

MURRAY COUNTY CENTRAL

PROPOSED GYMNASIUM/COMMUNITY CENTER



NEEDS

- **Physical Education and Health Learning Environment**
- **Practice Area for all extra-curricular activities**
- **Competition Area for Lower Level games (B, C, and JH)**
- **Competition Area for Saturday Tournaments at the varsity level, JH level, and youth level.**
- **Community Center for use by members of the communities that MCC serves.**

POSITIVE IMPACT

- Economic Development
- Provide more opportunities for Educational Athletics
- Practice times do not need to be at 6:00 a.m. or until 9:00 p.m.
- Investment in our kids
- Community Center space available for events

Research shows that adults and seniors benefit through a stronger local economy, a better-skilled workforce, and higher property values. In the short term, school upgrades generate high-quality jobs and the ripple effects help local businesses and grow our local tax base. **When completed, school improvements lead directly to better student performance**—and as a result, to more valuable communities. Higher academic performance in our schools makes communities more attractive to businesses and new residents.

Good schools benefit everyone, even senior citizens. **Good schools make for safer communities** and help to increase the value of real estate. They attract new businesses, which bring income to the community and help keep residential taxes low. They prepare students for good jobs so that these young people can one day support us. **Nearly everyone is a product of a school system that was paid for by a previous generation.**

LOCATION/SITE PLAN

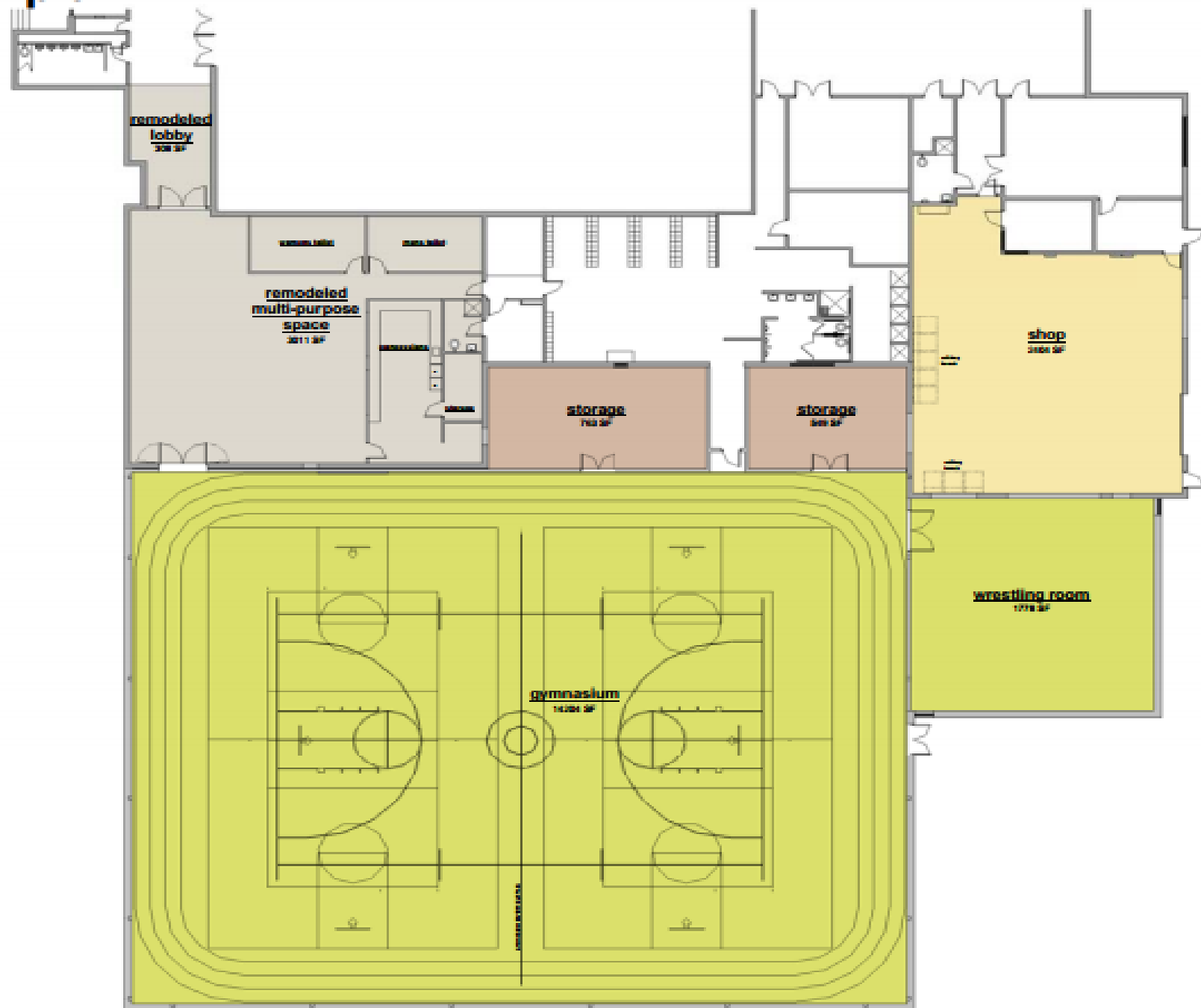
- Purchased land from the County south of the existing building (Approximately $\frac{1}{2}$ acre plus land that the school had an easement with the county)
- By law, the land needed to be purchased first before we could move forward with a public vote
- Added parking south of the school (85 spots/73 existing)
- Access road from the parking lot west to Juniper Avenue



FLOOR PLAN

- *Remodel existing gym lobby (Remove current concession stand)*
- *Remodel current wrestling/all-purpose room and convert to commons area with new concession stand and new men's and women's restrooms*
- *Add storage area in "dead" space*
- *14,204 Sq. ft. gym with 3 lane walking track (1 full main court, 2 full cross courts) 136' x 107' (Existing gym is 102' x 90')*
- *New 42' x 42' wrestling/all-purpose room*
- *Move overhead south door in shop to east side of shop*

proposed floor plan



EXTERIOR IMAGES



ESTIMATED COSTS

- New Construction Cost = \$3,187,020
- Remodel of Existing Cost = \$364,770
- Parking & Access Road Cost = \$78,000
- CM Fees, inflation, contingency (17%) = \$599,380
- Soft costs- Design, owner expenses = \$425,830

Total Estimated Project Cost
\$4,655,000

TAX IMPACT

<http://www.ehlers-inc.com/custom/taxinformation/MurrayCountyCentral>

EHLERS TEAM – PUBLIC FINANCE

Jodie Zesbaugh: (651) 697-8526

Shelby McQuay: (651) 697-8548

PRE-ELECTION ESTIMATES

Murray County Central ISD No. 2169

Analysis of Tax Impact for Potential Bond Issue

May 31, 2017

Bond Issue Amount	\$4,745,000
Estimated Project Cost	\$4,655,000
Number of Years	20
Estimated Tax Capacity Rates:	
Pay 2018 Rate for Existing Debt	0.00%
Pay 2018 Estimated Rate with New Debt	<u>3.04%</u>
Increase in Estimated Rate	3.04%

Type of Property	Estimated Market Value	Estimated Tax Impact Payable 2018*
Residential Homestead	\$50,000	\$9
	60,000	11
	70,000	13
	80,000	15
	90,000	19
	100,000	22
	125,000	30
	150,000	38
	200,000	55
	250,000	72
Commercial/ Industrial	300,000	88
	\$50,000	\$23
	100,000	46
	250,000	129
Agricultural Homestead** (average value per acre of land & buildings)	500,000	281
	\$3,000	\$0.27
	4,000	0.36
	5,000	0.46
	6,000	0.55
	7,000	0.64
	8,000	0.73
Agricultural Non-Homestead** (average value per acre of land & buildings)	9,000	0.82
	\$3,000	\$0.55
	4,000	0.73
	5,000	0.91
	6,000	1.09
	7,000	1.28
	8,000	1.46
	9,000	1.64

BOND REFERENDUM

- *There will be a referendum question to borrow \$4,745,000.*
- *The election date will be Tuesday, August 8th – 12:00 p.m.-8:00p.m.*
- *Polling place will be in the Gymnasium entrance at Central HS*
- *Absentee ballots may be picked up at the District Office starting on June 23rd (46 days prior to election date).*
- *A simple majority is required for the vote to pass*

OTHER RESOURCES

- Referendum Website: <http://mcc2169.weebly.com>

QUESTIONS & ANSWERS

