

1. Has an engineer team gone through the building and given an estimate of what it would cost to renovate?

Mr. Reedy: So when we put together some estimates in terms of renovating the building what we did is we reached out to Mr. Straub who is with Crabtree. He has been in that building before is very familiar with that building, and what we asked is to start putting together some estimates in terms of what it would cost to renovate, what it would cost to partially demo, and possibly do something else with that property we did get several analyses back. One of the things was to you know demolish. We got an estimate for that, we got an estimate to demolish and also add another building, could be a middle school could be something else also to renovate the entire facility, and what's very interesting about renovating the entire facility is we're actually going through a renovation process right now with the Steele Elementary so those bids have come out it was a building that was very similar in terms of the condition so the cost per square foot is very similar probably to what we would see with a William Penn demolition and we did some comparisons from a square footage perspective Steele has about 60,000 square feet William Penn has 253,000 square feet. So that's really how those estimates came up and I believe Mr. Straub came up with an estimate between 85 to 100 million in terms of renovating the entire area of William Penn.

2. Where are we financially for this project at this point?

Dr. Stokes: Alright so we all know we're in receivership and one of the main reasons we're in receivership is finances so compared to 2019 where we are today is a much better financial position. So from our capital reserve standpoint which is the money we have in the district's bank account to address capital projects as of our last audit it was about \$25.9 million now of course we've used some throughout this year because we've done roofing projects, we've done camera security upgrades, but there's our last audited financial number to put that in perspective. We just are finishing up a 10-year feasibility study. The 10-year feasibility study not for renovating our buildings just for maintaining and keeping the structure sound keeping our HVAC in place not doing a full-blown renovation, we are looking at between \$100 and \$130 Million worth of needs in our existing buildings not counting William Penn or Steele over the next 10 years and I say that 10 years because that number is very important when we look at what position the district can be in right now we have approximately \$19 million worth of principal and interest payments we are making every year on our bonds we are not going to make that last \$19 million payment until 2036 so when you look at our ability to borrow you may be able to borrow in 2035 and do a one-year wraparound debt and interest only payment to get you through that 2036 period of making that last payment, but we are over a decade out before we're really in a position to do any substantial borrowings knowing the fact that we have \$25 million that's great that's a wonderful start that's better than we were a few years ago, but when we look at the need of all of our existing buildings and then we look at our ability to borrow those are the things financially that make this a more complex problem that requires different solutions than the traditional method.

Dr. Suski: Thank you that's a great summary, and just so that everybody knows this is the document that Dr Stokes just referenced this is the districtwide facility study this was just presented to the board in a mini retreat on Tuesday evening and a very much scaled down version of this presentation will be given in the coming months at a public board meeting but I am certainly willing to share this digitally with the group so that you can look at it but again it points to the \$100 Million worth of facility needs across the entire District in existing schools right now.

3. Need confirmation that PA Dept. of Education will honor decision made by the task force; confirmation that the department of Ed will honor decision made by the task force

Dr. Suski: Well, let's just say this is the part and I think I know where this may be coming from because I know that when Mr. Turman presented at the board meeting. He made reference to the fact that he wanted to use the ESSER dollars to fund a renovation for William Penn that was submitted and it was turned down by the department and he's absolutely correct about that, but the reason was not that the Department of Ed had a problem with William Penn per se it was because it didn't really meet the criteria for the use of ESSER funds. ESSER funds, as you know, were COVID relief monies so they were being very specific about what school districts could do and construction was one of those very vague pieces and you know we were able to spend \$23 million of ESSER to renovate Steele so you may say well why was it okay to use it for Steele but it wasn't for William Penn? It had everything to do with the criteria of social distancing so we were able to show in our application for Steele that by opening a shuttered elementary school we could alleviate overcrowding in other buildings such as Ben Franklin as an example and alleviating overcrowding spread students out which according to the COVID rules you know creates more social distancing so that met the test which is why we were able to use those monies to renovate Steele and not William Penn. So in terms of the Department of Ed because there is a moratorium on PlanCon really it's not like we're going to have to seek any additional approval from the Department of Ed unless we intend to use some sort of a funding stream that is grant driven or something where we're going to have to go through an approval process.

4. Need approximation of what are funding sources and possible available funds going forward

Dr. Suski: When it says need approximation of what are funding sources and possible available funds going forward and what you heard Dr. Stokes say is that the district is not capable of borrowing until at least 2035 so with that said if there is going to be any project at all to do something with William Penn on the district side it is going to require some sort of creative financing and that kind of points to number eight the fact that the district cannot borrow money should not drive the decision for William Penn creative funding solutions are possible, and should be considered one potential funding source that I will share with you that just recently was brought to my attention is at the state level there is inflation reduction Act tax credits that are available and I'm going to thank Rafiyqa Muhammad here on our committee because she

introduced me to Mr. Louie Krak who is with the State Office of Critical Investments Louie's sole job is to help people like us school districts and other entities to find the money that's out there. there are trillions of dollars from the Biden Administration that are available right now for these IRA tax credits. Now I asked him point blank, "Can you use that money to renovate William Penn," and he follows William Penn in the news. He said, "You can't just do a complete renovation project and call upon those dollars, but what you could do is parts of a project." So I asked about HVAC because we know that if we were to renovate the building that would be a very large expense he shared that if you were to go green energy you know heat pump something that that meets the the requirements of green energy that that would be something for which the tax credits would be applicable additionally if you were to put solar panels on the roof that would be applicable now he said that there may be ways that you can put in you know for a new roof because you're not going to put solar panels on an old roof and maybe the cost of the roof would be included so I share that with you just as an example of some of the creative funding streams that are available out there that do not go through the normal borrowing that a district would you know float a bond and then you know we would have this debt service for a period of years and we would look at plancon and I know plancon has been asked about in the past there's been a moratorium on plan oh my gosh since at least 2012 I believe and right now that means that new projects are not being reimbursed by the Department of Education so this is where if we're going to do anything with this property as a school district we need to think outside of the box of the traditional means of funding a project because it's just not going to happen so I think those three questions are really important for us to understand at the outset before we start to look at any decisions moving forward.

5. Do we have the land should population growth dictate the need for another high school?

Mr. Reedy: One, if we're talking actually building a new high school we really don't have plots of land that large right now John Harris actually has quite a bit of occupancy space so if we would see a large increase in more population moving into Harrisburg John Harris could handle quite a bit from an enrollment perspective and of course we also have Scitech and Scitech can handle a little bit as well but really looking around the district and seeing the type of land that we have we really don't have 10 20 plus acres that would really dictate what we would need for high school stay up here the next question was a cost benefit analysis completed that helps justify possible retrofit versus a few scenarios that might work yeah we internally we really looked at sure as as part of the analysis prior to demolition we really looked at a lot of different scenarios and what we really like to try to zero in and is what other alternatives are there and could the district afford it from a financial standpoint um so we also looked at what are the needs of the district I mean do we need another high school do we need another middle school do we need another elementary school especially elementary from Steel coming online so we looked at a lot of those occupancy percentages and what we really found is we really didn't need any additional space which which kind of continue to lead to you know the the demolition recommendation.

Dr Suski: Thank you, Mr. Reedy and along those lines on the district website I did attach a copy of the Pennsylvania Economy League or PELI study that was conducted a year ago and

presented to the board at a school board meeting a year ago you will see from that study that there's projected declining enrollment throughout the district and many of you know that we're standing at about 63 6,500 students roughly right now years ago the district had close to 10,000 students so we have seen a decline in enrollment um we can also share that as of right now at the start of the school year because I'm working on a quarterly report for the judge and the Department of Ed right now we are seeing approximately 1,200 students that are in cyber charter schools and that number continues to grow annually so the more we start seeing students exiting the brick and mortar going to outside cyber charter schools that just again points to declining enrollment over all in the brick and mortar schools and the fact that we don't necessarily need additional buildings.

6. Was a cost benefit analysis completed that helps justify possible retrofit vs. a few scenarios that might work?

Okay moving on question seven I think we've already answered the financial picture.

7. Looking forward to the second meeting to hear and obtain more information about the financial picture and program needs.

Okay moving on to question seven I think we've already answered the financial picture and we answered number eight. I alluded to that one before so let's move to number nine.

8. The fact that the District cannot borrow money should not drive the decision. Creative funding solutions are possible and should be considered.

Okay moving on to question seven I think we've already answered the financial picture and we answered number eight. I alluded to that one before so let's move to number nine.

9. Can a more in-depth tour be provided? Or at a minimum a video tour of all primary interior spaces?

John Reddy: Well we could certainly do both, we could certainly take you on a tour further tour the the the building we could certainly take you through the basement and up on the third floor I think those are probably to as some of the main areas and certainly the auditorium as well we we could kind of create some access there if you'd like to get in there and at the same time. We could also produce a video in terms of going through different areas of the buildings for those that may not want to enter the building. I think that's very much under our capabilities to do that.

Dr. Suski: Thank you, Mr. Reedy, and we can come up with some form between our co-facilitators as to how we want to learn who is interested in going into some of those other spaces. Again it would just require a waiver and then we can certainly look at doing a video for those who don't want to go.

10. With the recent decisions to invest in other buildings, is it fair to assume a District-wide feasibility study has been prepared in the past 10 to 15 years? Will these be reviewed at upcoming meetings or a copy made available for review?

Dr. Suski: Question 10 we already answered in terms of the facility study. That's the document that I held up and we will get you access to that digitally.

11. While the question of the building reuse potential is one matter - the equally pertinent question is what are the Districts real needs educationally & spatially.

Mr. Turman: Educationally, we definitely have several needs we have definitely made a focus on early learning and really going after pre kindergarten that is going to be very critical and key for us as a district if you look at the history of the district and go back when they had a very strong prek program here what you saw as definite results of those prek students when they got to third grade that funding was cut all that prek was cut and then at that point in time you started to see the decline with students who were on grade level by third grade so if there's one part there's several parts but there's one part that's very critical for us as a district is really a focus on our early learners um so that's part number one part number two is and I'll go the other extreme to the high school is how do we engage our high school student students in a way that is meaningful for the. How do we make high school and school meaningful and when those students graduate from high school there's a definite plan for them as they move forward so I know there has been a lot of discussion about our students and lack thereof in terms of participation at our Dauphin County Technical Center so that has been a lot of discussion obvious to be quite honest with you since the first day I arrived here so we are coming up with plans to try to tackle that which you'll see there will be some things on the board agenda soon in terms of having someone come in to help support our efforts to create the true academy and pathway to get our students to a point that upon completion at graduation our students have a plan and we're also making sure our kids are College and Career ready we have made small strides in that but obviously there's a lot more that as a district we need to do so those are just on two of the opposites ents if you really talk in middle school elementary Early Learning we very much made a focus in terms of tier one instruction and what that looks like for with teachers working with students each and every day how we make sure all of our kids get grade level content and then what do we do to support those students to make sure every kid can be successful so those are three big buckets that we as a district are moving forward with but from a space standpoint if we could ever get to a point we have 440 something kids in kindergarten right now if we could ever get to a point that every student that wanted prek had an opportunity to participate we could really start making some strides as a district as those kids start moving through our system and is it safe to say that right now we don't have adequate space to have prek in all buildings.

Dr. Suski: Thank you Mr. Turman. So educationally and spatially prek is definitely an area of need for the district the other piece that I wanted to touch upon that Mr. Turman did allude to is our students in Career and Technical education and we all know that William Penn at one point in time was a career and tech ed center and a very successful one we know that there's a lot of

folks who would love to see us return to that model so Dr. Waters, our Chief Recovery Officer and I have had some conversations with the Department of Ed about what could we possibly do to bring in some Career and Technical education programs back into the district as opposed to housing everything in Lower Paxton Township at the Dauphin County Technical school and what we were told and just for your knowledge because many of you know him Judd Pitman who was once on the school board here at Harrisburg and was a teacher here and is very knowledgeable in this area he is now the new Director of Career and Technical education for the Department of Ed and he's made it clear that as a resident of the City of Harrisburg he is willing to assist us with anything that we want to try to figure out because he wants to help Harrisburg he has a love for Harrisburg so with that said we said to him okay so what if we wanted to develop some newer Career and Technical education programs and house them somewhere up on that William Penn property whatever we were to decide to do is that something that we could do and he said the first thing you would want to do is to form a committee that could actually begin to study the different fields that are out there because it would involve us needing to get program approval from the Department so every program whether whether it be welding you know Urban Agriculture you know whatever it is has a code through the Department of Ed for curriculum and you would have to go through a process of program approval so I share that with you because what he said to us is if you wanted to look at something that was innovative new fresh something that maybe is not offered at Dauphin County Technical School we certainly could do that as a district so I just wanted to plant that seed because that is definitely something that we know our students really need hands-on experiences and we also know that many of our students if they were to go into some of these fields could be coming right out and making a good sustainable living wage so I just thought I would share that little piece with you so we could go on and on about that and we may need to look at a subcommittee to study that but anyway.

12. Are there student enrollment projections that have been prepared in addition to the PA Dept of Educational projections?

Dr. Suski: We already answered number 12. I told you that the PEL projections are now posted on the website on the William Penn task force page.

13. Appraisals/market studies - if these are not determined to fall within the sunshine law protection can these be made available

Dr. Suski: William Penn task force page question 13 regarding appraisals and market studies if they are not determined to fall within the Sunshine Law can they be made available I can share with you that we did have appraisals done on the William Penn property I believe in 2021 uh when the property was on the market we are to consult with legal to find out whether or not those are something that can be shared with you publicly I think you will be able to see them.

14. Will copies/scans of the drawings for the building to include not only floor plans, but structural, civil, roof plans, elevations, building sections, etc be made available?

Dr. Suski: Question 14 will copy scans of the drawings for the building to include not only floor plans and all the rest of that be made available. I can tell you we do have digital prints of all of those things voluminous files if somebody wanted to see something specific you would probably need to have SharePoint that we could be able to download those files because again it's roles and roles of of prints but if there's something specific you wanted to see we can find it for you.

15. When the decision to pursue Option One - "complete demolition" was made last summer was/is there a decision tree document that outlines the evaluations and information provided to the the Board and the state recovery officer?

Dr. Suski: Lastly, when the decision to pursue option one complete demo was made last summer was and is there a decision tree document that outlines the evaluations and information provided to the board and the state recovery officer the answer to that basically is no to my recollection which is why it's so important through this process that we're going to use a decision tree.