

White Bear Lake Area Schools
Independent School District No. 624

M.S. 123B.71

REVIEW AND COMMENT
PROPOSAL

2023 Capital Projects Levy for Taxes Payable in 2024

Submitted by

Dr. Wayne Kazmierczak, Superintendent

July 14, 2022

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Dr. Heather Mueller, Commissioner
State of Minnesota
Department of Education
400 NE Stinson Blvd
Minneapolis, MN 55413

Dear Dr. Mueller,

Pursuant to M.S. 123B.71, the School Board and Superintendent of White Bear Lake Area Schools, Independent School District #624 (WBLAS) are pleased to submit the following proposal for review and comment by the Minnesota Department of Education. The WBLAS School Board reviewed and approved this report and the information contained herein at its regularly scheduled school board meeting on July 11, 2022.

WBLAS district residents passed a 10-year capital projects levy in November of 2003 and again in November 2013 to help fund technology hardware; curriculum, assessment and management software; large musical instruments; and textbooks and materials. These items fall within an annual replacement cycle and accordingly, on November 8, 2022, the district is proposing to ask district voters to consider renewing the existing capital projects levy for an additional 10 years beginning in taxes payable in 2024. The district anticipates that the capital projects levy will generate an estimated \$2,590,309 in revenue for taxes payable in 2024.

The question our district is proposing on the November 8, 2022 ballot was approved by our school board on July 11, 2022 as follows:

The School Board hereby determines and declares that it is necessary and expedient for the School District to renew its existing capital project levy authorization which is scheduled to expire after taxes payable in 2023. The proposed capital project levy authorization will be in the amount of 2.208% times the net tax capacity of the School District. The proposed capital project levy will raise approximately \$2,590,309 for taxes payable in 2024, the first year it is to be levied, and would be authorized for ten (10) years. The estimated total cost of the projects to be funded by the approved capital project levy authorization during that time period is approximately \$25,903,090. The additional revenue from the proposed capital project levy authorization will provide funds for upgraded safety and security; technology and related services; the purchase of textbooks, curriculum materials and equipment, and musical instruments; and the purchase of buses and vans for student transportation. The project has received a positive Review and Comment from the Commissioner of Education.

Sincerely,

Dr. Wayne Kazmierczak
Superintendent

**MS 123B.71
REVIEW AND COMMENT**

CHECKLIST

1. The geographic area and population to be served:

The White Bear Lake Area School District serves all or parts of Birchwood, Gem Lake, Hugo, Lino Lakes, Little Canada, Maplewood, North Oaks, Vadnais Heights, White Bear Lake and White Bear Township and is located 12 miles north of the City of St. Paul, serves a general population of approximately 65,587. The district encompasses approximately 38.2 square miles with a 2021-22 student enrollment of 8,244. District-wide enrollment data for the past five years and projections for the next five years are as follows:

Year	PK-12 Actual Enrollment		Year	PK-12 Projected Enrollment
2017-2018	K-12: 8,579 Pre-School: 433		2022-2023	K-12: 8,382 Pre-School: 475
2018-2019	K-12: 8,616 Pre-School: 420		2023-2024	K-12: 8,465 Pre-School: 485
2019-2020	K-12: 8,626 Pre-School: 425		2024-2025	K-12: 8,550 Pre-School: 495
2020-2021	K-12: 8,445 Pre-School: 340		2025-2026	K-12: 8,636 Pre-School: 505
2021-2022	K-12: 8,244 Pre-School: 539		2026-2027	K-12: 8,722 Pre-School: 520

2. A list of existing school facilities:

White Bear Lake Area Schools is currently operating nine (9) elementary schools serving grades PreK-5, two (2) middle schools serving grades 6-8, and one (1) high school, with two campuses, serving grades 9-12. In addition to these facilities, the District operates an Area Learning Center, Normandy Park Early Childhood Education Center, the District Office, the Hippodrome, the Transportation Facility, and the Grounds Facility. The District owns the Bellaire building, a former District elementary school, now leased to Intermediate District 916. The District also leases space for the Transition Education Center (TEC).

With proceeds from its 2019 Bond Referendum, the District will open North Star Elementary in September 2022; purchased a facility for its grounds department; and has built additions at White Bear Lake Area High School - South Campus, Lincoln Elementary, Matoska International, Willow Lane Elementary, and Vadnais Heights Elementary that came on line in September of 2021. Additions are in process at Birch Lake Elementary, Otter Lake Elementary, Lakeaires Elementary, and will begin soon at Oneka Elementary. At the secondary level, a classroom addition will come on line at South Campus in September of 2022.

In the final phase, the current split-campus high school will be unified at the North Campus site when the addition is completed in fall of 2024. Sunrise Park Middle School will move into the current South Campus location, and the District Center will move into the current Sunrise Park building to allow the adjacent Central Middle School to expand into the current District Center building. The current Sunrise Park building will also house the Transition Education Center, Early Childhood and the Senior Program in the future.

NAME	ENROLLMENT	SITE ACREAGE	SQUARE FOOTAGE
Birch Lake Elementary School 1616 Birch Lake Avenue White Bear Lake, MN 55110	222	10.13	47,287 1966 - ORIGINAL BUILDING
			400 1970 - ADDITION
			8,169 1994 - ADDITION
			5,925 2000 - ADDITION
			1,870 2022 - ADDITION
TOTAL			63,651
Hugo Elementary School 14895 Francesca Ave Hugo, MN 55038	276	9.68	14,115 1961 - ORIGINAL BUILDING
			132 1961 - ADDITION
			16,468 1967 - ADDITION
			345 1995 - ADDITION
			12,860 1988 - ADDITION
TOTAL			58,801
Lakeaires Elementary School 3963 Van Dyke Street White Bear Lake, MN 55110	385	8.54	65,125 1960 - ORIGINAL BUILDING
			5,569 1967 - ADDITION
			1,775 1994 - ADDITION
			14,500 2014 - ADDITION
			1,307 2022 - ADDITION
TOTAL			88,276
Lincoln Elementary School 1961 Sixth Street White Bear Lake, MN 55110	411	11.07	22,091 1952 - ORIGINAL BUILDING
			17,345 1956 - ADDITION
			18,788 1961 - ADDITION
			1,704 1994 - ADDITION
			12,150 2021 - ADDITION
TOTAL			72,078

Matoska Elementary School	527	10.02	48,994	1962 - ORIGINAL BUILDING
2530 Spruce Place			100	1962 - ADDITION
White Bear Lake, MN 55110			5,879	1969 - ADDITION
			1,244	1994 - ADDITION
			3,000	2005 - ADDITION
			12,358	2013 - ADDITION
			3,390	2021 - ADDITION

TOTAL **74,965**

North Star Elementary School		134.00	102,042	2022 - ORIGINAL BUILDING
15198 Forest Boulevard				
Hugo, MN 55038				

TOTAL **102,042**

Oneka Elementary School	569	42.82	119,995	2006 - ORIGINAL BUILDING
4888 Heritage Pkwy				
Hugo, MN 55038				

TOTAL **119,995**

Otter Lake Elementary School	505	41.35	104,739	1987 - ORIGINAL BUILDING
1401 Co. Road H2				
White Bear Lake, MN 55110				

TOTAL **104,739**

Vadnais Heights Elementary School	332	16.38	17,076	1950 - ORIGINAL BUILDING
3645 Centerville Road			12,598	1955 - ADDITION
Vadnais Heights, MN 55127			6,872	1979 - ADDITION
			32,375	1987 - ADDITION
			335	2012 - ADDITION
			475	2021 - ADDITION

TOTAL **69,731**

Willow Lane Elementary	323	14.09	70,523	1965 - ORIGINAL BUILDING
3375 Willow Avenue			100	1965 - ADDITION
White Bear, MN 55110			1,600	1994 - ADDITION
			14,500	2014 - ADDITION
			1,020	2021 - ADDITION

TOTAL **87,743**

Sunrise Park Middle School	799	23.14	110,570	1959 - ORIGINAL BUILDING
2399 Cedar Avenue			768	1961 - ADDITION
White Bear Lake, MN 55110			15,641	1994 - ADDITION

TOTAL **126,979**

Central Middle School	1,117	28.99*	75,440	1918 - ORIGINAL BUILDING
4857 Bloom Avenue			10,099	1924 - ADDITION
White Bear Lake, MN 55110			18,700	1928 - ADDITION
District Office			12,580	1935 - ADDITION
(Shared with Central Middle School)			89,127	1953 - ADDITION
4855 Bloom Avenue			58,000	1998 - ADDITION
White Bear Lake, MN 55110			2,440	2005 - ADDITION

TOTAL **266,386**

White Bear Lake Area High School	1,280	37.28	230,361	1963 - ORIGINAL BUILDING
North Campus			6,477	1965 - ADDITION
5045 Division Ave			20,605	1966 - ADDITION
White Bear Lake, MN 55110			13,063	1994 - ADDITION
			717	1995 - ADDITION
			6,400	1998 - ADDITION
			3,282	1999 - ADDITION

TOTAL **280,905**

White Bear Lake Area High School	985	49.00	228,020	1971 - ORIGINAL BUILDING
South Campus			34,859	1987 - ADDITION
3551 McKnight Road			14,000	1995 - ADDITION
White Bear Lake, MN 55110			7,074	2005 - ADDITION
			6,000	2008 - ADDITION
			14,752	2021 - ADDITION
			16,197	2022 - ADDITION

TOTAL **320,902**

WBL Area Learning Center	160	10.22	45,235	1964 - ORIGINAL BUILDING
2449 Orchard Lane			1,537	1994 - ADDITION
White Bear Lake, MN 55110				

TOTAL **46,772**

Normandy Park Education Center	632	3.94	31,389	1960 - ORIGINAL BUILDING
2482 East County Road F				
White Bear Lake, MN 55110				

TOTAL **31,389**

Transition Education Center	41	n/a	n/a	n/a - leased space
13497 Fenway Blvd Ct N				
Hugo, MN 55038				

Hippodrome 4855 Bloom Avenue White Bear Lake, MN 55110	N/A	<i>Incl. above with Central MS</i>	19,179 580 2,536	1928 - ORIGINAL BUILDING 1994 - ADDITION 2000 - ADDITION
TOTAL			22,295	
Bellaire (not used by ISD624) 2450 East County Road F White Bear Lake, MN 55110	N/A		37,825 15,611 1,997	1956 - ORIGINAL BUILDING 1957 - ADDITION 1970 - ADDITION
TOTAL			55,433	
Transportation Facility 13411 Fenway Blvd N White Bear Lake, MN 55038	N/A	7.06	13,005	2021 - ORIGINAL BUILDING
TOTAL			13,005	
Grounds Facility 6900 137th St N Hugo, MN	N/A	9.2	24,000	2022 - PURCHASED
TOTAL			24,000	
DISTRICT TOTALS			TOTAL	2,030,087

3. A list of the specific deficiencies of the facilities

A comprehensive facility study was completed by Wold Architects and Engineers beginning in 2018, leading to the Building our Future bond referendum in November 2019. With the successful referendum, projects have been ongoing since fall of 2020 and are approximately 60% complete. While the bond referendum was primarily aimed at meeting our strategic planning goals of increasing capacity and providing flexible learning environments, the plan also met our strategic plan of unifying our split-campus high school into one 9-12 comprehensive high school.

While many of the district's facility needs are being addressed by the building referendum passed by taxpayers in 2019, annual replacement cycles and maintenance of textbooks, curriculum materials, and technology is only attainable through the existing capital projects levy. Additionally, the district has increased needs in the areas of safety and security and student transportation that will be addressed by the capital projects levy. Current state, federal and local funding is not sufficient to meet the needs in these areas.

Without this funding, the district would not be able to maintain the 1:1 initiative for students, the educational subscriptions vital to student learning and district cyber security, or the replacement cycle for staff technology. The district's teaching and learning department has developed a curriculum review and replacement cycle that ensures we are meeting state

standards; this is only attainable through the capital projects levy. Additionally, instructional equipment that is essential to provide a well-rounded education for our students has been implemented through the capital projects levy and requires a cyclical replacement to ensure equipment doesn't become obsolete or beyond repair and sufficient equipment is available to ensure that all students have the opportunity to participate.

4. A description of the project:

The Capital Projects Levy will provide funds for upgraded safety and security; technology and related services; the purchase of textbooks, curriculum materials and equipment, and musical instruments; and student transportation.

Safety and Security: The need for upgraded safety and security measures continues to increase. The capital projects levy allows the district to maintain and increase safety and security measures throughout the district. *Approximate budget = \$200,000*

Technology and related services: In addition to necessary classroom technology and software, the district provides computers for students. Classroom technology replacement cycles and software subscriptions vary. Student computers are replaced after four years of use. Related services include the maintenance of machines, necessary software, and technology staff. *Approximate budget = \$1,533,309*

Textbooks, curriculum materials and equipment, and musical instruments: The District replaces textbooks and curriculum materials and equipment when the items are outdated due to evolving state standards or no longer in working condition. The capital projects levy allows the district to purchase textbooks, curriculum materials and equipment, and musical instruments according to our curriculum replacement cycle. *Approximate budget = \$457,000*

Transportation: The District completes 90 bus routes each day of the academic year. The capital projects levy allows the district to adequately purchase additional buses and vans for student transportation. *Approximate budget = \$400,000*

5. A specification of the source of project financing:

The WBLAS School Board has approved the submission of the Capital Projects Review and Comment and ballot language on July 11, 2022. Pending voter approval, implementation is scheduled for taxes payable in 2024. Financing of the project is subject to voter approval under the guidelines for Capital Projects Levies. The following table shared the tax impact for our Capital Projects Levy:

White Bear Lake Area School District, ISD No. 624
Estimated Tax Impact of Potential Capital Project Levy Renewal
November 2022 Election

May 16, 2022

Taxes Payable Year	2023	2024	
	Expiring	Proposed	Net Change
Tax Rate to Include on Ballot:	2.208%	2.208%	

Type of Property	Estimated Market Value	Estimated Annual Taxes for Capital Project Levy Taxes Payable 2023 to Taxes Payable 2024*		
Residential Homestead	\$50,000	-\$7	\$7	\$0
	100,000	-16	16	0
	125,000	-22	22	0
	150,000	-28	28	0
	175,000	-34	34	0
	200,000	-40	40	0
	250,000	-53	53	0
	300,000	-65	65	0
	400,000	-89	89	0
500,000	-112	112	0	
Commercial/ Industrial +	\$50,000	-\$10	\$10	\$0
	100,000	-20	20	0
	250,000	-57	57	0
	500,000	-125	125	0
Apartments and Residential Non-Homestead	\$250,000	-\$70	\$70	\$0
	500,000	-140	140	0
	1,000,000	-279	279	0
	2,000,000	-559	559	0

Note: The district anticipates that the Capital Project Levy will generate an estimated \$2,590,309 in revenue for taxes payable 2024

- * The amounts in the table are based on school district taxes for the proposed capital project levy only, and do not include tax levies for other purposes. Tax increases shown above are gross increases, not including the impact of the homeowner's Homestead Credit Refund ("Circuit Breaker") program. Many owners of homestead property will qualify for a refund, based on their income and total property taxes. This will decrease the net tax increase for many property owners.
- + For commercial-industrial property, the estimates above are for property in the City of White Bear Lake. The tax impact for commercial-industrial property in other municipalities in the school district may be slightly different, due to the varying impact of the Twin Cities Fiscal Disparities program.