

MINUTES OF SPECIAL MEETING
FOR THE
BOARD OF EDUCATION
EVERGREEN PARK ELEMENTARY SCHOOL DISTRICT 124
September 10, 2024

1. A Special Meeting for the Board of Education of Evergreen Park Elementary School District 124 was called to order at 5:31 p.m. on September 10, 2024 in the Multi-Purpose Room at the Administrative Center, Evergreen Park, IL.

The following Board Members were physically present at roll call:

Mrs. Colleen Klimczak
Mrs. Denise Jones
Mr. David Sheppard
Mrs. Lauren Dowden
Dr. Michael Thomas

Absent at roll call: Mr. Michael Aumiller and Mrs. Rachel Marroquin

Also present: Dr. Jenna Woodland, Mr. Eric Grossi, Mrs. Patricia Roberts, Mr. Dan Lee, Mr. Jim Hennessy, Mr. Scott Liska, Mrs. Kathleen Kasproicz, and Recording Secretary Ms. Sonia Hernandez

2. Mrs. Klimczak led the Board in the Pledge of Allegiance.
3. Consideration was made by the Board to approve the agenda. A motion was made by Dr. Thomas and seconded by Mr. Sheppard to approve the agenda as presented. A roll call vote was taken with the following results:

Mrs. Colleen Klimczak	yea
Mrs. Denise Jones	yea
Mr. David Sheppard	yea
Mrs. Lauren Dowden	yea
Dr. Michael Thomas	yea

MOTION CARRIED (5-0)

4. Under Public Comments:

- President Klimczak shared reminders on Public Comments as follows:
 - Three-minute limit – will set a timer
 - The Members of the Board do not respond to Public Comments, but absolutely hear them

5. Under Staff Reports:

Dr. Jenna Woodland:

- Provided historical information regarding the District's Finance and Facilities. The following was included:
 - During Fiscal Year 2021-2022 received a working cash bond to complete district wide facilities updates (no funding is remaining from that bond):
 - Modernizing SE/NE (cosmetic upgrades)
 - Upgrading Central Middle School bathrooms
 - Installing new HVAC system at NE
 - During Fiscal Year 2023-2024 district began community engagement
 - Student sessions, staff/parent engagement sessions, surveys from the community
 - Compiled information and presented to the Board of Education at the June meeting
 - Board of Education requested a variety of options to be presented to the Board in response to community engagement, specifically to address space and short-term facilities related needs
 - This meeting is informational only, with action to be taken at next week's regular board meeting, regarding a resolution explained during this meeting
 - Goals of Tonight's Presentation (*Finance*)
 - Review short term working cash borrowing options in order to maximize the district's Debt Service Extension options
 - Review long term borrowing options to address districts educational environment, spacing and aging facilities needs
 - Goals of Tonight's Presentation (*Facilities*)
 - Review and recommend short term facilities assessment needs (0-5 years)
 - Review and recommend the Board of Education with long term facilities assessment needs (5-10 years)
 - Review Life Safety Items with associated cost estimates
 - Review options to address district's educational environment, spacing and aging facilities
 - Contributing Factors:
 - Evergreen Park is landlocked thus requiring the district and our hired experts to think creatively regarding space
 - The mobile units are 23 years of age and the Regional Office of Education is requesting action associated with the discontinuation of the mobile units
 - The cost associated with facilities work is only increasing in price due to inflation and current state of the economy
 - It is the district administrations recommendation that we consider bonding options for facilities projects as opposed to utilizing district fund balance reserves
 - Due to the cost associated with facilities updates, the district will not be able to conduct any major facilities projects without considering bonding options

- Welcomed/Directed attention to Ms. Tammie Schallmo of PMA Financial Network, who shared Financial Scenarios and School District Borrowing Options (overview on how school districts can legally borrow money for capital projects). Information on the following was shared:
 - School District Borrowing Options
 - How You Can Issue Non-Referendum GO Bonds
 - Highlighted Provisions of Public Act 103-0591 (signed into law on June 7, 2024)
 - Existing Debt Service Graph
 - Financing Scenarios
 - Debt Capacity
 - Working Cash Bond Capacity
 - Historical Tax-Exempt Interest Rates Since January 1, 2020
 - Three Scenarios Shared:
 - First Scenario
 - ✓ \$6 Million Dollars Working Cash Bonds Issued in 2024
 - Year 2024, \$65 avg. Impact on homeowner with a \$250,000 market value home
 - ✓ \$85 Million Referendum Bonds Issued in 2026- 20 Year Maturity
 - Year 2026, \$721 avg. impact on homeowner with a \$250,000 market value home
 - Second Scenario
 - ✓ \$6 Million Dollars Working Cash Bonds Issued in 2024
 - Year 2024, \$65 avg. Impact on homeowner with a \$250,000 market value home
 - ✓ \$85 Million Referendum Bonds Issued in 2026- 25 Year Maturity
 - Year 2026, \$630 avg. impact on homeowner with a \$250,000 market value home
 - Third Scenario
 - ✓ \$6 Million Dollars Working Cash Bonds Issued in 2024
 - Year 2024, \$65 avg. Impact on homeowner with a \$250,000 market value home
 - ✓ \$85 Million Referendum Bonds Issued in 2026- 30 Year Maturity
 - Year 2026, \$575 avg. impact on homeowner with a \$250,000 market value home
 - March 2026 Referendum Scenario Summary
 - Reimbursement Guidelines
 - The IRS allows an issuer to reimburse itself with tax-exempt municipal bond proceeds for previously paid capital expenditures
 - There is a 60 day “look back” period
 - ✓ The Board must adopt a reimbursement resolution not later than 60 days after the expenditure is paid
 - Reimbursement Period
 - The issuer must issue bonds within the later of 18 months after the date the expenditure was paid or 18 months after the property financed by the expenditure was placed in service
 - ✓ No later than three years from the date of the expenditure
 - Suggested Timeline for Series 2024, \$6 Million Working Cash Bonds
 - September 18 – Board adopts at Regular Meeting
 - ✓ Resolution of Intent
 - ✓ Resolution calling a Bond Issue Notification Act (BINA) Hearing
 - ✓ Reimbursement Resolution

- September 23 – Legal Notices Published in the Newspaper
- October 16 – Board holds BINA Hearing at Regular Meeting and approves underwriter selection (following a request for proposals process)
- October 23 - 30-Day Petition Period Ends
- November 19 – Board approves parameters resolution authorizing the bond sale at Regular Meeting
- December 3 – Bond sold; delegates approve final results
- December 20 – Bonds close; District receives proceeds

➤ Questions and Answers

After the presentation, Dr. Woodland stated that summer construction is approaching, and in planning appropriately, she recommends that the Members of the Board move forward with the three Action Items that Ms. Schallmo has recommended for the September 18th Board Meeting: Resolution of Intent, Resolution calling a Bond Issue Notification Act (BINA) Hearing, and Reimbursement Resolution. President Klimczak clarified that the Members of the Board will only move forward with the \$6 Million Working Cash Bonds, for the moment.

- Welcomed/Directed attention to Mr. Ed Wright, and Ms. Heather Juhl, and Mr. Peter Pontarelli of the DLA Architecture Firm, who presented on Masterplan Option Studies. The following was included:
 - Masterplan Option Summary:
 - Option 1 – Additions and Renovations at Central
 - ✓ Option 1A – Cafeteria/Music/Classroom addition at Central + Music/Art/Classroom additions at all elementary schools. (Elementary Option A).
 - ✓ Option 1B – Cafeteria/Music/Classroom addition at Central + New Early Learning Center. Pre-K and K Classrooms are renovated to become Music, Art, and additional student space (Elementary Option B).
 - ✓ Option 1C – Cafeteria/Music/Classroom addition at Central + Fifth Grade addition at Central. Fifth Grade classrooms are renovated become Music and Art (Elementary Option C)
 - Option 2 – New Central Middle School
 - ✓ Option 2A – New Central Middle School + Music/Art/Classroom additions at Elementary Schools. (Elementary Option A.)
 - ✓ Option 2B – New Central Middle School + New Early Learning Center. Pre-K and K Classrooms are renovated to become Music, Art, and additional student space. (Elementary Option B).
 - ✓ Option 2C – New Central Middle School + Fifth Grade addition at Central. Fifth Grade Classrooms are renovated become Music and Art. (Elementary Option C).
 - Drawings were shared of Central Middle School - Area of Demolition
 - Drawings were shared of each option

➤ Cost Estimates Shared by Option:

▪ Option 1A

- ✓ Central Middle School
 - Demo of the existing cafeteria and adjacent spaces. New Cafeteria/Music/Classroom Addition and selective renovation. \$26,000,000 - \$28,000,000
- ✓ Elementary Schools
 - Remove mobiles and add Music/Art/Classroom additions for all elementary schools. \$13,000,000 - \$15,000,000
- ✓ Option 1A Total
 - \$39,000,000 - \$43,000,000

▪ Option 1B

- ✓ Central Middle School
 - Demo of the existing cafeteria and adjacent spaces. New Cafeteria/Music/Classroom Addition and selective renovation. \$26,000,000 - \$28,000,000
- ✓ New Early Learning Center
 - Relocate existing Pre-K and K into new ELC. \$25,000,000 - \$27,000,000
- ✓ Elementary Schools
 - Remove mobiles and renovate existing Pre-K/K rooms at all elementary schools. \$2,000,000 - \$3,000,000
- ✓ Option 1B Total
 - \$53,000,000 - \$58,000,000

▪ Option 1C

- ✓ Central Middle School
 - Demo of the existing cafeteria and adjacent spaces. New Cafeteria/Music/Classrooms/5th Grade Addition and selective renovation. \$38,000,000 - \$41,000,000
- ✓ Elementary Schools
 - Remove mobiles and renovate existing 5th Grade rooms for all elementary schools \$2,000,000 - \$3,000,000
- ✓ Option 1C Total
 - \$40,000,000 - \$44,000,000

▪ Option 2A

- ✓ New Central Middle School
 - Demo of the existing middle school. Construction of new Middle School. \$69,000,000 - \$72,000,000
- ✓ Elementary Schools
 - Remove mobiles and add Music/Art/Classroom additions for all elementary schools. \$13,000,000 - \$15,000,000
- ✓ Option 2A Total
 - \$82,000,000 - \$87,000,000

- Option 2B
 - ✓ New Central Middle School
 - Demo of the existing middle school. Construction of new Middle School. \$69,000,000 - \$72,000,000
 - ✓ New Early Learning Center
 - Relocate existing Pre-K and K into new ELC. \$25,000,000 - \$27,000,000
 - ✓ Elementary Schools
 - Remove mobiles and renovate existing Pre-K/K rooms at all elementary schools. \$2,000,000 - \$3,000,000
 - ✓ Option 2B Total
 - \$96,000,000 - \$102,000,000
 - Option 2C
 - ✓ New Central Middle School
 - Demo of the existing middle school. Construction of new Middle School, including 5th Grade. \$79,000,000 - \$82,000,000
 - ✓ Elementary Schools
 - Remove mobiles and renovate existing 5th Grade rooms for all elementary schools. \$2,000,000 - \$3,000,000
 - ✓ Option 2C Total
 - \$81,000,000 - \$85,000,000
 - Cost estimates based on 2024 construction pricing of similar projects.
- 10-Year Capital Improvements Future Planning Conceptual Project Cost Estimates
- ✓ Snapshot of Project Description and Estimated Costs Shared (for infrastructure work only, at NE, NW, SE, & SW)
 - 0-5 Years Approx. Total \$5,302,390
 - 5-10 Years Approx. Total \$3,589,194
 - ✓ Dr. Woodland reviewed high priority items:
 - Windows at NE
 - Asbestos Abatement & Flooring Replacement at NW
 - New HVAC Unit at SE
 - New HVAC Unit at SW
 - ✓ Dr. Thomas added that furniture could be another District led initiative for immediate impact in the classrooms

➤ Questions and Answers

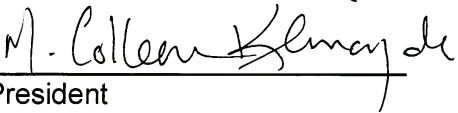
The Members of the Board and Dr. Woodland thanked the DLA Team for the information. A lengthy discussion took place.

6. At 7:14 p.m. a motion was made by Dr. Thomas and seconded by Mrs. Jones to adjourn the meeting. A roll call vote was taken with the following response:

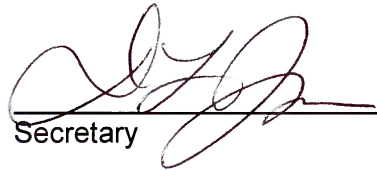
Mrs. Colleen Klimczak	yea
Mrs. Denise Jones	yea
Mr. David Sheppard	yea
Mrs. Lauren Dowden	yea
Dr. Michael Thomas	yea

MOTION CARRIED (5-0)

7. The next Regular Meeting of the Board of Education will be held on September 18, 2024 beginning at 6:00 p.m. in the Multi-Purpose Room at the Administrative Center, 2929 West 87th Street, Evergreen Park.



President



Secretary