



For over six months the Facilities Advisory Committee has analyzed all information and data available to it to be able to make a master growth plan recommendation to the Reed City Area Public Schools Board of Education.

The Committee unanimously recommends that the Board of Education take appropriate steps to place before the voters of the school district a bond levy of 3.7 mills over the current debt levy for the purpose of repairs, upgrades, and new construction. This levy would be an \$88.4 million series of three bonds repaid over thirty years. (\$86.8 million is the estimated amount of bond proceeds for the project. Consultants have assured me by the time the bond application is potentially submitted that with financing costs the amounts will be the same.)

Committee Members and Consultants

- Jamie Eichenberg, Heidie Decker-Thomas, Spencer Mund, Jill Deverage, Clayton Sims, Chuck Holmquist, Roger Steig, Dan Battle, and Mike Sweet
- Matt Wakely and Dennis Panars from the architectural firm [Tower Pinkster](#)
- Mike Kounelis and Mike Kenny from the construction firm [The Skillman Corporation](#)
- RJ Naughton bond consultant from [PEM](#)

Introduction

- **Facilities Input Survey:** [Survey results](#) were utilized by the Committee to prioritize items. Members used their connections to the community and knowledge of the school district to direct the architectural firm in the construction of concept drawings.
- **Purpose of the Bond Levy:** Address infrastructure needs in aging buildings along with renovation, repurposing, and new construction to address performance arts and increased athletic space.

Rationale for the Levy

1. **Addressing Infrastructure Needs:** Aging facilities have the need for repairs, upgrades, and new construction to meet current educational and athletic standards.
2. **Support for Educational Programs:** Funding will support programs that enhance student learning, including art and music spaces, along with technology upgrades.
3. **Safety and Security Enhancements:** Creating safe learning environments through security upgrades, secure entrance vestibules, and parking lot safety.

Financial Overview

- **Cost Breakdown:** GT Norman would have 13.3 million dollars allocated for remodeling, furniture, and technology. The HS/MS would have 73.5 million allocated for remodeling, furniture, technology, and new construction.
- **Impact of the Mill Increase:** The current debt levy is 3.3 mills. An additional 3.7 mills would raise the total to 7 mills. A home with a taxable value of \$100,000 would pay an additional \$370 per year in taxes. Home ownership is 63.4% in Reed City, and the median taxable value of a home is \$101,300. Source: [Reed City, MI | Data USA](#)

Taxable Value	Increase
\$50,000	\$185
\$60,000	\$222
\$70,000	\$259
\$80,000	\$296
\$90,000	\$333
\$100,000	\$370
\$110,00	\$407
\$120,000	\$444
\$130,000	\$481
\$140,000	\$518

Timeline

- The Committee recommends a May of 2025 ballot proposal.
- If successful, bond sales would take place in 2025 (\$9,900,000), 2027 (\$61,700,000), and 2030 (\$16,800,000).
- Planning would occur throughout 2025-2026 with some initial site preparation and building work in 2026-2027 with the bulk of the work beginning after the bond sale in 2027. Construction and renovation would most likely continue to occur until 2032.

Community Benefits

- **Long-Term Value:** The renovation, repurposing, and responsible new construction brings facilities and grounds up to date and prepares the district to provide high quality facilities for education, performance, and athletics. Investing in school facilities will raise property values and attract families to our school district and local economy.

Conclusion

- **Call to Action:** The Advisory Committee unanimously encourages the school board to support the levy as a necessary step towards providing a quality education for all students and ensuring the district's long-term success.

Resources

- [Millage Chart Table 24a](#)—24th and final request of RJ Naughton to prepare a bond table
- [Table 24a with Summary](#)
- [HS/MS Cost](#)
- [GT Norman Cost](#)
- [Area Maps](#) with concept drawings