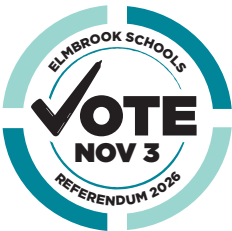


BUILDING WHAT'S NEXT

FACILITIES PLAN AND REFERENDUM



THE DUAL-INVESTMENT STRATEGY

The 20-Year Facilities Plan establishes a dual-funding strategy designed to impact all district facilities while protecting Elmbrook from the rising costs of maintenance and repair for its aging facilities.

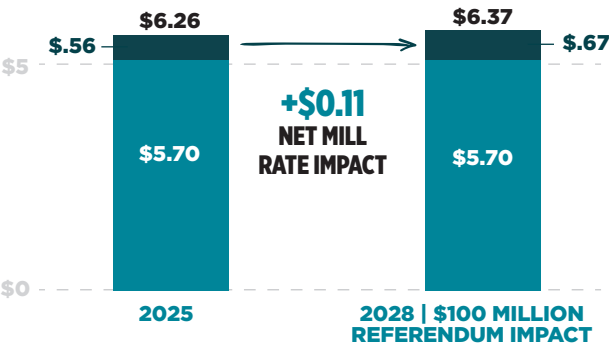
\$100 MILLION REFERENDUM 4 PRIORITY SCHOOLS	OPERATING BUDGET ALL DISTRICT FACILITIES
Built between 1958 and 1969: Pilgrim Park Middle School, Wisconsin Hills Middle School, Swanson Elementary and Tonawanda Elementary. Investment Includes: ✓ Address Aging Facility Needs ✓ ADA Improvements ✓ Classroom Renovations ✓ Create Dedicated Support Spaces Prioritized needs exceed regular annual operating budget thresholds.	Planned over the next 15 years: \$90 Million from the District's operating budget and savings. Budget Sustains: ✓ Ongoing Maintenance ✓ Safety Refreshes ✓ Technology Updates ✓ Facility and Program Improvements This balanced financial approach ensures that large-scale renovations at high-priority buildings do not drain the day-to-day resources necessary to maintain the rest of the district's facilities.

UNDERSTANDING THE FINANCIAL AND TAX IMPACT

Tax Stabilization Strategy: To minimize the impact on taxpayers, the referendum has been timed alongside the retirement of past community investments, while maximizing long-term infrastructure stability.

MILL RATE IMPACT

The projected 2028 debt mill rate with the proposed referendum is compared to the current 2025 debt mill rate, illustrating a net increase of \$0.11.



DISTRICT OPERATING LEVY DEBT PAYMENT

THE FINANCIAL OUTCOME OF THE VOTE REPRESENTS TWO DISTINCT PATHS FOR ELMBROOK PROPERTY OWNERS:



IF REFERENDUM APPROVED

NET INCREASE OVER THE CURRENT DEBT MILL RATE



+\$11

PER \$100,000 OF PROPERTY VALUE



IF REFERENDUM IS NOT PASSED BY 2028

NET DECREASES AS THE 2008 DEBT EXPIRES



-\$56

PER \$100,000 OF PROPERTY VALUE

ESTIMATED* TOTAL COST OF REFERENDUM

\$100
MILLION
PRINCIPAL

+

\$65.8*
MILLION
ESTIMATED
INTEREST

=

\$165.8
MILLION
TOTAL LIFETIME
REPAYMENT

*Assumes 20-year bonds with a conservative 5%-5.25% interest rate.

ENGAGEMENT OPPORTUNITIES

FACILITY TOURS

PILGRIM PARK MIDDLE SCHOOL

📍 305 North Calhoun Rd

🕒 6PM - 7PM

📅 **SEPTEMBER 23**

📅 **OCTOBER 7**

WISCONSIN HILLS MIDDLE SCHOOL

📍 18700 West Wisconsin Avenue

🕒 6PM - 7PM

📅 **SEPTEMBER 17**

📅 **OCTOBER 20**

SWANSON ELEMENTARY

📍 1500 Pilgrim Parkway

🕒 6PM - 7PM

📅 **SEPTEMBER 16**

📅 **OCTOBER 14**

TONAWANDA ELEMENTARY

📍 13605 Underwood River Pkwy

🕒 6PM - 7PM

📅 **SEPTEMBER 15**

📅 **OCTOBER 15**

VIRTUAL EVENTS

🌐 elmbrookschoools.org/ref26

📅 **AUGUST 24**

🕒 6PM - 7PM

📅 **OCTOBER 12**

🕒 6PM - 7PM



A tax impact calculator and project details are available on the district website

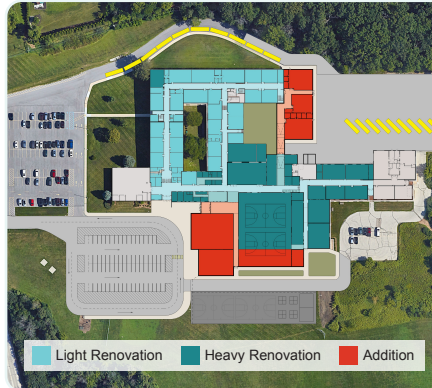


elmbrookschoools.org/referendum

SCHOOL PROJECT PROFILES

\$100 MILLION REFERENDUM | 4 PRIORITY SCHOOLS

These projects are intended to modernize learning spaces, improve accessibility and safety, and ensure these schools continue serving students and the community for decades to come.



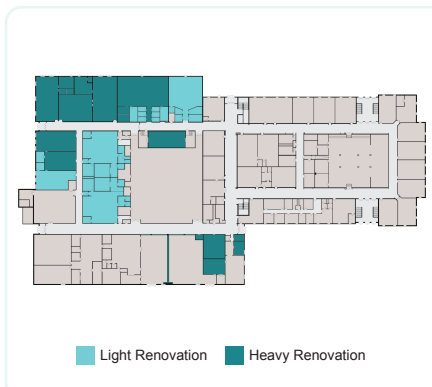
PILGRIM PARK MIDDLE SCHOOL

Built in 1958

2025 Enrollment: 915
Facility Capacity: 1,146

Cost Estimate
\$50,368,000

- ✓ Update to current ADA accessibility standards
- ✓ Expand gym to a middle school-standard, two court facility
- ✓ Update art, wood and tech classrooms
- ✓ Improve traffic flow and light renovations in all classrooms



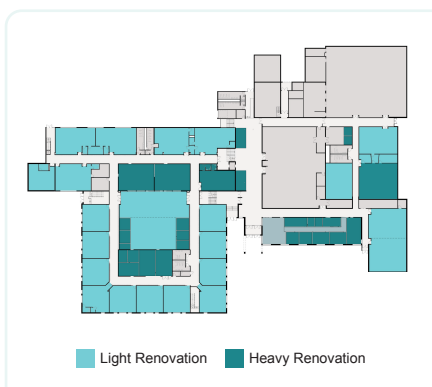
WISCONSIN HILLS MIDDLE SCHOOL

Built in 1969

2025 Enrollment: 854
Facility Capacity: 1,155

Cost Estimate
\$6,389,000

- ✓ Update robotics, wood, art and tech classrooms
- ✓ Update music area to current ADA accessibility standards
- ✓ Remodel cafeteria for instruction and community use



SWANSON ELEMENTARY SCHOOL

Built in 1960

2025 Enrollment: 785
Facility Capacity: 995

Cost Estimate
\$9,526,000

- ✓ Redesign academic support spaces
- ✓ Remodel library and large learning spaces
- ✓ Light renovation in all classrooms (ceiling, lighting, paint, flooring)



TONAWANDA ELEMENTARY SCHOOL

Built in 1969

2025 Enrollment: 518
Facility Capacity: 565

Cost Estimate
\$33,717,000

- ✓ Replace open-concept classroom layout for focus and safety
- ✓ Expand undersized classrooms
- ✓ Create academic support spaces
- ✓ Add two classrooms to increase enrollment capacity for future flexibility

LEARN MORE: elmbrookschoools.org/referendum