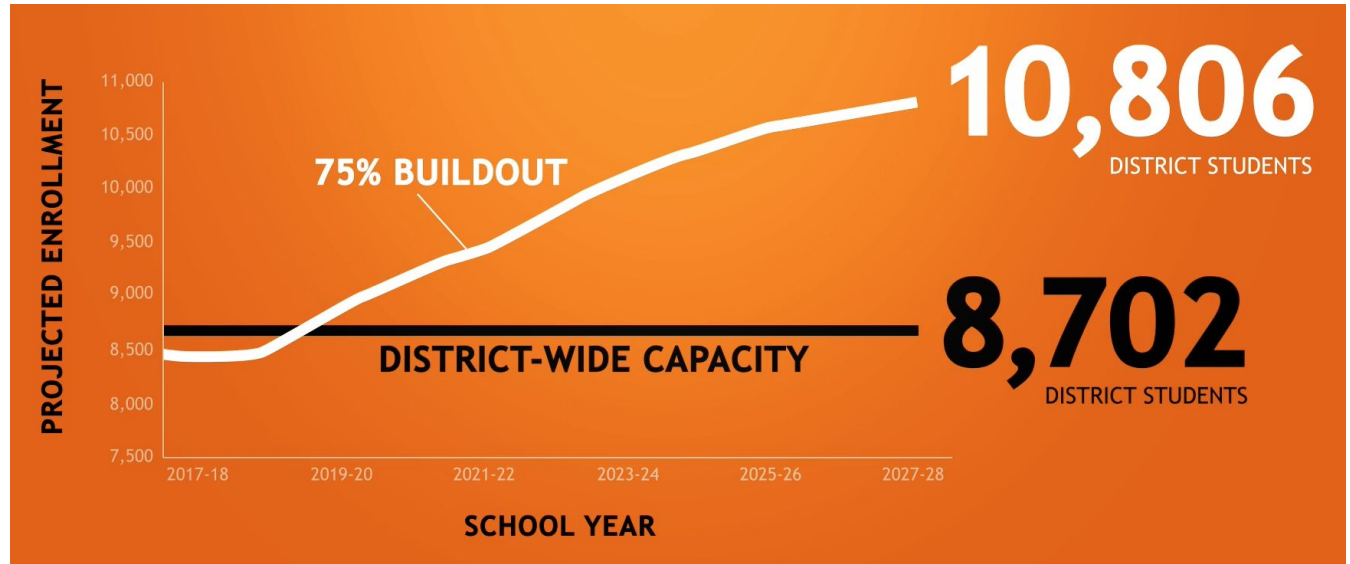


(New) District Strategy #9

We will imagine new concepts in learning and teaching at White Bear Lake Area High School

Facilities Planning Driving Factors

- Strategic Plan
- Enrollment



Facilities Planning Driving Factors

- Strategic Plan
- Enrollment
- Safety & Security



Facilities Planning Driving Factors

- Strategic Plan
- Enrollment
- Safety & Security
- Aging Facilities and Deferred Maintenance



Facilities Planning Driving Factors

- Strategic Plan
- Enrollment
- Safety & Security
- Aging Facilities and Deferred Maintenance
- Future of educational programming



Facility Planning Committee's Charge

- Develop a comprehensive long-range Facilities Master Plan with one or more scenarios for recommendation to the School Board that will:
 - Best serve the School District's **educational goals**;
 - be **financially attainable and sustainable**;
 - reflect the **values and priorities** of the communities of White Bear Lake Area Schools;
 - accommodate the District's **PreK-12 enrollment** and other programs;
 - cover anticipated needs for the next **10 years**, as well as recognize major issues **beyond 10 years**;
 - be consistent with the School District's **Strategic Vision**;
 - recommend **optimal use** of facilities, accommodate **projected enrollment** and **support educational delivery** along with the rationale for the recommendations.

Process

7 months of committee process

90 community members

3 subcommittees

10+ committee meetings

36+ hours in meetings

1

Comprehensive
Plan



624
-FACT-

WB
624

Committee Recommendation

- District-wide **additions and renovations** to accommodate projected enrollment growth,
- **Safety and security** improvements and **deferred maintenance projects** at all district facilities,
- A **new K-5 elementary** school being built in Hugo,
- Oneka becoming a K-5 elementary and Hugo Elementary becoming a **northern Early Childhood location**,
- The current North Campus receiving an addition to allow it to become the site of a **single 9-12 high school building**,
- **Sunrise Park Middle School moving** to the current South Campus location
- the current Sunrise Park Middle School becoming the **site for the Senior Center and Early Childhood programs** currently housed at Normandy Park, the **Transition Education Center** (currently located in leased space in Hugo), and the district office,
- **Central Middle School expanding** to take over the current District Center building,
- District-wide classroom and building updates to create **flexible learning spaces**.

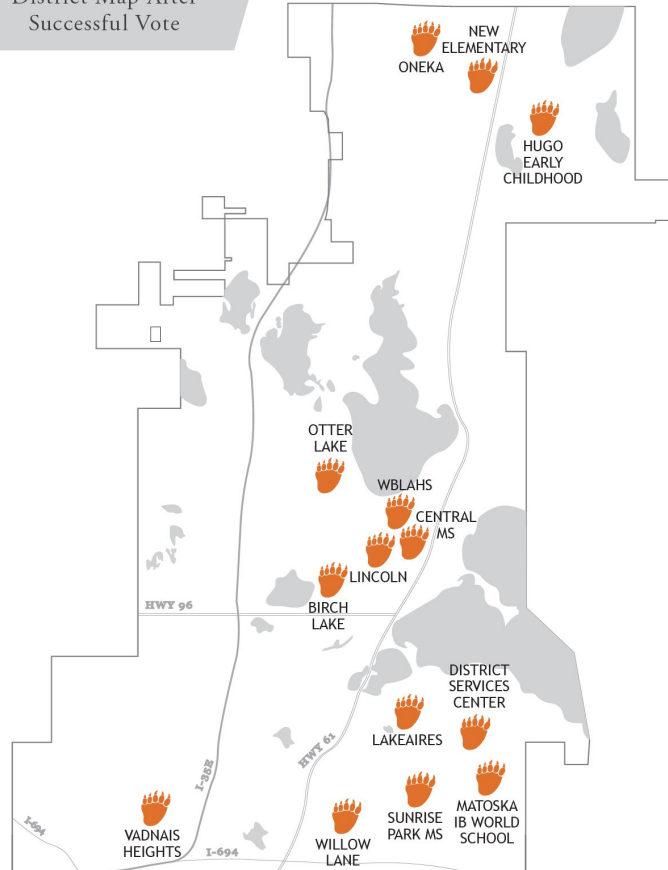


IMPACTS ALL BUILDINGS & STUDENTS



WHITE BEAR LAKE AREA SCHOOLS

District Map After
Successful Vote



BIRCH LAKE ELEMENTARY

- Add extended day office, conference room, one new classroom
- Safety/security upgrades, updated classrooms and media center

LAKEAIRES ELEMENTARY

- Add orchestra room and freezer
- Safety/security upgrades, updated classrooms and media center

LINCOLN ELEMENTARY

- Add full size gymnasium, conference room, extended day office and cooler
- Safety/security upgrades, updated classrooms and media center

MATOSKA ELEMENTARY

- Add freezer, specialist room, extended day office, EL room
- Safety/security upgrades, updated classrooms and media center

ONEKA ELEMENTARY

- Add 5 classrooms for capacity of 720 students
- Safety/security upgrades, updated classrooms and media center

OTTER LAKE ELEMENTARY

- Add 5 classrooms for capacity of 720 students
- Safety/security upgrades, updated classrooms and media center

VADNAIS HEIGHTS ELEMENTARY

- Add freezer, extended day office, orchestra room
- Safety/security upgrades, updated classrooms and media center

WILLOW LANE ELEMENTARY

- Add orchestra room and freezer
- Safety/security upgrades, updated classrooms and media center

NEW ELEMENTARY

- New elementary school for 720 students (new site)

CENTRAL MIDDLE SCHOOL

- Renovate District Office to create additional classroom space
- Safety/security upgrades, updated classrooms and media center

SUNRISE PARK MIDDLE SCHOOL (FORMER SOUTH CAMPUS)

- Addition/renovation to become a grades 6-8 MS, including additional gymnasium
- Safety/security upgrades, updated classrooms and media center

WBLAHS NORTH CAMPUS

- Addition / renovation to become single site grades 9-12 HS
- Safety/security upgrades, updated classrooms and media center

AREA LEARNING CENTER

- Kitchen improvements and renovations to create secure vestibule
- Safety/security upgrades, updated classrooms and media center

HUGO EARLY CHILDHOOD CENTER

- Convert for use as North Early Childhood Center

DISTRICT SERVICES CENTER (FORMER SUNRISE PARK)

- Renovation to convert for use as South Early Childhood Center, District Office, Senior Center, and Transition Education Center

TRANSPORTATION / MAINTENANCE FACILITY

- New transportation / maintenance facility (Location TBD)



*Graphic representation of proposed plan.
Not the actual building design.

Estimated Tax Impact



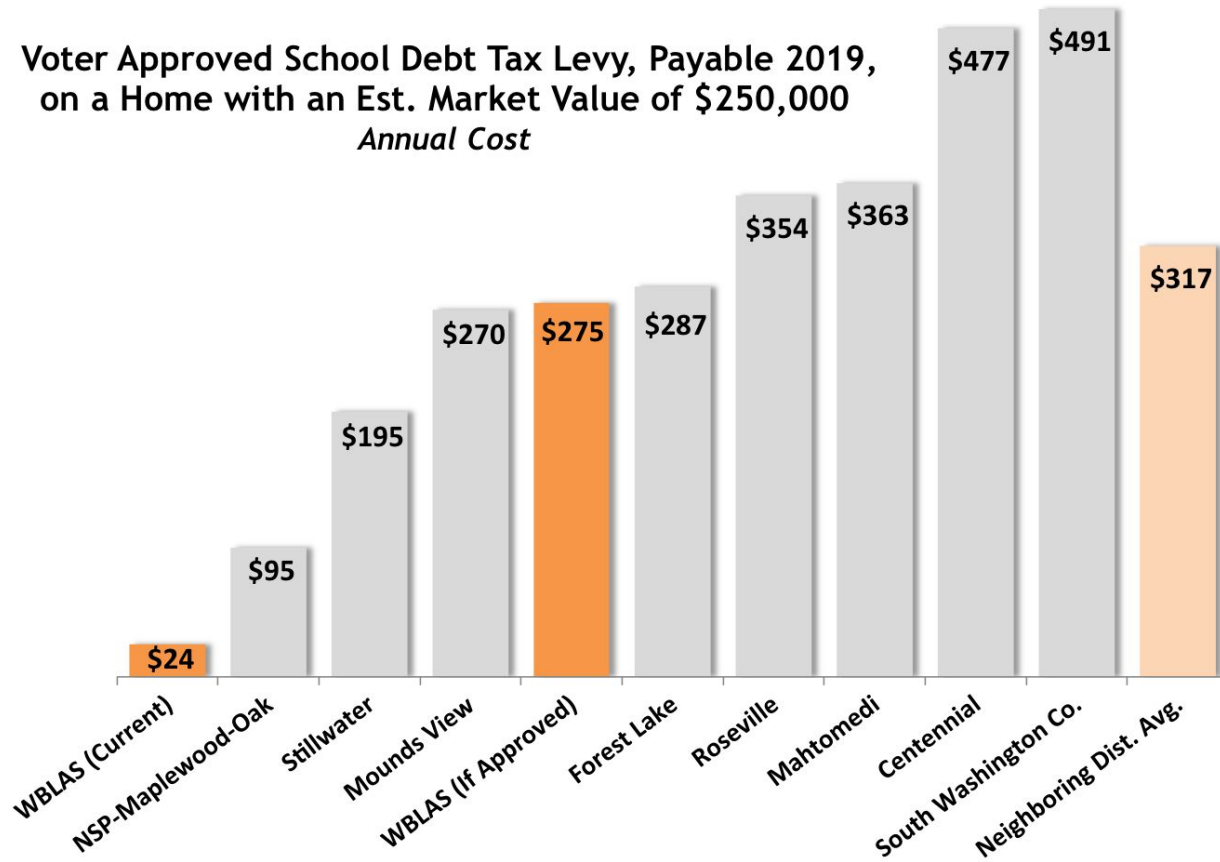
Bond / Election Issue Total		\$326,000,000	
Type of Property	Estimated Market Value	Estimated Tax Impact*	
		Annual	Monthly
Residential Homestead	\$75,000	\$48	\$4
	100,000	77	6
	150,000	135	11
	200,000	193	16
	250,000	251	21
	275,000	280	23
	300,000	309	26
	350,000	367	31
	400,000	425	35
	450,000	480	40
Commercial/ Industrial **	500,000	534	45
	750,000	867	72
	\$100,000	\$103	\$9
	250,000	292	24
	500,000	636	53
	750,000	980	82
Apartments	1,000,000	1,323	110
	2,000,000	2,698	225
	\$100,000	\$133	\$11
	250,000	333	28
	500,000	667	56
	1,000,000	1,334	111

Estimated 2019 Average Home Value

White Bear Lake Area Schools, No. 624
Analysis of Tax Impact for School Building Bond Issue
November 5, 2019 Election
 July 9, 2019

AVERAGE HOMEOWNER
TAX IMPACT
\$23/MONTH

**Voter Approved School Debt Tax Levy, Payable 2019,
on a Home with an Est. Market Value of \$250,000**
Annual Cost



Source of Data: Ehlers, Inc., 2019 School Tax Report

White Bear Lake Area Schools ISD 624
Proposed Bond Referendum
Estimated Impact on Property Taxes and of MN Homestead Credit Refund
 Available each year to homeowners with incomes of less than \$113,150.

EXAMPLE FOR RESIDENTS FROM:

City of White Bear Lake, White Bear Township, City of Hugo, City of Vadnais Heights

Residential Homestead Market Value \$200,000 (est. tax impact of bond issue \$193/yr)	Household Income*	Additional Refund	Annual Net Tax Impact	Monthly Net Tax Impact
	\$30,000	\$154/yr	\$39/yr	\$3.25/mo
	\$50,000	125/yr	68/yr	5.67/mo
	\$75,000	116/yr	77/yr	6.42/mo
	\$100,000^	116/yr	77/yr	6.42/mo



EXAMPLE FOR RESIDENTS FROM:

City of White Bear Lake, White Bear Township, City of Hugo, City of Vadnais Heights

Residential Homestead Market Value \$275,000 (est. tax impact of bond issue \$280/yr)	Household Income*	Additional Refund	Annual Net Tax Impact	Monthly Net Tax Impact
	\$30,000	\$224/yr	\$56/yr	\$4.67/mo
	\$50,000	182/yr	98/yr	8.17/mo
	\$75,000	168/yr	112/yr	9.33/mo
	\$100,000	168/yr	112/yr	9.33/mo



* Household income is your Federal Adjusted Gross Income, plus nontaxable income, less your qualified retirement plan contribution, dependent, elderly or disabled subtraction.

^ City of Hugo \$63/yr additional refund, net tax impact \$130/yr

Source of Data: Ehlers, Inc.

Please consult a tax professional for more information on this refund program.

Additional information can be found on the MN Department of Revenue's website at

<https://www.revenue.state.mn.us/homeowners-homestead-credit-refund>

White Bear Lake School District

School Debt Taxes as a Percent of Median Family Income

Based on Average Value Home by District

District	Pay 18 Debt Taxes on Avg Value Home	Median Family Income (2017)	Taxes as a Percent of Income	Taxes as a Percent of Avg Home Value
White Bear Lake	\$128	\$99,541	0.13%	0.05%
N St Paul-Mplewd-Oakdale	\$258	\$87,172	0.30%	0.12%
Stillwater	\$295	\$110,438	0.27%	0.09%
Mounds View	\$379	\$102,189	0.37%	0.14%
Forest Lake	\$321	\$94,384	0.34%	0.13%
Roseville	\$343	\$84,338	0.41%	0.15%
Mahtomedi	\$722	\$126,894	0.57%	0.18%
Centennial	\$485	\$104,008	0.47%	0.20%
S. Washington County	\$575	\$108,331	0.53%	0.22%
Group Average	\$372	\$99,775	0.37%	0.14%
State Wtg Average	\$266	\$73,537	0.36%	0.12%

Source: Pay 2019 School Tax Report, US Census, FY 18 School Profiles





Find Complete Information

The screenshot shows the homepage of the White Bear Lake Area Schools website. Several elements are highlighted with yellow circles:

- Search Bar:** Located at the top right, containing the text "Bond Referendum" and buttons for "GO" and "DIRECTORY".
- Navigation Menu:** A horizontal menu below the search bar with links: ABOUT, ACADEMICS, PROGRAMS, COMMUNITY SERVICES & REC, BOND REFERENDUM, EMPLOYMENT, and CONTACT.
- Bond Referendum Info:** A dropdown menu under the "BOND REFERENDUM" link, listing: Bond Referendum Info, Policies, Strategic Planning, School Board, Superintendent, Support, Partnerships, and White Bear Lake Area Educational Foundation.
- News Section:** A section titled "News: 5 Bond Referendum Info" with a "LEARN MORE" link.
- Footer Navigation:** A row of icons and links: BEAR TECH, CALENDAR, LUNCH MENU, ONLINE PAYMENT, SUPPORT WEBS, and TECH TOOLS.
- Welcome Section:** A section titled "Welcome to White Bear Lake Area Schools" with a paragraph about the community's commitment to educational excellence.
- Bond Referendum Info:** A link labeled "BOND REFERENDUM INFO" with a right-pointing arrow.
- Back to School:** A link labeled "BACK TO SCHOOL" with a right-pointing arrow.
- Our Strategic Plan:** A link labeled "OUR STRATEGIC PLAN" with a right-pointing arrow.

The "District News" section features three articles:

- Building Our Future:** A circular graphic with the text "Building Our Future VOTE" and a link to "New 5 Bond Referendum Information".
- Free/Reduced Lunch Applications:** A link to "Free/Reduced Lunch Application available".
- Free Community Baby:** A link to "Free Community Baby Shower".

The "Upcoming Events" section lists three events:

- Senior Center Open House:** A circular graphic with the text "TUE 17" and a link to "Senior Center Open House".
- Friday Night Live:** A circular graphic with the text "FRI 20" and a link to "Friday Night Live (2019) School Event @ Sunrise MS".
- School Board Meeting:** A circular graphic with the text "WED 23" and a link to "School Board Meeting @ DC".

The footer includes a "Connect with 624" section with a "624" logo and a "624" link.

Find Complete Information

WB <https://www.isd624.org/Bond2019>



Building Our Future

Building Bond 2019 Referendum Information

On November 5, White Bear Lake Area School District residents will vote whether to provide funding for building needs across the district. If approved, the bond funding would provide space for our growing enrollment, improve school safety and security, address deferred maintenance needs and update classrooms for more flexible learning spaces.

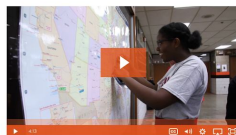


2019 Bond Referendum: What



[Link to 2019 Bond Referendum: What video](#)

2019 Bond Referendum: Why



[Link to 2019 Bond Referendum: Why video](#)

- + What is included?
- + Why now?
- + What if the referendum is not approved?
- + How was the plan developed?

Voting information

Polls will be open from 7 a.m. to 8 p.m. on November 5, 2019.

[POLLING PLACE FINDER](#)

Find Polling Place locations by precinct [here](#).

See a [Sample Ballot](#) below.



Early Voting

Early voting begins in each of our district's three counties (Ramsey, Washington and Anoka) on September 20, 2019. Find details about Early Voting by county [here](#).

Find absentee ballot applications by county below:

- Anoka County
- Ramsey County
- Washington County

[isd624.org/Bond2019](https://www.isd624.org/Bond2019)



