

## AUHS Facilities Community Task Force

### **Meeting Minutes:**

March 1, 2011

South Campus Library

Attendance: 24

Minutes recorded by Steve Bailey of Donovan Group LLC

- I. Joe Donovan (Donovan Group LLC) opened the meeting by leading a review of the previous meeting's work.
- II. Presentation of financial overview of district and tax impact perspective for future borrowing.
  - a) Steve Kopecky (School District Business Manager) gave a presentation on the district's financial outlook, covering the following points:
    - i. Revenue for 2010-11 is about \$24,720,775.
    - ii. State aids will decrease by an estimated 10% due to the governor's 2011-13 biennial budget.
    - iii. The district's fund balance as of June 2010 is \$5,564,988; the district barrows about \$3,700,000 annually to cover cash flow issues.
    - iv. The general fund balance demonstrates fiscal stability; the district's Moody's rating is Aa1, which is a very good rating (only 11 in state have that rating). This is due to solid reserve levels, large tax base, and a low debt burden.
    - v. The revenue limit for the district depends on: per-pupil cost adjusted annually (governor's budget projects a \$500 decrease per student); three-year rolling average enrollment change; state equalization aid reimbursement; community service tax levy; and referendum approved debt service tax levy
    - vi. The only way to go over the revenue limit is with a referendum.
    - vii. Question: Is there any way for a district to save up money for a facilities improvement project?
      - Any contributions to the capital expansion funds must come from another expenditure area. If a district were to use money from its operating budget to pay for a project, the money would have to come at the expense of another program (Mr. Clark and Mr. Kopecky).
  - b) Mike Clark of Robert W. Baird & Co. (the district's financial advisor) spoke to the group about the district's credit rating:
    - i. The school district's high Moody's credit rating means that it has low interest loans available to it. It also has a great deal of debt capacity to work with.
    - ii. When there is a referendum passed, the money does not come out of the tax base right away. Instead, the money is collected over a number of years (usually 10-20 years).
    - iii. Increasing the district's debt would not impact its credit rating.

III. The group confirmed consensus on the four key areas of need: 1) Learning Spaces; 2) Educational Fine Arts; 3) Traffic, People, and Parking; 4) Field House/Aquatic Center.

a) The task force decided to break up "Field House/Aquatic Center" into two separate items.

b) The five general categories are now:

- i. Learning Spaces
- ii. Educational Fine Arts
- iii. Traffic, People and Parking
- iv. Field House
- v. Aquatic Center

c) The group discussed the timing of the task force's tentative May 4 presentation to the school board. It was decided that time should not be a factor in these discussion, and it is more important to make the right recommendation and not rush the process.

IV. The task force broke up into smaller groups to brainstorm and discuss possible solutions to each of the needs categories. The groups then reported back to the task force about their ideas. The following ideas for each needs category emerged from these discussions:

a) Learning Spaces

- i. Build a separate, free-standing space for the theater/field house to make room for more classroom space
- ii. Reutilize space within the existing buildings
- iii. Explore possibilities of off-campus learning
- iv. Create flexible learning spaces for different uses (group learning, traditional setting, etc.)
- v. Improve infrastructure in make upgrades to technology
- vi. Relocate the district administrative offices to free up space
- vii. Build a separate building for the fine arts center; use existing space for classrooms
- viii. Remodel the current space to make for 21<sup>st</sup> century learning opportunities
- ix. Allow space to utilize purpose-driven, project-based learning
- x. Work more "pod" areas into common spaces

b) Educational Fine Arts

- i. Private dollars might be available from the community to support arts center
- ii. A separate building might mean an increase in traffic and use
- iii. Expand the theater into the current gymnasium
- iv. Make the space flexible for use other than fine arts
- v. Construct a separate building between the two schools; recoup space

- c) Traffic, People, Parking
  - i. Work with the Village of Hartland/Town of Merton to resolve the bypass issue nearby
  - ii. Having a building between the north and south campuses might help provide a place for students to move back and forth; perhaps it is a good place to relocate district administrative offices
  - iii. Conduct a complete overhaul of traffic patterns and parking spaces
  - iv. Create a defined area for pedestrians
  - v. Add defined traffic flow through one-way streets, etc.
  - vi. Build a tunnel or bridge for pedestrians
  
- d) Field House
  - i. Expand the field house to full capacity
  - ii. Build the other half of the field house
  
- e) Aquatic Center
  - i. Build a new pool, with the old pool becoming a practice facility
  - ii. Expand the current pool
  - iii. Reconfigure current area to make for more space
  - iv. Build a new pool and use the old space for something else
  
- f) The group also discussed the possibility of doing nothing with the facilities, which is a viable option to recommend to the school board.

V. The task force discussed the framework of its report to the Board of Education.

- a) The framework document is flexible and makes for a comprehensive presentation to the board. It takes all of the discussion that the task force has had into account.
  - i. Joe Donovan will share an example of a framework with the task force
- b) The target date for completion is May 4, 2011.
- c) The task force reviewed the remaining schedule and the focus for future meetings.
  - i. The next meeting of the FCT will be Tuesday, March 15, 2011 at 7:00 p.m. in the South Campus Library
  - ii. Members are welcome to bring recommendations on what they have already heard, just to get a start and to hear reactions.