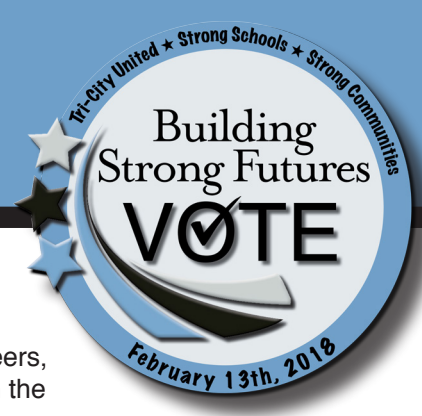


JUST THE FACTS

February 13, 2018 Bond Referendum



Core Needs

Tri-City United has completed an extensive analysis of critical facility concerns. We value community input, so we created a 51 member task force of community volunteers, consultants, and staff; conducted a community survey; and gained further input from the task force who identified core needs.



Growing Student Enrollment Requires More Classrooms

- TCU High School is well over the 490 student capacity. Current enrollment is 567 students and we are projected to have over 670 students within five years.
- TCU Montgomery is beyond its capacity and projected to continue to grow. Computer labs and support service spaces have been dismantled to create more classrooms and hallways are being used for instruction.
- TCU Lonsdale and TCU Montgomery do not have the space to provide preschool opportunities similar to TCU Le Center and neighboring districts, which limits options for our families.



Maintenance Needs

- TCU Le Center's 30 year old roof currently leaks into classrooms and hallways.
- TCU Le Center needs HVAC (heating, ventilation, air conditioning) replacement of equipment that is over 55 years old. Nearly half of the school has temperatures that reach extreme highs and lack of air flow and ventilation.



Safety & Security

- TCU Le Center's main entrance and TCU Montgomery's preschool area need improved security systems to more effectively protect students and staff.



Auditorium/Fine Arts Center

- TCU High School does not have an auditorium onsite, which impedes performances and limits opportunities.

Solutions

Question 1:	Total with Bond Financing	\$14,285,000
Growing Student Enrollment		
TCU High School Additions:		
• 8 Classrooms • Science lab • Ag/Tech shop (3,000 sq. ft.)		\$6,424,000
TCU Lonsdale and TCU Montgomery		
• Add 5 classrooms at TCU Lonsdale to expand to a PreK-6 School; keeping TCU Lonsdale 5th and 6th grade students in their home community , thus decreasing student enrollment at TCU Montgomery		\$2,425,000
TCU Lonsdale and TCU Montgomery Preschool		
• Add 3 classrooms at TCU Lonsdale		\$1,712,000
• Renovate and create classrooms in lower level of TCU Montgomery to expand Little Titan Preschool and ECPE		\$1,194,000
Structural Maintenance Needs		
TCU Le Center K-8		
• Replace the entire 22,032 sq. ft. roof (the size of app. 4½ basketball courts) to ensure sealed structures and healthy learning environments for students and staff		\$521,000
• Install a new, energy efficient HVAC system that properly ventilates, heats and cools the air throughout 65,000 sq. ft. of the school (larger than a football field) thereby improving the learning environment		\$1,275,000
Safety & Security		
TCU Le Center K-8		
• Renovate the main entrance with a controlled access point to directly monitor entry and exit from the building		\$625,000
TCU Montgomery		
• Create a secured and controlled entry into the lower level preschool renovation (<i>Cost included with preschool renovation</i>)		
Question 2: Question 1 must pass in order for Question 2 to pass.	Total with Bond Financing	\$7,835,000
Auditorium/Fine Arts Center		
Build a 700-seat auditorium/fine arts center at TCU High School (student enrollment projected to be over 670)		\$7,779,000
• Gain an adequate space for student performances & large group academic opportunities		
• Conduct student, parent, and community presentations as well as staff trainings and workshops		
• Host community and regional events (i.e. music and theater contests, local theater groups, business and civic ceremonies)		

Bond Election Day: Tuesday, February 13, 2018 7:00 am to 8:00 pm

Early/Absentee Voting

Dec. 29 - Feb. 12

Information can be found at vote.tcu2905.us

Why a Bond Referendum rather than using funds from the state?

School districts must ask for voter approval when they need additional funds to build, maintain, or operate their schools. State funding does not cover building new schools, additions, or major renovations.

For More Information

Sign up for TCU's E-Newsletter!

www.tcu2905.us

Visit the Referendum page at vote.tcu2905.us for detailed tax charts, project descriptions, & voting information.









Contact Superintendent Dr. Teri Preisler

Email: tpreisler@tcu2905.us

Call: (507)364-8100

Estimated Tax Impact

Estimated Annual Impact of these Bonds on the School Portion of Property Taxes:

Property Type by Location	MN Ag Tax Credit*	Question 1 PASS	Question 1 OR	Question 1 & 2 PASS	
Residential (Estimated per Year)					
 \$150,000	none	Q1 NET: \$64		Q1: \$64 + Q2: \$31 NET: \$95	No impact from MN Ag Tax Credit
Ag Land + Homestead Estimated Net Tax Impact with Ag Tax Credit (Estimate per Year)					
<i>Former Le Center District</i>					
 320 acres \$6,000 / acre	-\$513**	Q1: \$380		Q1: \$380 + Q2: \$185 \$565	MN Ag Tax Credit effects <i>existing and future</i> bonds.
 \$200,000		NET: -\$133		-\$513 NET: \$52	
<i>Former Montgomery-Lonsdale District</i>					
 320 acres \$6,000 / acre	-\$1,120**	Q1: \$380		Q1: \$380 + Q2: \$185 \$565	Former M-L District pays more on existing bond debt than former LC District, thus will receive a larger credit from the state.
 \$200,000		NET: -\$740		-\$1,120 NET: -\$555	
Ag Land only (no homestead) Estimated Net Tax Impact with Ag Tax Credit (Estimate per Year)					
<i>Former Le Center District</i>					
 \$6,000 / acre	-\$3.22/acre**	Q1: \$1.81/acre		Q1: \$1.81/acre + Q2: \$0.88/acre \$2.69/acre	MN Ag Tax Credit effects <i>existing and future</i> bonds.
		NET: -\$1.41/acre		-\$3.22/acre NET: -\$0.53/acre	
<i>Former Montgomery-Lonsdale District</i>					
 \$6,000 / acre	-\$7.02/acre**	Q1: \$1.81/acre		Q1: \$1.81/acre + Q2: \$0.88/acre \$2.69/acre	Former M-L District pays more on existing bond debt than former LC District, thus will receive a larger credit from the state.
		NET: -\$5.21/acre		-\$7.02/acre NET: -\$4.33/acre	
Commercial/Industrial (Estimate per Year)					
 \$250,000	none	Q1 NET: \$214		Q1: \$214 + Q2: \$104 NET: \$318	No impact from MN Ag Tax Credit

*MN Ag Tax credit (Ag2School credit) was passed by MN Legislature in 2017 and will begin with taxes payable in 2018. This credit provides a tax reduction to ag owners by creating a 40% credit on taxes paid on farmland for school bonds.

**Why does an ag land owner in the former Le Center district receive a smaller credit than an ag land owner in the former Montgomery-Lonsdale district? Property owners in the former M-L district have a higher school bond debt than property owners in the former LC district due to previously M-L approved bonds (elementary school in Lonsdale, renovation of Montgomery PreK-8). This is the structure agreed upon at TCU consolidation. The State's Ag Tax Credit is calculated as a 40% credit on taxes paid on ag land for school bonds. Because former M-L pays more school bond taxes, former M-L receives a larger credit.

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