



Margaretta

Local School District

Facility Advisory Committee

October 27, 2020



**FANNING
HOWEY**

Welcome Back

Agenda for today

- Recap previous community engagement
- Funding update
 - Pipeline
 - OFCC
- Master Plan
- Tentative timeline



Community Engagement

October 17, 2018	Facility Planning Committee
November 5, 2018	Community meeting
March 7, 2019	Facility Planning Committee
May 8, 2019	Facility Planning Committee



Building Tours of other PK-12 Schools

June 2019

- Carey Local
- Northwood
- Hopewell Loudon



What We Heard : Elementary site

Pros

- Able to keep parts of the building
- Like the division of grades

Cons

- Impact to learning during construction
- Proximity to wind turbine
- Restricted site for building, parking and traffic flow
- Operational cost for multiple buildings
- 2 phase construction



What We Heard : High School site

Pros

- Maintain Pool and gymnasium
- None

Cons

- Traffic flow
- Lack of parking
- Lack of field space
- Impact to learning during construction
- 2 phase construction
- Site will look 'pieced together'



What We Heard : 93 acre site

Pros

- Plenty of space for building and parking
- Expandability
- Easier to maintain
- No disruption during construction
- Best for community
- Everything together as a K-12

Cons

- Potential road improvements
- Flooding?
- Distance from existing pool
- Distance from football



What We Heard : Consensus

*93 acre site is
the preferred
site for
construction*



What We Heard : Consensus

*Build a new
PK-12 if
funding allows
or
the 6-12
portion as a
first segment*



What We Heard : Consensus

*Fund the project
with local dollars
only*

*Don't pursue
OFCC funding*

- Leverage pipeline money
- No state oversight
- No promise on when State money would be available



OFCC opportunity

- Through the OFCC ELPP (Expedited Local Partnership Program) Margareta can accrue credit for future shared funding from the State
- The State would provide 38% funding of an approved OFCC project
- For a new PK-12 building this equates to \$15.1 million from the State



OFCC funding

- State funding is delayed
 - Margareta's ranking order has dropped
 - Other districts success of bond levy passage rates causing delays
- ELPP (Expedited Local Partnership Program) agreement has been approved
 - This allows Margareta to proceed with the project using local funds until State funding becomes available
- State will ultimately fund 38% of the project



Update on pipeline funding

- Working with Bricker Eckler/Baker Tilly
- Nexus is appealing to 38%

Year ⁽¹⁾	CY	2016 Nexus projection levels (before construction)	YoY Change	Revenue Allocation			
				Collection Rate	25%	50%	25%
				Nexus 75% appealing to 38%)			
				Est. Revenue w/ Reduced			
				Collection Rate	General Fund	Project	Reserve Fund
1	2020	\$6,249,093		\$4,686,820	\$1,171,705	\$2,343,410	\$1,171,705
2	2021	\$6,039,306	-3.36%	\$4,529,480	\$1,132,370	\$2,264,740	\$1,132,370
3	2022	\$5,829,520	-3.47%	\$4,372,140	\$1,093,035	\$2,186,070	\$1,093,035
4	2023	\$5,613,376	-3.71%	\$4,210,032	\$1,052,508	\$2,105,016	\$1,052,508
5	2024	\$5,403,590	-3.74%	\$4,052,693	\$1,013,173	\$2,026,346	\$1,013,173
6	2025	\$5,201,644	-3.74%	\$3,901,233	\$975,308	\$1,950,617	\$975,308
7	2026	\$5,007,246	-3.74%	\$3,755,434	\$938,859	\$1,877,717	\$938,859
8	2027	\$4,820,112	-3.74%	\$3,615,084	\$903,771	\$1,807,542	\$903,771
9	2028	\$4,639,973	-3.74%	\$3,479,979	\$869,995	\$1,739,990	\$869,995
10	2029	\$4,466,565	-3.74%	\$3,349,924	\$837,481	\$1,674,962	\$837,481
11	2030	\$4,299,638	-3.74%	\$3,224,729	\$806,182	\$1,612,364	\$806,182
12	2031	\$4,138,950	-3.74%	\$3,104,212	\$776,053	\$1,552,106	\$776,053
13	2032	\$3,984,267	-3.74%	\$2,988,200	\$747,050	\$1,494,100	\$747,050



Update on Pipeline Funding

NEXUS Project Gives Economic Boost to Ohio



**5,325
JOBS**



**\$565
MILLION
IN WAGES**



**\$390
MILLION
LOCAL TAX
REVENUES***



**\$116
MILLION
TO LOCAL
SCHOOL DISTRICTS***

* Estimated Cumulative Tax Revenue of the First Five Years

\$64,333,759 for ERIE COUNTY
in the first five years of operation

Type	Jurisdiction	Estimated Taxes Year 1	Estimated Taxes Year 2	Estimated Taxes Year 3	Estimated Taxes Year 4	Estimated Taxes Year 5	5-Year Cumulative
School Districts	Edison	\$3,671,426	\$3,548,173	\$3,424,921	\$3,297,934	\$3,174,682	\$17,117,136
	Margaretta	\$6,249,093	\$6,039,306	\$5,829,520	\$5,613,376	\$5,403,590	\$29,134,885

- Nexus, in 2016, communicated Erie County was to receive \$64,333,759 over five years, with Margaretta receiving \$6,249.093 in incremental taxes starting in 2020 collections
- November, 2019 Tax Valuation assessed Margaretta \$8.3 Million for tax collections in 2020
- By December 6th appeal date, Nexus appealed the value down to 38% of the value or \$3.1M
- Currently the \$8.3 M was upheld in the first round of appeals, however Nexus has appealed to the next level - Board of Tax Appeal (BTA)

Important to remember – passing existing tax levies and continuing to pass renewals is how taxes get assessed to Nexus



What is the Plan?

- The OFCC co-funded project is a **PK-12 building**
 - 1,076 student projected enrollment
 - 149,734sf
 - 11,900sf LFI for additional classroom space
 - Allowance for a new pool – continual discussions
 - Abate and demolish Margaretta Middle/High School
 - Potential to keep gym and pool at current MS/HS
 - Abate and partially demolish Margaretta Elementary
 - Button-up 2008 section to remain
- **Total project cost approximately \$51.3 million (PK-12)**
- Segmented project with 6-12 grades and common space.
First phase cost of \$39.4 million



Site Concept

** This is only a concept to show approximate scale and size. No actual design work has been done.*



Segmented Contingency Plan

- Complete the **6-12 portion** of the PK-12 building
 - Approximately 116,000sf
- Allowance for a new pool
- Allowance for additional classroom and core space

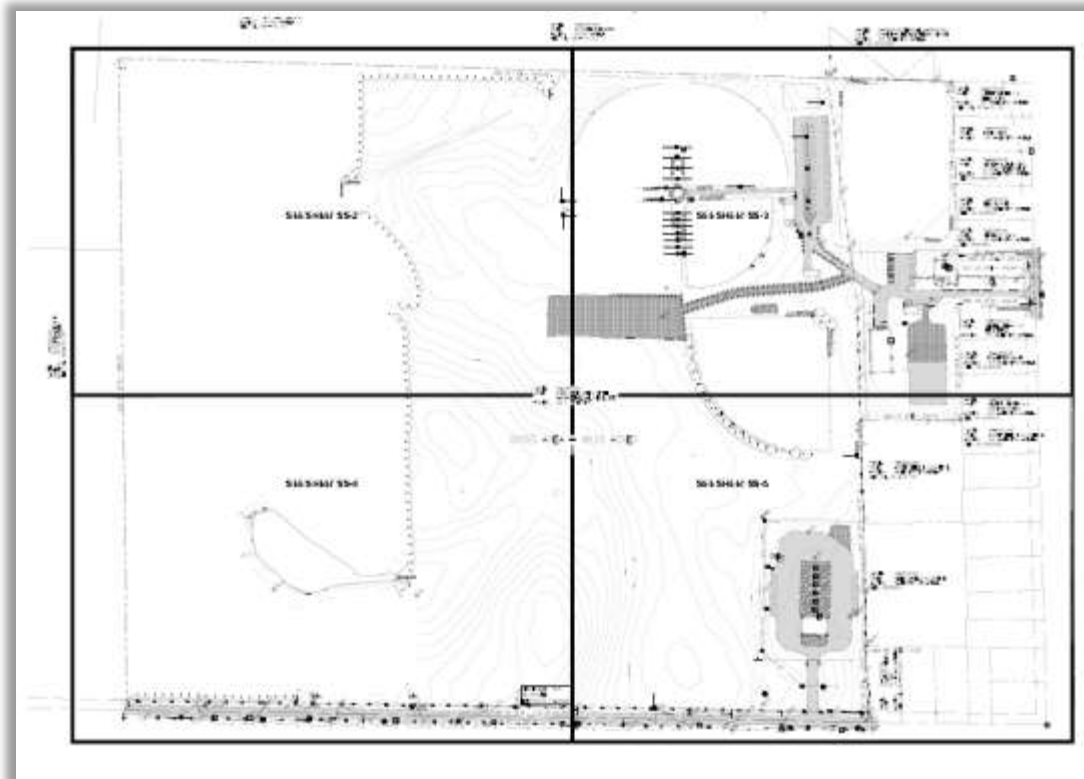
Total project cost approximately \$39 million



Investigations completed

Site survey

Preliminary soil borings



Pending Site investigations

- Phase 1 Environmental Site Assessment
- Additional Soil Borings and Geotech report
- Traffic Study



Preliminary Timeline

November 2020

Begin Design

Fall 2021

Possible early site package

December 2021

Building Design complete

Spring 2022

Building construction starts

Fall 2023

Tentative completion

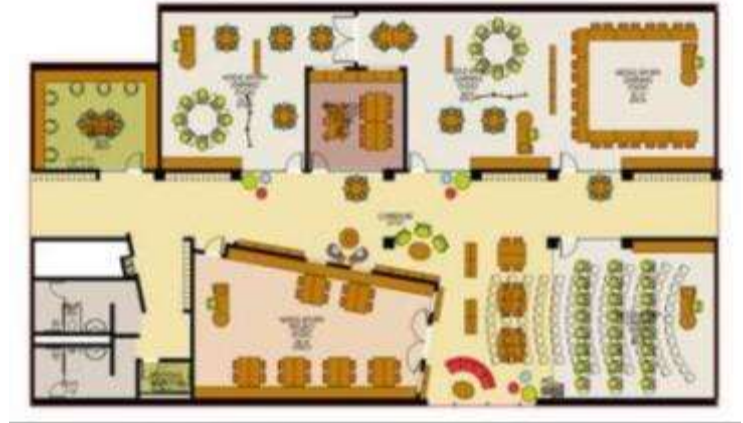
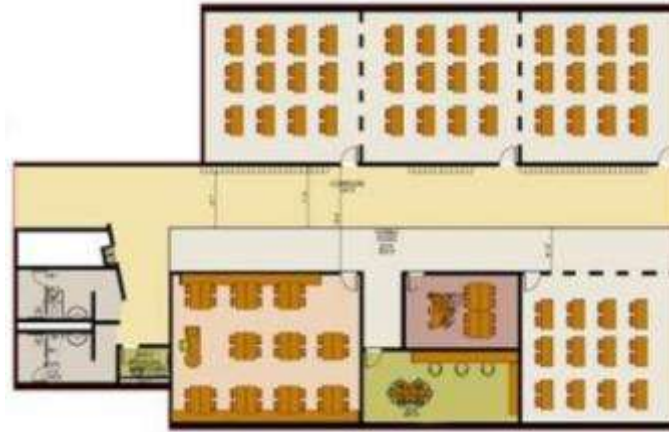
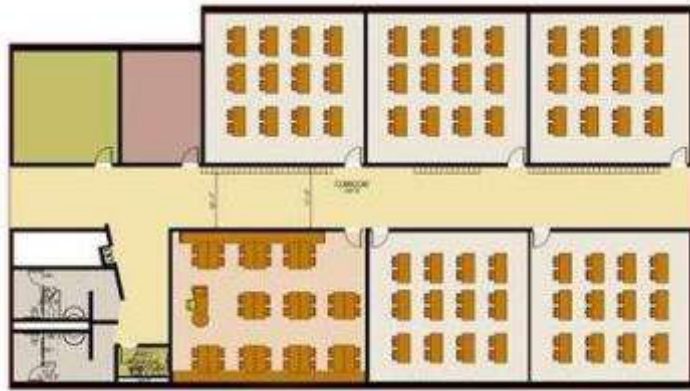


Next Steps

- Site investigations
- Staff and student input
- Community input
- Begin design meetings



Design Considerations Educational Visioning



Traditional

Transitional

Transformational



Questions and Comments

