

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

July 14, 2022

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 |
| | | | 14,881 2007 - 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**

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

TOTAL **119,995**

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|-------------------------------------|-----|-------|---------|--------------------------|
| 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**

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|---------------------------------|-----|-------|--------|--------------------------|
| 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 1928 - ORIGINAL BUILDING 580 1994 - ADDITION 2,536 2000 - ADDITION |
| TOTAL | | | 22,295 |
| Bellaire (not used by ISD624) 2450 East County Road F White Bear Lake, MN 55110 | N/A | | 37,825 1956 - ORIGINAL BUILDING 15,611 1957 - ADDITION 1,997 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.