

Update for Open Facilities

Dr. Theresa Battle,
Superintendent, Stacey
Sovine, Executive Director of
Administrative Services,
Jason Sellars, Director of
Community Education, and
Stacie Kvilvang, Ehlers

one91
Burnsville · Eagan · Savage

October 27, 2022

Agenda

- **Purpose and Commitment**
- **Review of Board Open Facilities Resolution**
- **Proposal for Early Childhood Outdoor Classroom renovation**
- **Development Update**
 - **Sale of Metcalf Update**
 - **City of Burnsville**
- **City of Savage Update**
- **Census Information**
- **Next Steps**

Purpose and Commitment

Purpose

- Maximize use of Open Facilities
 - What are our district needs?
 - What are our opportunities for community partnerships?
- Leverage our resources as efficiently and effectively as possible

ISD 191 is Committed to:

- Students, student learning, and offering the best possible learning environments and opportunities;
- Engaging our community in this process and hearing from many voices;
- An open and transparent communication and decision making process;
- A cost effective use of our facilities and resources;
- Avoiding the creation of inequities or racially and socioeconomically identifiable schools.

Open Facilities Resolution

Board of Education(BOE) [Open Facilities resolution](#) - approving the next steps of District No. 191's Open Facilities action plan and authorizing the administration to proceed with next steps for possible sale/lease of facilities.

Remaining properties and under consideration

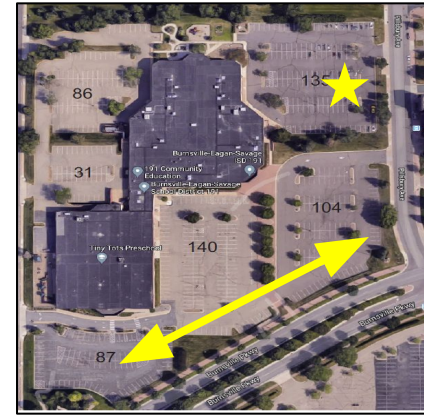
- Metcalf Middle School ([April 28, 2022, Board resolution for sale](#))
- Sioux Trail
- M.W. Savage
- Cedar School rental (Burnsville Alternative High School (BAHS) and District #917)
- Diamondhead Education Center (DEC) outlots - From April 2021 Ehlers estimate sale proceeds of \$1,200,000 and would be available for General fund use

Diamondhead 2 Acre Lot



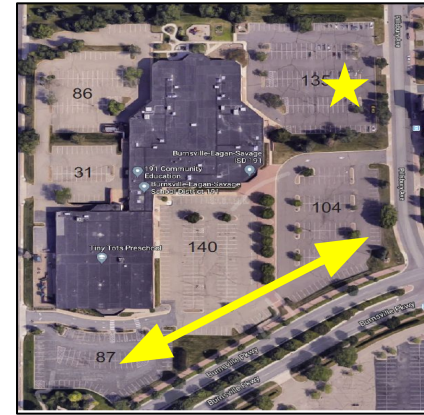
Considerations

- **Revenue from sale:**
 - Apartments, retail, office and hotels allowable uses
 - Most interest from multi-family developers, but no formal offers at this time
 - No debt retirement required
- **Expenses from sale:**
 - Reconstruction on building and secure program entrances
 - Safe traffic flow within remaining parking area



Considerations

- Local apartment impact
 - Increase use of Senior Citizen Center
 - Increase to Early Learning programs
- Rahn Elementary gained nearly 60 students year over year with the opening of nearby apartment building
- Need to continue programming for students enrolled at this time.





DEC

- Haven't pursued developers yet
 - Concentrated efforts on sale of River Ridge and Metcalf
- Outlots are still marketable
 - Not concerned about lack of market for apartments within the City
 - May be site(s) to enlist Transwestern (broker firm) again
- If sold, would find developer(s) that would work with District through issues/challenges/concerns over access and parking
- Value gained depends on what the end land use is

Early Learning Outdoor Classrooms - What exists now?

Early Childhood Outdoor Classrooms:

West - Early Childhood Special Education
(251 students)

North- Early Childhood Family Education
Ready To Grow
Ready To Learn
Voluntary PreKindergarten
(78)



Rationale for Remodeling



- Outdoor classroom spaces are not fully ADA compliant
- Outdoor classroom spaces are not accessible to all student populations at DEC
- Limited opportunities for students to utilize outdoor spaces based upon current design
- Significant erosion and deterioration of student playspaces and equipment

Design Team - Feedback and Input



- A representative team from all infant-prekindergarten programs at DEC
- Series of meetings designed to develop recommendations
- Collaboration with Director David Lake

Primary Goal: Resolve student access barriers

Design Team - Recommendations

- Resolve accessibility barriers in both outdoor student spaces
- Increase the types of student learning opportunities
- Increase capacity for multiple classrooms to engage in instruction simultaneously
- Reaffirm the Outdoor Classroom philosophy aligned to statute



Cedar School - 917 Interest

Cedar School is currently leased by 917 for 21,629 square feet

- Lease expires June 30, 2024
- Additional 31,658 square feet
- 917 interested and exploring
- Staffing shortage may play into the equation

Rental Income

- Debt portion paid after February 2025 or 2026

Relocation of BAHS

- Evaluate needs and resources at the time to determine options





Metcalf Update

- Signed purchase agreement in April 2022
 - \$12.3M
 - Anticipate closing after special legislation is approved....again
- Sale benefits to District
 - Ability to pay off existing debt
 - No longer carrying operational costs of facility
 - New dollars that are available for programs/staff (if legislation is received)
 - New tax capacity to spread market value referendum over and other District levies

Tax Calculations							
New Use	City Portion	County Portion	School District	Misc	Total Local Taxes	Mk Value Taxes	TOTAL
Apts	\$323,039	\$193,453	\$181,317	\$30,239	\$728,048	\$136,324	\$864,372
SR Coop	\$102,506	\$61,386	\$57,535	\$9,595	\$231,022	\$54,072	\$285,094
TH	\$238,270	\$142,689	\$133,737	\$22,304	\$536,999	\$125,689	\$662,688
TOTAL	\$663,815	\$397,528	\$372,588	\$62,138	\$1,496,069	\$316,085	\$1,812,155



Metcalf Update

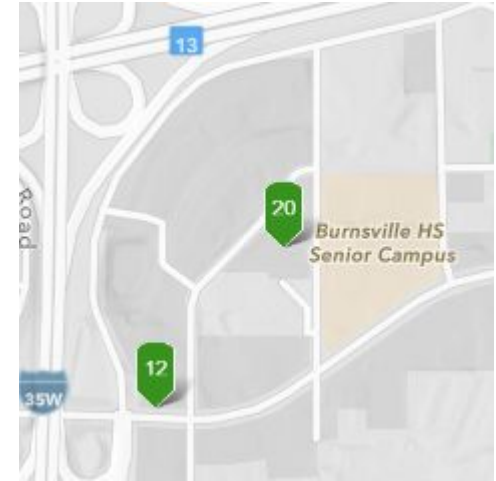
- Development requires a Comprehensive Plan Amendment from City of Eagan
- Development team had meeting with Eagan Council on September 13th
 - Received good feedback on suggested changes, but still some challenges
- Development team had follow up meeting with staff/mayor
 - Mayor requested District to host a couple of neighborhood meetings to inform/educate surrounding neighbors regarding school closure and sale of property
- Schedule 1 to 2 meetings with adjacent neighbors
 - Date/time TBD with staff



City of Burnsville

APPROVED

- MWF Properties, LLC has an approved project to be known as Gateway Housing across Pleasant Avenue near Diamondhead for a 135 unit senior affordable apartment building and a 162 unit market rate apartment building (20)
- Cedarwood Burnsville, LLC has an approved application for a Planned Unit Development Amendment to allow a religious institution (12)



City of Savage

[Savage 2022-2025 Strategic Plan](#), April 2022:



Planned Development and Downtown Renewal:

STRATEGIC INITIATIVES

- a. Update City Code Chapter 15 (land use)
- b. Create a Downtown Plan
- c. Update economic development policies
- d. Create housing improvement loan program
- e. Complete street policies

Census Information

Census 2020 Report from Susan Brower, MN state demographer presented 2020 Census information to the AMSD Board of Directors at the February 2022 meeting.

- Largest percent in change in population included Scott County- 16.2% increase in the amount of 21,000 people
- Largest population increase included Dakota County 41,330 a 10.4% change
- One of MN's fastest growing cities is Savage with an increase of 5,554
- MN largest BIPOC Cultural groups are Mexican, African American, Hmong, Somali and Russian
- Burnsville total population in 2020 was 71,881 and in 2021 71,945



Next Steps

- **Board discussion and direction to Superintendent**
- **Legislative Exemption:** The School Board of Independent School District 191, intends to seek special legislation by the Minnesota Legislature to provide that notwithstanding the provisions of Minnesota Statutes, Section 123B.51, subdivisions 4 and 6, proceeds of the sale or lease of current school facilities or land may be transferred into the general undesignated fund to the full extent permitted under federal tax law and associated U.S. Treasury regulations.
- **Enrollment and impact to school sites**
- **Community input about the sale of Metcalf**
- **District 917 plans for use of Cedar**



Thank You!