



MINNEWASKA AREA SCHOOL DISTRICT

OPEN Q&A SESSION

Monday, October 13

4 P.M. & 6 P.M.

Minnewaska High School
Cafeteria

Light meal provided

- 20/40 PRESENTATION/Q & A



Minnewaska Area Schools 2025 Referendum Presentation AGENDA

Building Our Future: Five Key Investments

CRITICAL BUILDING REINVESTMENT

Critical upgrades to HVAC systems and infrastructure to maintain a safe, comfortable learning environment. These include replacing the air handling units, the parking lot, auditorium chairs, pool filtration system and more.

ENHANCED SECURITY

Strengthening building security measures to protect our students from modern safety concerns. Provides secure entrances for visitor management and separating buses from vehicles in the parking lot to eliminate unsafe crossings.

CHILDCARE ADDITION

Expanding current elementary school facilities to add childcare to serve the community's growing needs.

LEARNING SPACE IMPROVEMENTS

Transforming learning spaces to support personalized education for the next 25 years. Identified needs include modernizing the career and technical education, and updating the media center to improve student engagement.

SHARED COMMUNITY SPACES

Identified needs include adding additional space to increase access to better serve students, athletes and the community. This includes community use of the pool, tennis courts, athletic fields, cross-country ski and environmental learning center. An expansion of current building to include community spaces for walking, pickleball, batting cages and more.



BOND REFERENDUM

Investing in Our Future

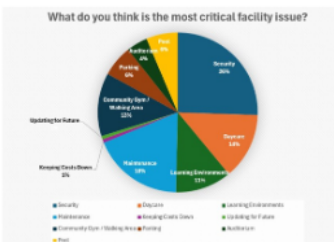
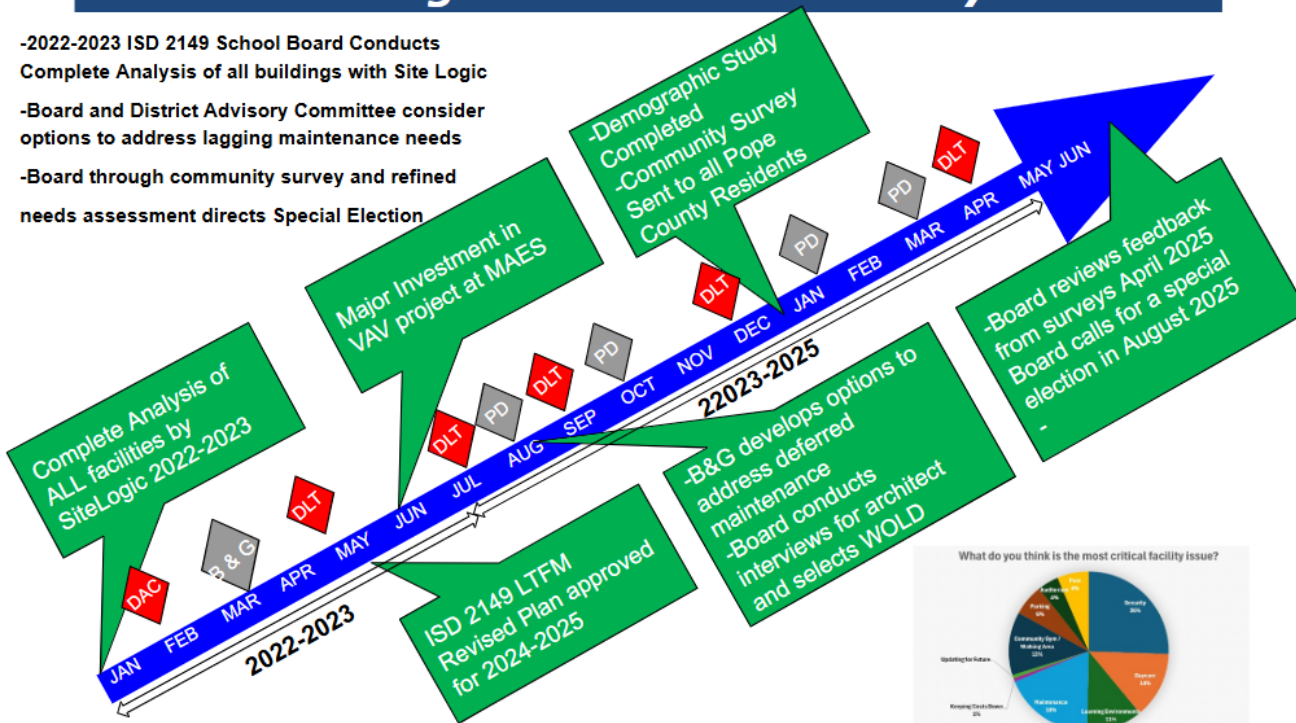


LONG RANGE FACILITY PLANNING OVERVIEW

REVIEW PAST STEPS

Referendum Roadmap Summary *how did we get here over the last 3 years...*

- 2022-2023 ISD 2149 School Board Conducts Complete Analysis of all buildings with Site Logic
- Board and District Advisory Committee consider options to address lagging maintenance needs
- Board through community survey and refined needs assessment directs Special Election



PHYSICAL NEEDS

Comprehensive Asset Assessment

- System report cards, predicted remaining life
- Replacement / upgrade cost estimates
- Advanced prioritization

Indoor Environment Assessment

- Indoor air quality, light, sound, temperature, humidity assessments

Facility Optimization

- Identification of utility and operational cost savings opportunities



16 CATEGORIES OF FACILITY ASSESSMENT

Accessibility	Pathogen Mitigation	Life Safety Systems	Security Systems
Exterior Envelope	Grounds	Hazardous Materials	Interior Finishes
Mechanical Systems	Electrical Systems	Plumbing Systems	Controls and Energy Management
Capital Equipment	Technology Systems	Utility Service Improvements	Programming & Space Utilization

COMMON THEMES



YOUR COMMUNITY AGREES THESE ARE NEEDS!



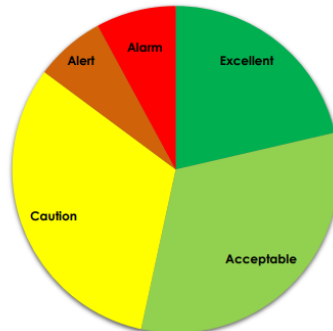
PRIORITIZING NEEDS

SUMMARY

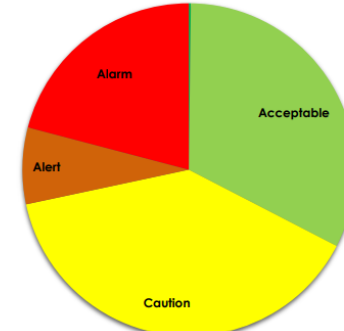
- The school board is proactively analyzing data to make prudent choices
- The buildings have been well maintained
- Priority maintenance will need to be addressed
- The school board also wants input from the community in order to make choices that are:
 - Good for students
 - Fiscally responsible and
 - Technically correct

“AT A GLANCE” SUMMARY

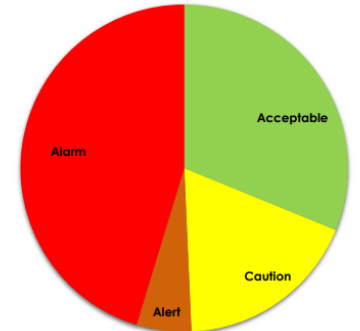
Middle / High School



Elementary School



W.I.N Academy



DEFERRED MAINTENANCE PRIORITIZED NEEDS

School Name	Long-Range Priority	Low Priority	Moderate Priority	High Priority	Immediate Priority	Total
	Priority					
	0 to 1	1.1 to 2	2.1 to 3	3.1 to 4	4.1 to 5	
Minnewaska Area Middle/High School	\$ -	\$ -	\$ 3,996,400	\$ 3,404,500	\$ 1,586,400	\$ 8,987,300
Elementary School	\$ -	\$ -	\$ 1,016,650	\$ 4,110,850	\$ 635,500	\$ 5,763,000
Project Totals	\$ -	\$ -	\$ 5,013,050	\$ 7,515,350	\$ 2,221,900	\$ 14,750,300

"Due or Overdue" **\$9,737,250**

School Name	Long-Range Priority	Low Priority	Moderate Priority	High Priority	Immediate Priority	Total
	Priority					
	0 to 1	1.1 to 2	2.1 to 3	3.1 to 4	4.1 to 5	
W.I.N. Academy	\$ -	\$ -	\$ 1,378,550	\$ 8,365,750	\$ 3,297,350	\$ 13,041,650
Project Totals	\$ -	\$ -	\$ 1,378,550	\$ 8,365,750	\$ 3,297,350	\$ 13,041,650

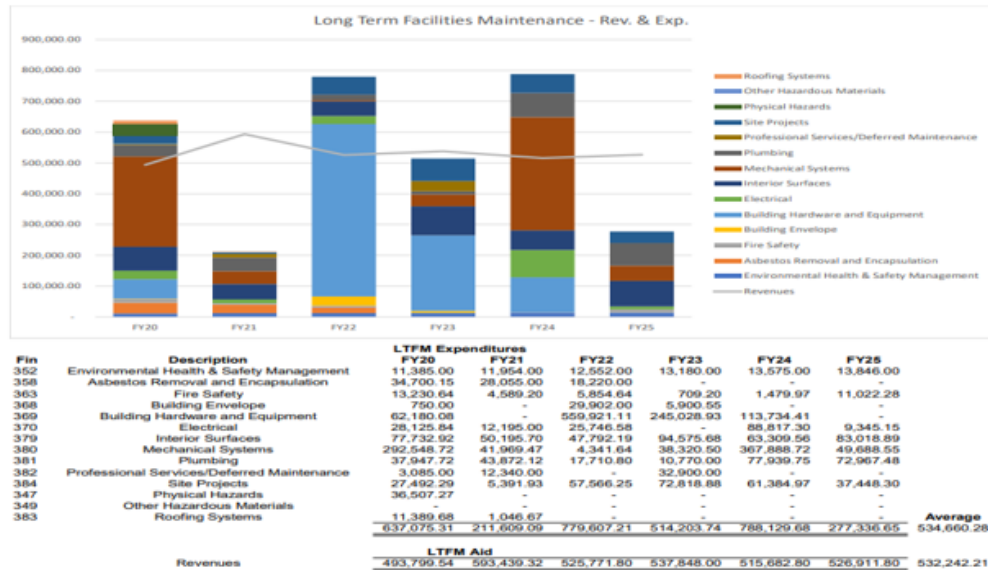
"Due or Overdue" **\$11,663,100**

Why LTFM Funding Falls Short — and Why It Matters

Understanding Long-Term Facilities Maintenance (LTFM)

Under Minnesota Statutes §123B.595, every school district receives a dedicated allocation called Long-Term Facilities Maintenance (LTFM) revenue. This funding is restricted for capital maintenance—such as roofs, boilers, HVAC systems, and safety upgrades—and cannot be used for instruction or operations. For Minnewaska Area Schools, the annual allocation is approximately, **\$532,000**, which must cover all district buildings and multiple maintenance categories.

FY20-FY25 LTFM Revenues & Expenditures at MAS



Long Range Facility Maintenance Planning at MAS

- Priority 1 – (Now to 1 year)**
- 1) Building Automation by Automated Technologies \$48,000
 - 2) 1991 AHU #17 and the 12.5-ton condensing unit; serving HS Offices \$48,000
- Priority 2 – (1-3 years)**
- 1) 2008 VFDs, (1) Chiller pump and (13) AHUs \$3,200 each (14) \$480,000
 - 2) 2008 Chiller 325-350 ton chiller \$28,000
 - 3) 1991 AHU #14 and 3-ton condensing unit \$31,000 (5)
 - 4) 1991 AHU #8, #32, #34, #35, #3 5-ton condensing units \$36,000-\$40,000 (4)
 - 5) 1991 AHU #7, #9, #30, #33 and 5-7.5-ton condensing units \$52,000
 - 6) 1991 AHU #10 and 15-ton condensing unit
- Priority 3 – (3-6 years)**
- 1) 1991 AHUs #37- #48 (heat only units) 1,600 CFM- 7,500 CFM \$22,000-\$34,000 (12)
- Priority 4 – (6-8 years)**
- 1) 1991 AHU # 31. Replace AHU only, associated DX 20-ton Cond. \$40,000
 - 2) 1991 AHU #22. Replace AHU only, 20 ton chilled water coil added in 2008 \$53,000
 - 3) 1991 AHU #24. Replace AHU only, 15 ton chilled water coil added in 2008 \$42,000
 - 4) 1991 AHU #25. Replace AHU only, 06 ton chilled water coil added in 2008 \$24,000

Summary	
Ellingson Report: MS.HS	\$1,534,800
Ellingson Report: ES	\$189,400
Contingency / Escalation (15%)	\$258,630
Owner Costs (20%)	\$396,566
Total	\$2,379,396

Minnewaska Area Elementary School 409 4th St. SE, Glenwood, MN 56334

- Priority 1 – (Now to 1 year)**
- 1) Building Automation by Automated Technologies
 - 2) 1988 AHU-MAU (heat only w/ fresh air) in the Gymnasium \$74,400
- Priority 2 – (1-3 years)**
- 1) Cooling system: 3-ton condensing unit \$9,400
- Priority 3 – (3-6 years)**
- 1) Old Elementary back up boiler.
 - a. Removal and replacement w/ 1.25 million BTU boiler \$106,000

Other Identified Maintenance Items:

Elementary School	UNIT COST	AREA	CONSTRUCTION COST	OWNER COSTS / ESCALATION (35%)	TOTAL	Priority
Sprinkler System	\$ 5.00	65,585 SF	\$ 347,925.00	\$ 121,773.75	\$ 469,698.75	2
Parking Lot	\$ 50.00	4900 SY	\$ 295,000.00	\$ 103,250.00	\$ 398,250.00	3
Temperature Controls	\$ 10.00	65,585 SF	\$ 655,850.00	\$ 229,547.50	\$ 885,397.50	1
Fire Alarm	\$ 2.00	65,585 SF	\$ 131,170.00	\$ 45,909.50	\$ 177,079.50	2
TOTAL					\$ 1,930,425.75	

Middle School / High School						
Parking Lot	\$ 50.00	50000 SY	\$ 2,600,000.00	\$ 910,000.00	\$ 3,510,000.00	3
Pool Equipment	\$ 1,500,000.00	1 AL	\$ 1,500,000.00	\$ 525,000.00	\$ 2,025,000.00	3
Temperature Controls	\$ 10.00	221,000 SF	\$ 2,210,000.00	\$ 773,500.00	\$ 2,983,500.00	1
Fire Alarm	\$ 2.00	221,000 SF	\$ 442,000.00	\$ 154,700.00	\$ 596,700.00	2
TOTAL					\$ 9,115,200.00	

Starbuck						
Roof Replacement	\$ 70.00	64936 SF	\$ 4,545,520.00	\$ 1,590,932.00	\$ 6,136,452.00	2
TOTAL					\$ 6,136,452.00	

Takeaway: Over \$6million maintenance needs have been identified, \$4.5 million is being allocated on this proposed referendum to get another 25 years of use in our current facilities.

Why LTFM Can't Keep Up

The challenge is simple: costs are rising far faster than state allocations. Over the past several years, Minnewaska has spent between \$211,000 and \$788,000 annually on maintenance. Major HVAC replacements—many dating back to 1991–2008—cost hundreds of thousands each, and inflation in mechanical systems often exceeds 5–8% annually.

For example, replacing one aging chiller costs approximately **\$480,000**—nearly a full year of LTFM funding. Replacing the district's priority HVAC systems exceeds **\$1 million** in estimated cost.

- Chiller**
Designed to cool water to a suitable temperature for comfort cooling, water is cooled using refrigeration compressors. Water is then circulated through air handling units.
- Boilers**
Designed to heat water to a suitable temperature for comfort heating. Water is then circulated through air handling units, baseboard radiators, and/or VAV boxes.
- Air Handling Units**
Designed to deliver fresh air (outside air dampers) and heat/cool air (chilled and hot water coils, or refrigeration coils) to the space.
- Variable Speed Drives (VFD)**
Designed to slow and speed up motors that circulate air (AHUs) and water (Chiller and Boiler Pumps).
- Condensing Units**
Designed to cool and dehumidify the air with a refrigeration piping circuit that connects the outdoor condensing unit with the indoor refrigeration coil that is in the air handling units.
- Exhaust Fans**
Designed to exhaust air from a building. Common applications include restrooms, locker rooms, breakrooms, kitchens, woodwelding shops, and classrooms.
- Make-Up Air Unit**
Designed to deliver 100% outside air ventilation to the space. Northern climates will temper the air entering the unit to prevent freezing in the designated space.
- Building Automation Controls**
- Designed to start/stop, modulate, and monitor
 - Schedules the HVAC equipment, pumps, and boilers
 - Controls heating and cooling valves that open and close to chilled and hot water coils.
 - Opens and closes fresh air dampers.
 - Monitors and controls space setpoints.
 - Trends and alerts staff of current faults and issues.
- Cooling Capacity-Teinage**
An average home requires 2-3 tons of cooling to maintain a 72°F space temperature.

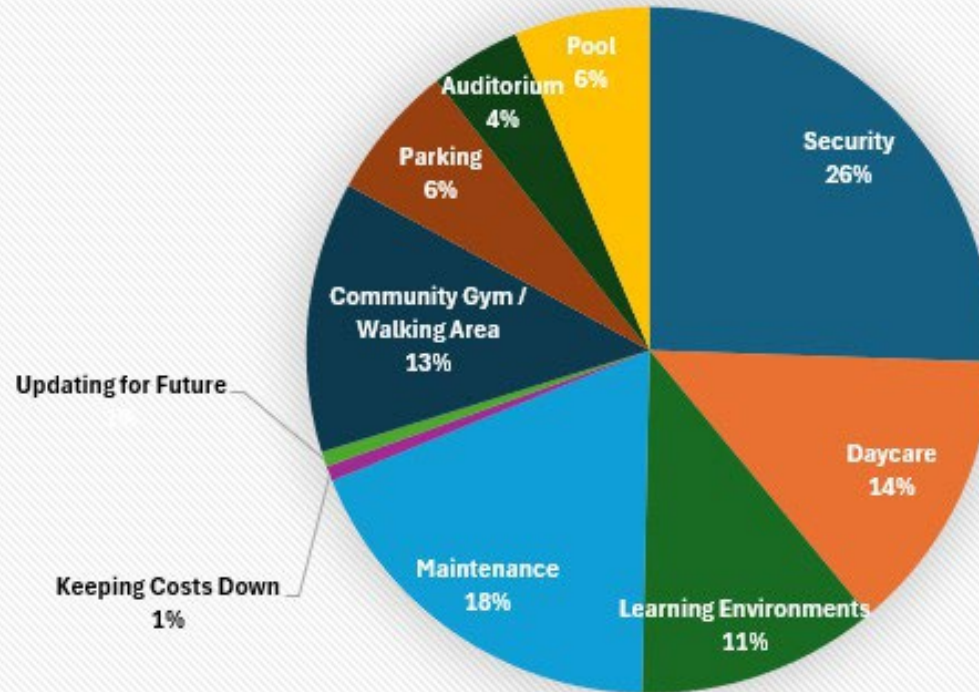


LONG RANGE FACILITY PLANNING ENROLLMENT

LISTENING SESSIONS

- Glenwood
- Starbuck
- High School

What do you think is the most critical facility issue?





COMMON THEMES

SECURITY

DAYCARE

COMMUNITY
GYM

MAINTENANCE

LEARNING
ENVIRONMENTS

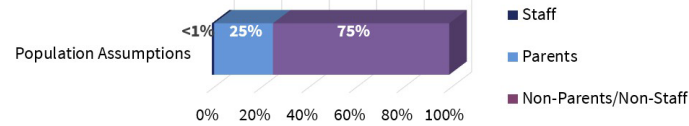
YOUR COMMUNITY AGREES THESE ARE NEEDS!



LONG RANGE FACILITY PLANNING ENROLLMENT

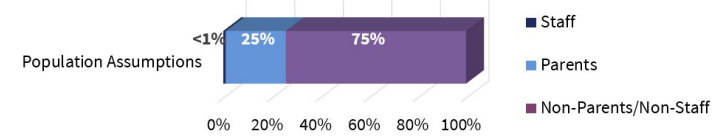
COMMUNITY
SURVEY

Additional Analysis: Would the \$25 million bond referendum to pay for the base plan be supported?



Weighted support for *Definitely yes* and *Probably yes*:
 $0.25 (72\%) + 0.75 (54\%) = \mathbf{58.5\%}$

Additional Analysis: Funding Support



Weighted support for *Definitely yes* and *Probably yes*:

\$45M: $0.25 (42\%) + 0.75 (22\%) = \mathbf{27.0\%}$

\$35M: $0.25 (61\%) + 0.75 (40\%) = \mathbf{45.3\%}$

\$25M: $0.25 (74\%) + 0.75 (56\%) = \mathbf{60.5\%}$

Additional Project Priorities

Priority score is calculated based on High = 3, Medium = 2, Low = 1

Childcare (Estimated cost: \$7.5M without grant)	<div style="display: flex; justify-content: space-between;"> <div style="width: 33%; background-color: #28a745; height: 10px; margin-bottom: 2px;"></div> <div style="width: 33%; background-color: #ffc107; height: 10px; margin-bottom: 2px;"></div> <div style="width: 33%; background-color: #ffc107; height: 10px;"></div> </div> <div style="display: flex; justify-content: space-between; font-size: 8px;"> 44% 26% 30% </div>	Priority Score = 2.13
Pool (Estimated cost: \$1.0M)	<div style="display: flex; justify-content: space-between;"> <div style="width: 33%; background-color: #28a745; height: 10px; margin-bottom: 2px;"></div> <div style="width: 33%; background-color: #ffc107; height: 10px; margin-bottom: 2px;"></div> <div style="width: 33%; background-color: #ffc107; height: 10px;"></div> </div> <div style="display: flex; justify-content: space-between; font-size: 8px;"> 34% 32% 34% </div>	Priority Score = 2.00
Community and School Recreation Spaces (Estimated cost: \$13.8M)	<div style="display: flex; justify-content: space-between;"> <div style="width: 33%; background-color: #28a745; height: 10px; margin-bottom: 2px;"></div> <div style="width: 33%; background-color: #ffc107; height: 10px; margin-bottom: 2px;"></div> <div style="width: 33%; background-color: #ffc107; height: 10px;"></div> </div> <div style="display: flex; justify-content: space-between; font-size: 8px;"> 31% 27% 42% </div>	Priority Score = 1.90
Add elementary programming to Starbuck (Estimated cost: \$2.0M)	<div style="display: flex; justify-content: space-between;"> <div style="width: 33%; background-color: #28a745; height: 10px; margin-bottom: 2px;"></div> <div style="width: 33%; background-color: #ffc107; height: 10px; margin-bottom: 2px;"></div> <div style="width: 33%; background-color: #ffc107; height: 10px;"></div> </div> <div style="display: flex; justify-content: space-between; font-size: 8px;"> 22% 29% 49% </div>	Priority Score = 1.73
Environmental Learning Center (Estimated cost: \$5.5M)	<div style="display: flex; justify-content: space-between;"> <div style="width: 33%; background-color: #28a745; height: 10px; margin-bottom: 2px;"></div> <div style="width: 33%; background-color: #ffc107; height: 10px; margin-bottom: 2px;"></div> <div style="width: 33%; background-color: #ffc107; height: 10px;"></div> </div> <div style="display: flex; justify-content: space-between; font-size: 8px;"> 19% 27% 54% </div>	Priority Score = 1.66

■ High
 ■ Medium
 ■ Low



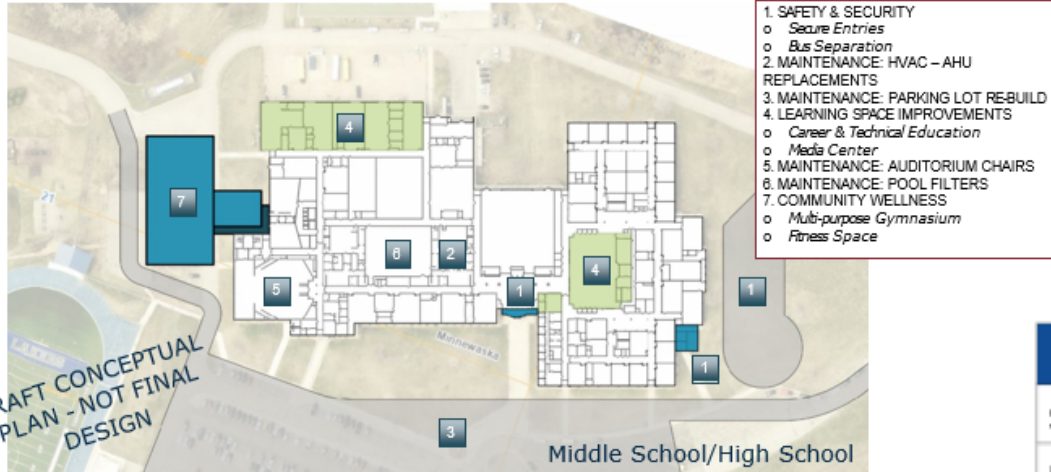


HOW TO SOLVE THE NEEDS?



Plan Details

LONG RANGE FACILITY PLANNING DATA REPORT



Safety and Security (\$2.1M)

Identified needs include providing secure entrances for visitor management and separating buses from vehicles in the parking lot to eliminate unsafe crossings.

Maintenance (\$4.6M)

Identified needs include upgrading aged air handling units, replacing the failing parking lot, and replacing the auditorium chairs and pool filtration system.

Career Technical Education (\$4.6M)

Identified needs include modernizing the career and technical education wing to accommodate new programming and updating the media center to improve student engagement. Both learning spaces are nearly 35 years old.

Community Wellness (\$9M)

Identified needs include adding some additional gymnasium space to increase access for youth sports and the community. Additionally, constructing a new fitness room to better serve the students, athletes, and community.

Safety and Security (\$1.5)

Identified needs include providing secure entrances for visitor management and separating buses from vehicles in the parking lot to eliminate unsafe crossings.

Childcare (\$3.2M)

Identified needs include adding childcare programming to the elementary school.

Middle School/High School	
Safety and Security Upgrades	\$2.1M
Maintenance Projects	\$4.6M
Learning Space Improvements	\$4.6M
Community Wellness	\$9M
Elementary School	
Safety and Security Upgrades	\$1.5M
Childcare	\$3.2M
Total	\$25M

Each budget contains the costs for the construction as well as other project costs such as permitting, fees and a contingency. In addition, included is a budget for construction inflation.





327-ton chiller, serving (2) gymnasiums, classrooms, and corridors. System age 17 years. Life expectancy 15-20 years. Currently, it has refrigeration leaks, failed components, and is operating at a fraction of the designed capacity. Needs service, repair, or replacement.



LONG RANGE FACILITY PLANNING PHYSICAL CONDITIONS

Minnewaska Area Middle School and High School
25122 State Highway 28, Glenwood, MN 56334

Priority 1 – (Now to 1 year)

- 1) Building Automation by Automated Technologies
- 2) 1991 AHU #17 and the 12.5-ton condensing unit; serving HS Offices \$48,000

Priority 2 – (1-3 years)

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Priority 3 – (3-6 years)

- 1) Old Elementary back up boiler. \$106,000
 - a. Removal and replacement w/ 1.25 million BTU boiler

Air handling units serving multiple areas. System age 34 years. Life expectancy 25-30 years.



Condensing units serving the G-Wing district and activities offices, and band and choir. Condensing units age 34 years. Life expectancy 15-20 years.





LONG RANGE FACILITY PLANNING

SAFETY & SECURITY

ENTRIES

- Office adjacent to the front door / direct visual (exterior windows) to entry sidewalk
- Secure vestibule with inner door set electronically locked
- Ability to create secure vestibule with current office location?
- Portable Classrooms (No Secure Travel Path)
- Airphone system (camera and phone with office controlled door in the vestibule) if office
- Airphone system in combination with secure vestibule with direct controlled door to "Duress button" at reception desk to call 911 or police liaison
- Laminated glass in entry vestibule and/or adjacent windows
- Computerized sign in equipment
- Laminated transaction window to separate staff from visitor
- "Sallyport" system within the main office reception including laminated / "bullet resistant"
- Visitor / "Welcome" Desk staffed at Entry
- Security Guard: armed or unarmed
- Metal detector screening

BUILDING PERIMETER

- Card readers to playground, loading dock and other high use doors
- Intercoms and camera at loading docks
- Video surveillance system
- Door monitoring / management system (door contacts)
- Opening monitoring / management system (windows, hatches, skylights, etc.)
- Laminated glass at all exterior windows on ground level.
- Fixed (inoperable) exterior windows on ground level
- Vehicle impact deterrence: Berms, bollards to protect building / front door
- Control floor access / courtyard access (door/hatch contacts, card readers)

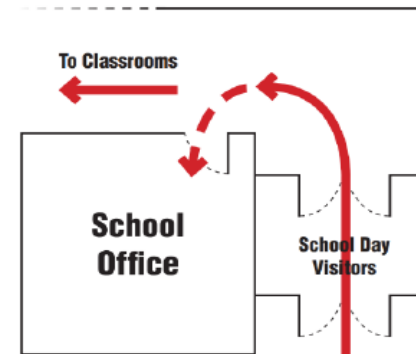
Middle School / High School
Elementary School
WIN Academy

Red	Red	Red
Red	Red	Red
Yellow	Yellow	Yellow
N/A	N/A	N/A
Green	Green	Green
Red	Red	Red
Red	Red	Red
Red	Red	Red
Green	Green	Green
Red	Red	Red
Red	Red	Red
Yellow	Yellow	Yellow
N/A	N/A	N/A
N/A	N/A	N/A

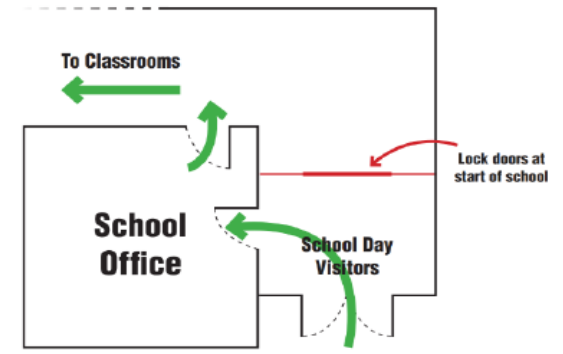
Green	Green	Green
Green	Green	Green
Green	Green	Green
Red	Red	Red
Red	Red	Red
N/A	N/A	N/A
Green	Green	Green
Red	Red	Red
Green	Green	Green
Green	Green	Yellow

Key Takeaway:

- Building entries should be upgraded to meet best standard practices



Visitor Check-In: Before



Visitor Check-In: After



LONG RANGE FACILITY PLANNING

SAFETY & SECURITY

SITE / SECURE PERIMETER

- Site lighting at building and parking areas
- Site lighting at play areas and ballfields
- Video surveillance system at building exteriors and parking
- Video surveillance system at play areas and ballfields
- Designated visitor parking to allow for better monitoring
- Limit vehicular travel around site (gates, etc. for fire lanes) (% Accessible Noted)
- Strategic landscaping decisions / support supervision
- Perimeter fence/gate
- Guard house at site entrance

INTERIOR CIRCULATION

- Zone manual lockdown (wings of a building)
- Motion detection
- Interior cardreaders connected to security system (data rooms, computer labs, etc.)
- HVAC zoning for shut-off/isolation
- "Lock down" button at office to disable card readers
- Lock down button at office to release door hold opens

CLASSROOM SECURITY

- Building has a master key system and is well controlled
- Hardware Function: Classroom lock (inside key or thumb-turn operated)
- Blinds at all interior / exterior windows
- Wire glass at all interior windows / sidelights
- Laminated glass at all interior windows / sidelights
- Laminated "bullet resistant" glass at selected areas
- Area of refuge: Harden one classroom per cluster or similar space!

Middle School / High School
Elementary School
WIN Academy

N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A

N/A	N/A	N/A

N/A	N/A	N/A
N/A	N/A	N/A
N/A	N/A	N/A

Key Takeaway:

- Interior security could be improved with zone lockdowns of buildings and classroom locking.



LOCKS FROM INSIDE WITH A KEY

Use a metal key on either the inside or the outside to lock the outside lever ONLY.

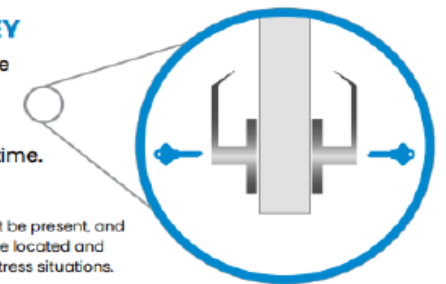
The inside lever remains unlocked at all times, allowing occupants to exit at any time.

Benefits:

- The door is able to be locked from the inside during a lockdown.
- Key control keeps unauthorized people from locking the door.

Considerations:

- Metal key must be present, and may need to be located and used in high-stress situations.
- Some local jurisdictions may not allow this function. Check your local codes.

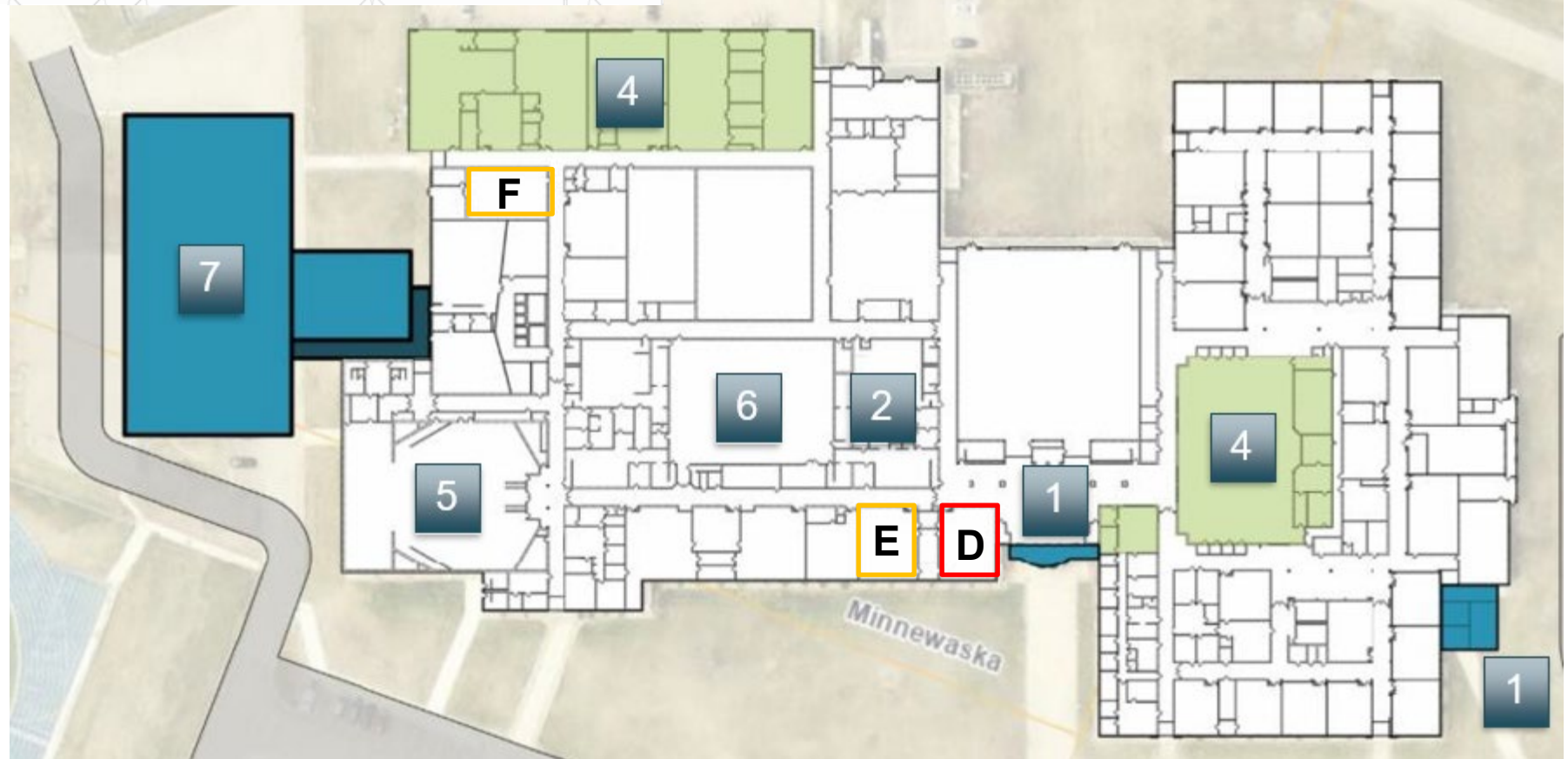
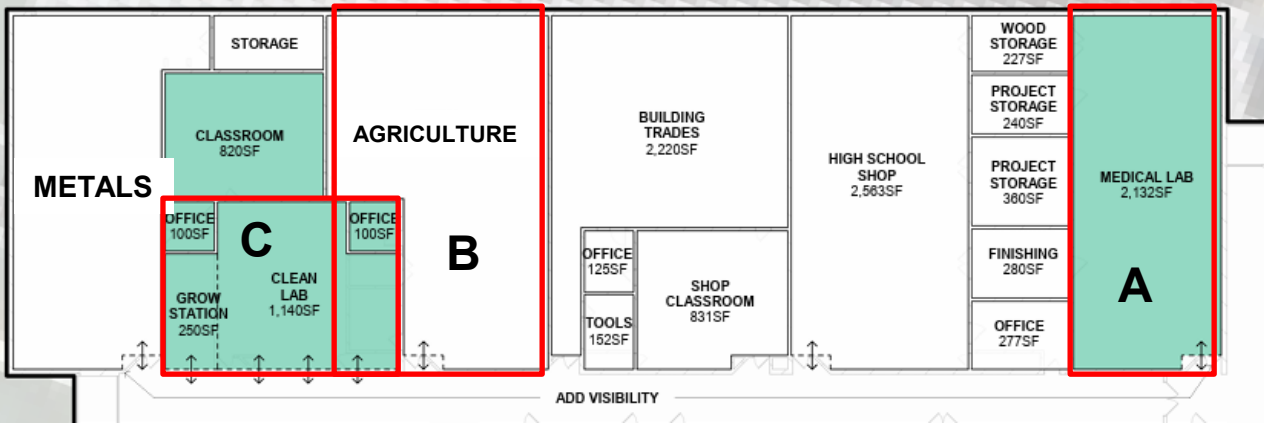




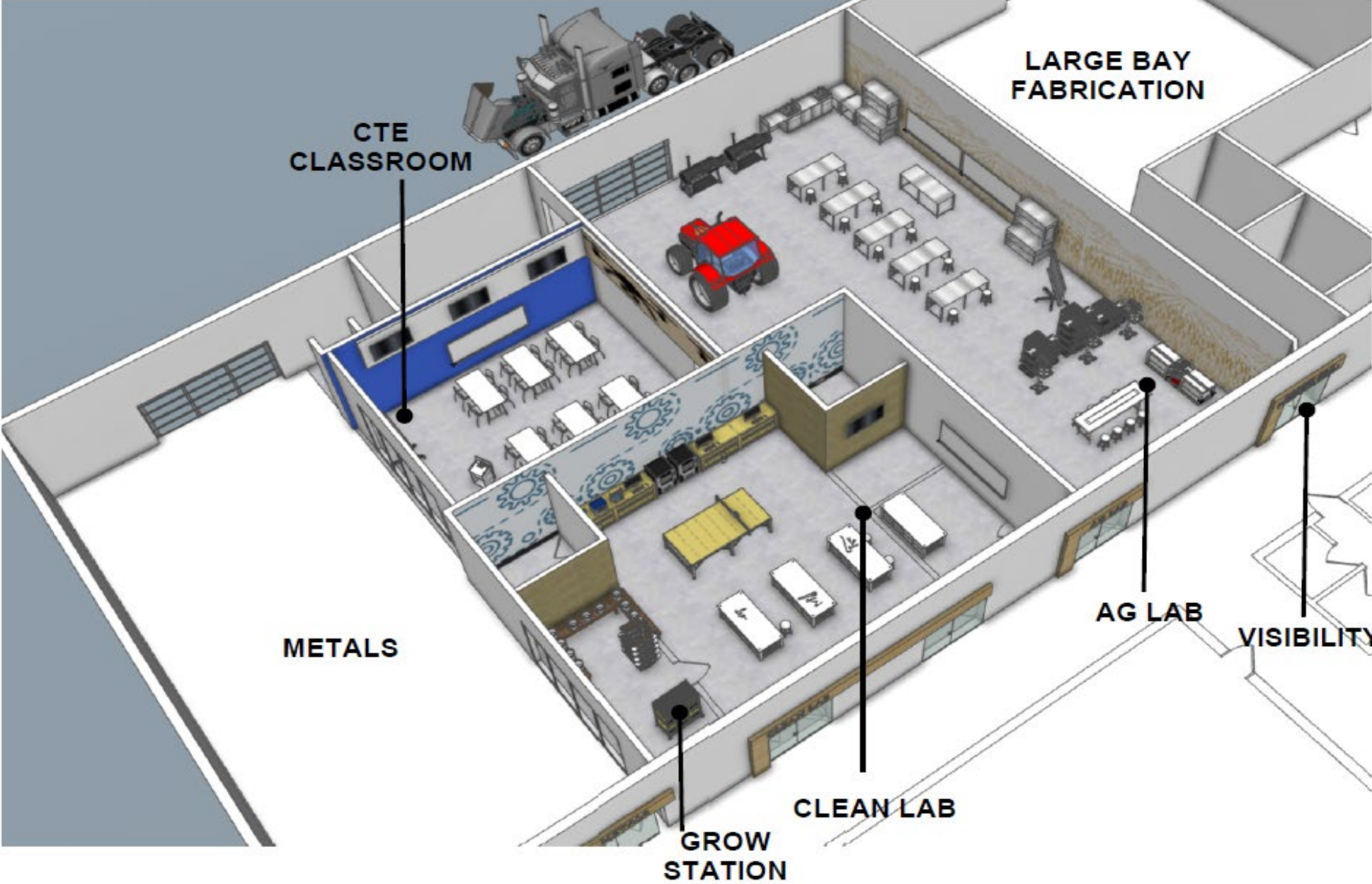
LONG RANGE FACILITY PLANNING CURRICULUM INITIATIVES / DELIVERY



CTE REMODEL



- A. Weight Room converted into Glacial Ridge Health Careers Lab
- B. CAN/PAES Lab converted into Ag Classroom
- C. Ag Classroom into Clean Lab/Grow Lab
- D. Old FACs room converted into a coffee shop/new concessions
- E. Re-invest in the FACs Lab
- F. Re-invest in the Business Lab





AG LAB



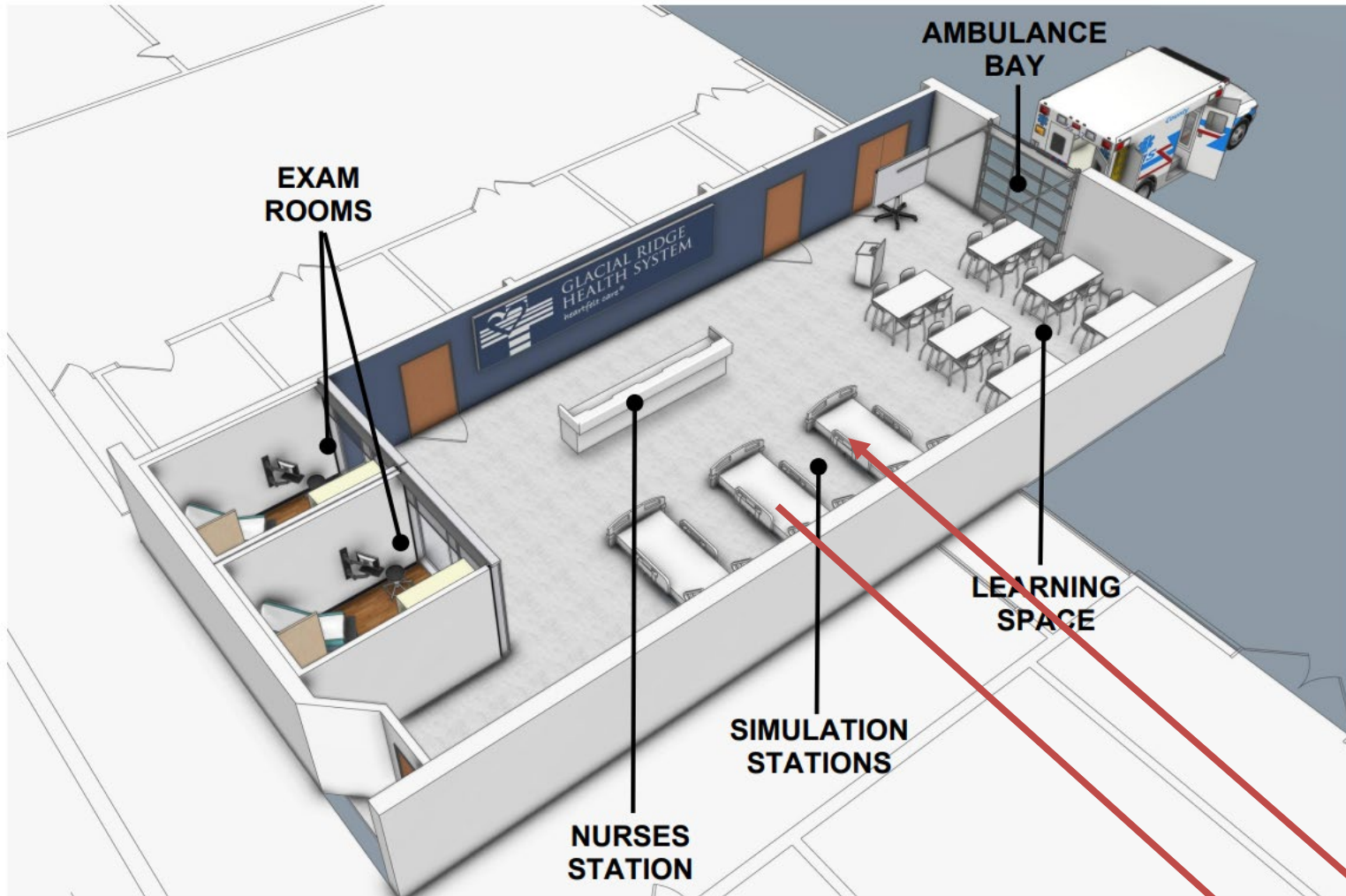
Commercial Drivers License Virtual Lab



Precision
Manufacturing
Lab



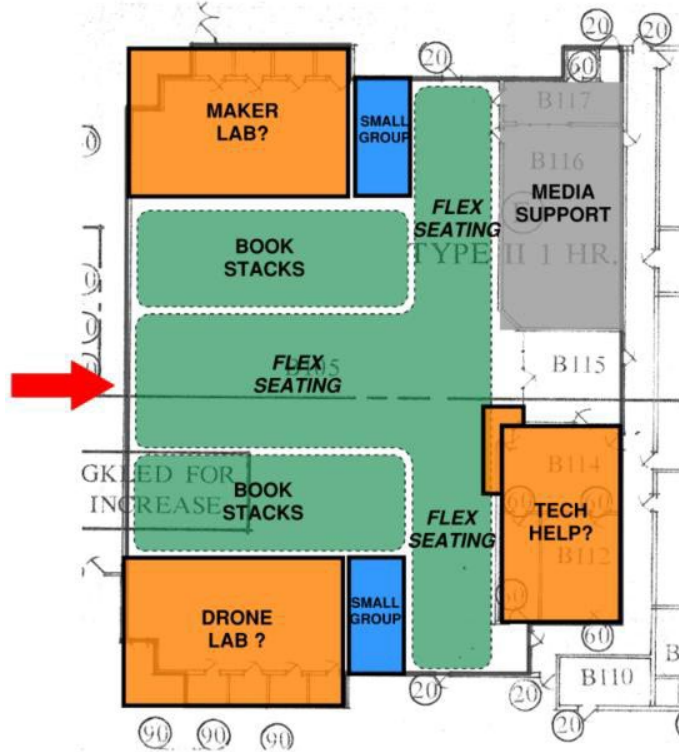
CLEAN LAB



New Health Careers Lab

Minnewaska graduates roughly 15 certified CNAs each academic year, currently 20 of the 31 CNAs at Glacial Ridge Hospital are Minnewaska graduates.

DRAFT FIT DIAGRAM



What does this mean for you?

- Finishes, Furniture & Technology
- Small Group Spaces
- Maker Space?





Pope County Little Laker Child Care Center Proposal



The Project



Lakes Area Enrichment Center is partnering with Minnewaska Area Schools to create a licensed childcare center in Glenwood, MN to provide care for at least 100 kids!



When a **family** cannot find child care, they are forced to make difficult choices about where they live, where they work, and when they conceive.



When a **business** looks to attract a workforce, quality child care and education are essential to employee recruitment.



When a **community** aspires to grow, child care is essential. A lack of it directly impacts housing and jobs.

The new center will:

- **Accommodate care for**
 - 24 infants – 6 weeks to 16 months
 - 42 toddlers – 16 to 33 months
 - 60 preschoolers – 33 months to Kindergarten
- **Include 8 classrooms, a larger motor spaced, a commercial kitchen, office and staff support spaces, a small conference room, restrooms, nursing rooms, laundry and storage rooms, and outdoor playgrounds.**
- **Feature safety, security, and technology improvements, and improved parking for efficient drop-off and pick-up, meet all indoor and outdoor space requirements per MDHS.**

BUILDING SITE

Location: 409 4th St SE, Glenwood, MN 56334
 240' by 180' West of the existing Early Childhood center
 To include: Childcare Center, Parking lot, Sidewalks, Playground

DESIRES OF THE PROJECT

The new center will:

- Accommodate care for
 - 24 infants – 6 weeks to 16 months
 - 42 toddlers – 16 to 33 months
 - 60 preschoolers – 33 months to Kindergarten
- Include 8 classrooms, a larger motor spaced, a commercial kitchen, office and staff support spaces, a small conference room, restrooms, nursing rooms, laundry and storage rooms, and outdoor playgrounds.
- Feature safety, security, and technology improvements, and improved parking for efficient drop-off and pick-up, meet all indoor and outdoor space requirements per MDHS.

Minnewaska School district #2149



Pope County Little Laker Childcare Business Plan

Overall Goal: to build a 6-week old to 5-year old childcare program in Pope County (Glenwood) licensed for roughly 100 children with initial construction costs of \$3.5-\$4 million facility and have enough revenue to cover start-up costs of roughly \$750,000.

Fund source	Amount	Utilization	Misc
USDA grant	\$1,875,000	Construction	This is a reimbursement model grant
Private Businesses	\$1,000,000	Construction and Operational Costs	This money is secured through donations and local financial institution
ISD 2149	\$1,000,000	Construction and Operational Costs	MAS matches the initial costs for construction and operation
Pope County	\$1,000,000	Construction and Operational Costs	Pope County makes a one-time investment for construction and start up costs
Summary	\$4,875,000 Revenue	\$4,000,000 expenditures	This provides \$875,000 for overages and expenditures to get childcare center operational for at least 10-years

Roughly a 60'x142'=8,520 SQ FT
 licensed for 115 6-weeks to 5 years old, with 100+ 4 and 5 year old's in MAES for preschool

Facility Base Plan

Elementary School

- Remodel the office to create a secure entrance to better monitor and control visitor access.
- Remodel and expand the media center to improve student access to resources and technology.

The project would also:

- Replace failing HVAC systems.
- Upgrade door lock systems to improve security.



6-rooms
A-24kids
B-26 kids
C-16 kids
D-17 kids
E-16 kids
F-16 kids
115 Kids total

- *kitchen
- *laundry
- *mothers room
- *conf room
- *staff supply room
- *large motor room
- *10 bathrooms

RECOMMENDATION

Based on the numbers shown, staffing is a childcare centers largest expense and has the ability to make or break your program due to how the schedules are managed. These numbers only provide staff to child tuition scope. No other expenses are withdrawn from the overall profit or loss numbers. A benefit of Little Lakers Childcare Center is no rent and no taxes. All other operating costs are minimal.



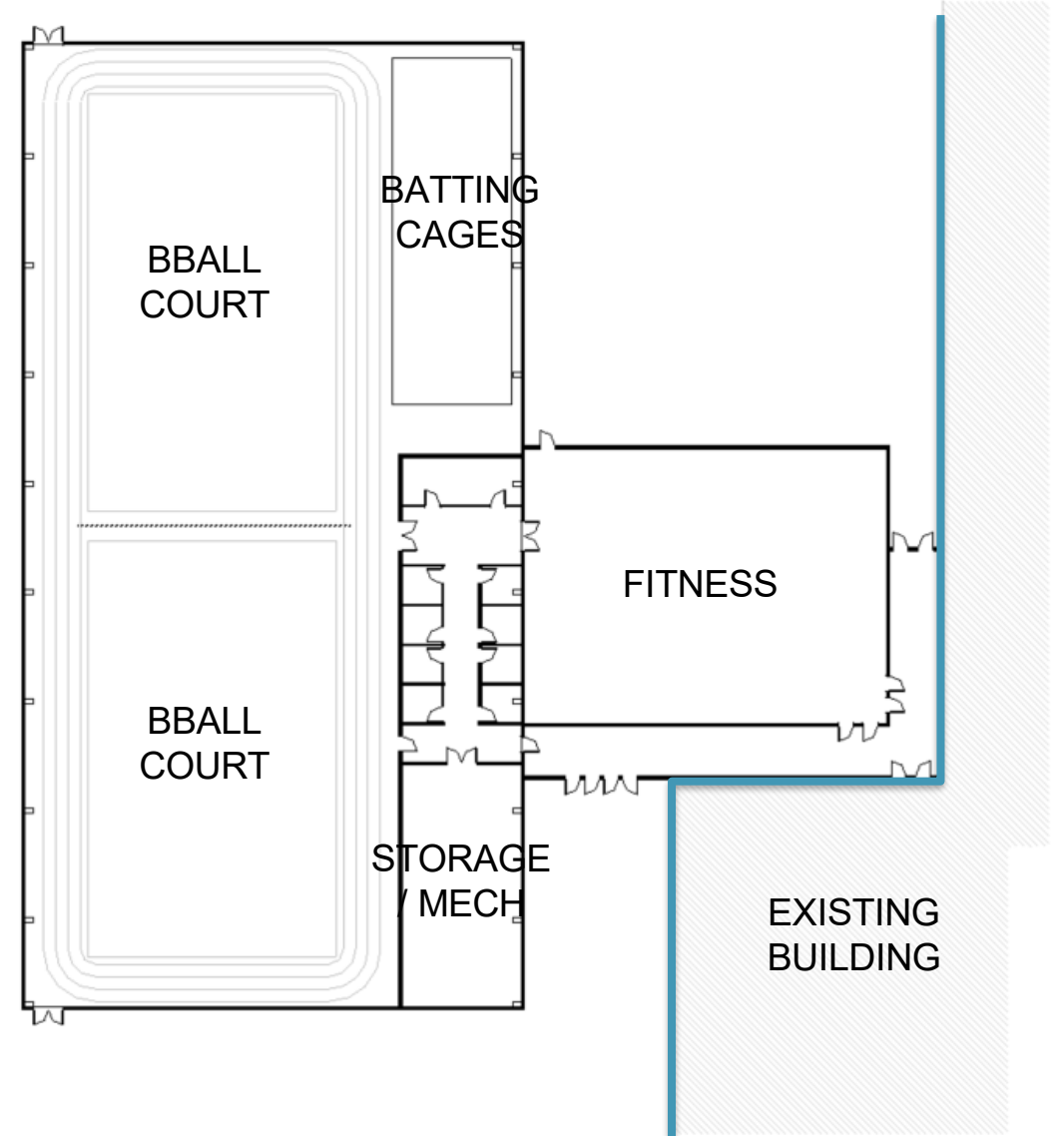
LONG RANGE FACILITY PLANNING

DATA REPORT



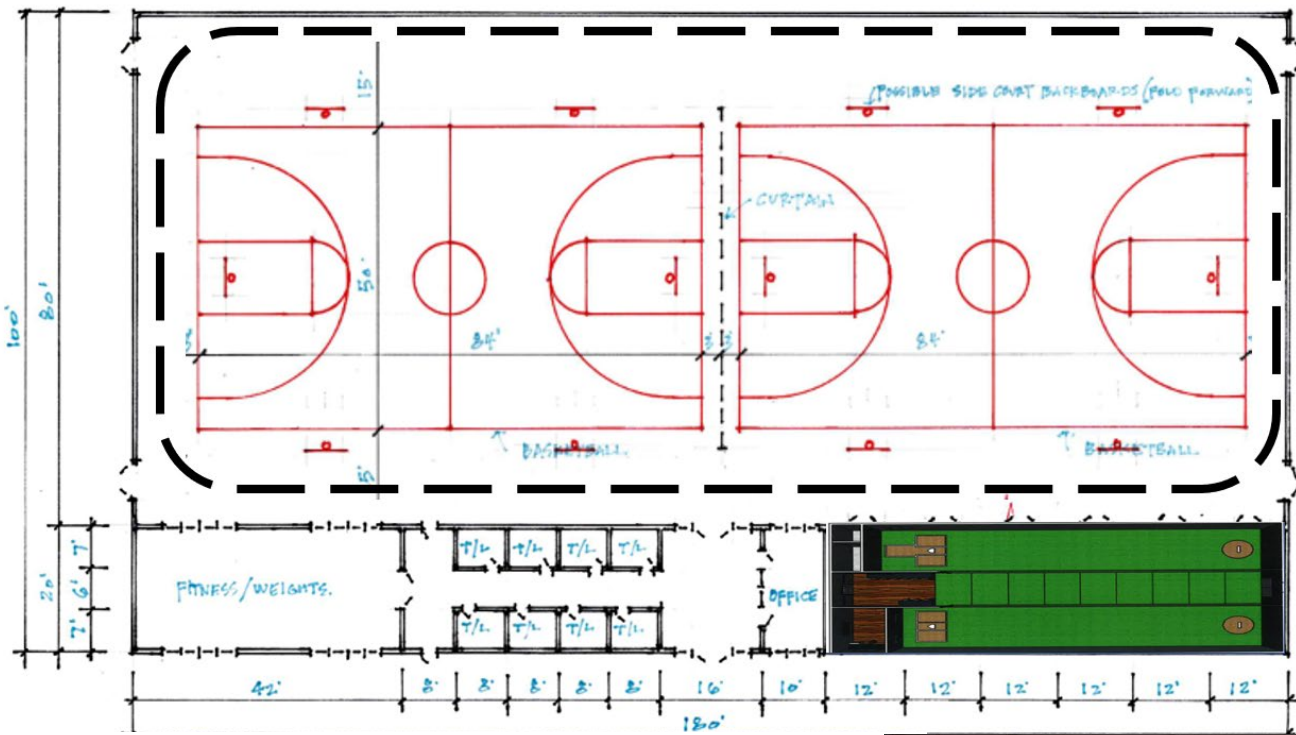
What does this mean for you?

- Multi-sport / multi-purpose space
- Community Access
- Fitness Space for Weights and Cardio



MAS Multi-use Activities Facility

- 100x180 sqft
- roughly \$4.3million
- incorporates the MBA desired hitting facility
- allows other activities to use year-round



211 Johnson Street
Eagle Lake, MN 56024
507-257-3742

sales@southernminnesotainspection.com

DATE
11/17/2023

Estimate #
35591

BILL TO:

Minnewaska Public Schools
Accounts Payable
25122 State Hwy. 28
Glenwood, MN 56334-3390

SHIP TO:

WIN Academy
500 John St
Starbuck, MN 56381-4623

PO #	REP	TERMS	Staging Location	Shipping Instructions
	RK	50% Down/Net 30	N/A	NO

A CONVENIENCE FEE OF 4% OF YOUR TOTAL WILL BE CHARGED IF USING A CREDIT CARD.

Description	Qty	Cost	SMI #	Total
DOUBLE-WIDE BATTING CAGE				
NGE Retractable Batting Cage - Double-wide design (24'W x 12'H x 70'L) - Standard 1-3/4" netting - Includes cage frame, netting, winch, key switch, standard mounting hardware	1	12,650.00		12,650.00
<small>Note: Multi-sport netting can be included for an additional \$1000. Side pick kits & associated parts to lower profile while raised is available for an additional \$3000.</small>				



new practice facility - 100' x 180'			
construction costs			
2 00 00	existing conditions		\$0
3 00 00	concrete	floor slab	\$380,000
	concrete	ftgs/fdn	\$80,000
4 00 00	masonry		\$0
5 00 00	metals	misc lintels	\$2,000
		drywall (high impact in areas)	\$115,000
6 00 00	wood plastics	cabinetry	\$0
7 00 00	thermal and moisture	insulation	\$48,000
		caulking	\$12,000
8 00 00	openings	drs/frs/hdw	\$27,000
		windows	\$16,000
9 00 00	finishes	painting	\$18,000
		arena floor	\$320,000
		fitness floor	\$15,000
		off_stor/kr/corr. floors	\$0
		misc base	\$8,000
		ceilings	\$34,000
		sloped metal interior roof	\$54,000
10 00 00	specialties	toilet access	\$4,000
		entrance mats	\$2,000
11 00 00	equipment	wrestling mats	\$0
		wrestling mat hoists	\$0
		batting cages	\$0
		basketball backstops	\$20,000
		side court backstops	\$0
		volleyball nets/standards	\$0
		curtain dividers	\$60,000
		track ply/planting box/mats	\$0
		track hurdles	\$0
		gymnastic floor/vault/bars/beam	\$0
		pickleball net/standards	\$0
		tennis net/standards	\$0
		maintenance	\$30,000
12 00 00	furnishings	office desk/files/etc	\$10,000
		fitness equipment	\$160,000
13 00 00	special construction	pre-eng building	\$880,000
		wall liner	\$240,000
21 00 00	fire suppression		\$0
22 00 00	plumbing	rough-in/fixtures	\$60,000
		toilets, sinks, drinking, showers	\$0
23 00 00	HVAC	air handling/fabric ductwork	\$430,000
26 00 00	electrical	lighting/power/	\$340,000
31 00 00	earthwork	final pad/backfill/land grading	\$28,000
33 00 00	utilities	city connections	\$40,000
total construction costs			\$3,488,000
support costs			
	city water		\$0
	city sewer		\$0
	land		\$0
	gas service		\$0
	kitchen equipment		\$0
	elevator		\$0
	electrical service		\$10,000
	drives/parking		\$80,000
	landscaping		\$30,000
	WiFi/int screens		\$0
	cameras/security/locks		\$0
	architectural documents	eng by design build	\$102,990
	permits		\$22,000
	SAC/WAC		\$24,000
	general conditions		\$171,650
	contractor fee		\$171,650
total support costs			\$812,290
total construction and support costs			\$4,045,290
construction contingency at 10% of construction costs			\$343,300
financing costs			\$0
project communications			\$0
total project costs			\$4,388,590



More Frequently Asked Questions

How do our school taxes compare to other Districts in our area?

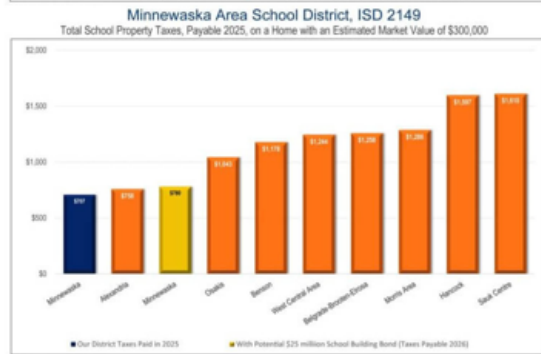
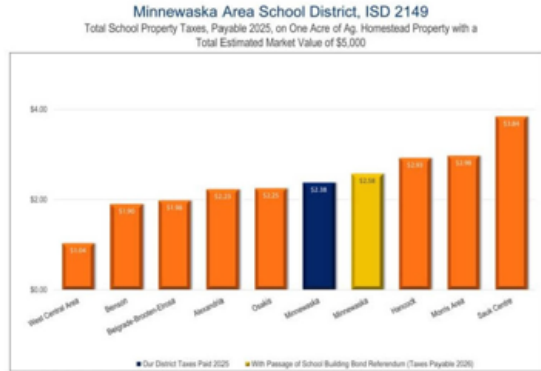
See graphs located on the right.

When would construction start?

Detailed construction plans have not been developed yet but in general, a majority of the construction would likely start in the Fall of 2026 through the Summer of 2027. Exact timelines will be communicated to the community and it will be a goal to minimize any disruption to students.

Why is this a special election?

The legislature allows school districts to hold a referendum on 5 dates every calendar year. When the vote does not fall on a primary election, it is called a special election. The School Board decided to advance this proposal now because the district has current debt expiring and timing the referendum before the debt expires helps keep the overall tax impact lower. In addition, pushing back the vote to a later date delays construction start which has an impact on costs. Annual construction inflation can range from 2% to 5%. These two factors helped the school board to decide to hold a special election this November.



Cost \$\$

The median property value in Pope County is \$242,800 the tax impact would be less than **\$59/year for the **AVG ISD 2149** resident annually.**



Tax Impact Form

Bond Issue Amount		\$25,000,000		
Number of Years		21		
Capitalized Interest*		\$825,000		
Type of Property	Estimated Market Value	Estimated Impact on Annual Taxes Payable 2026 Compared to Payable 2025*		
		Annual	Monthly	
Residential Homestead	\$100,000	\$16	\$1	
	150,000	31	3	
	200,000	45	4	
	250,000	59	5	
	300,000	73	6	
	325,000	80	7	
	350,000	87	7	
	400,000	102	9	
	500,000	130	11	
	600,000	163	14	
Commercial/Industrial	700,000	196	16	
	\$100,000	\$39	\$3	
	250,000	111	9	
	500,000	241	20	
	1,000,000	502	42	
	Agricultural Homestead** (average value per acre of land & buildings)	\$3,000	\$0.12	\$0.01
		4,000	0.16	0.01
		5,000	0.20	0.02
		6,000	0.23	0.02
		7,000	0.27	0.02
Agricultural Non-Homestead** (average value per acre of land & buildings)	8,000	0.31	0.03	
	\$3,000	\$0.23	\$0.02	
	4,000	0.31	0.03	
	5,000	0.39	0.03	
	6,000	0.47	0.04	
Seasonal Recreational Residential	7,000	0.55	0.05	
	8,000	0.63	0.05	
	\$100,000	\$26	\$2	
	200,000	52	4	
Residential	300,000	78	7	
	400,000	104	9	
	500,000	131	11	
	600,000	163	14	

Includes a 70% reduction due to School Building Bond Ag Credit!

Scan to use our tax calculator to find your exact tax impact.



Scan to learn more about the bond referendum!



* To maintain a level tax rate with future years, at least a portion of the interest payments due during fiscal years 2027 and 2028 would be made from bond proceeds.

** Estimated tax impact includes principal and interest payments on the new bonds. The amounts in the table are based on school district taxes for bonded debt levies only, and do not include tax levies for other purposes. Tax increases shown above are gross increases, not including the impact of the homeowner's Homestead Credit Refund ("Circuit Breaker") program. Owners of homestead property may qualify for a refund, based on their income and total property taxes. This will change the net effect of the proposed bond issue for those property owners.

** For all agricultural property, includes a 70% reduction due to the School Building Bond Agricultural Credit. Average value per acre is the total estimated market value of all land & buildings divided by total acres. If the property includes a home, then the tax impact on the house, garage, and one acre of land will be calculated in addition to the taxes per acre, on the same basis as a residential homestead or non-homestead property. If the same property owner owns more than \$3.8 million of agricultural homestead land and buildings, a portion of the property will be taxed at the higher non-homestead rate.

School Building Bond Agricultural Credit

Provides agricultural property owners a credit for taxes attributable to school district debt service

Applies to new & existing debt

Applies to all agricultural property (except house, garage & one acre)

- Class 2a: Agricultural Land (Homestead & Non-Homestead)
- Class 2b: Rural Vacant Land
- Class 2c: Managed Forest Land

Credit is 70% of taxes paid for school debt levies

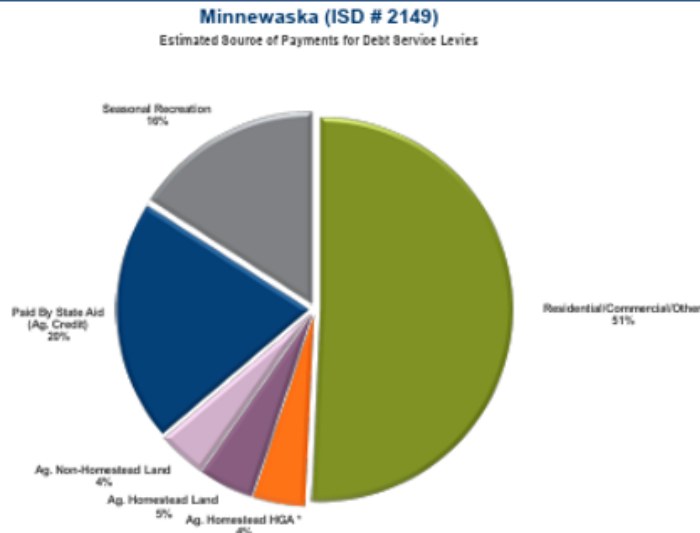
Ongoing credit, automatically deducted from property taxes owed
(property owners don't need to complete a form to request credit)

Credit paid by State, does not shift levy to other property types

Ag2School Credit Debt Service Taxes

5 MILLION!

The State of MN would pay over \$5 million in principal and interest if the voters approve the proposed bond on November 4th. The Ag2School Tax Credit is a state program that provides a 70% tax credit to owners of agricultural property in Minnesota.



The Minnewaska (ISD # 2149) tax base is made up of 29% qualifying agricultural land. The State Agricultural Credit is currently set at 70%, as a result, the State pays approximately 20% of existing and future debt service levies for the district.

Understanding Minnesota's Ag2School Tax Credit

How it supports local schools while easing the burden on farmers and agricultural landowners

Featuring: Matt Hammer, Minnewaska Area Schools Alum & Financial Consultant, Ehlers

What Is the Ag2School Tax Credit?

The **Ag2School Tax Credit** is a **state program that provides a 70% tax credit** to owners of agricultural property in Minnesota.

- **Automatic** — There's no application needed; the credit is applied automatically to all qualifying properties.
- **Excludes** the house, garage, and one acre of land on an agricultural homestead.
- **Direct Credit** — This is a **dollar-for-dollar reduction** in the school district debt service taxes owed on eligible agricultural land.
 - It is **not** a deduction or exemption—it directly lowers the tax bill.

How It Works for the Proposed \$25 Million Bond

If voters approve the bond renewal proposal, approximately 20% of the total principal and interest payments will be covered by the Ag2School Tax Credit. This means a significant portion of the tax obligation tied to agricultural property will be paid by the State of Minnesota, not local landowners.

For example: A farm owner with \$1,000 of annual school bond taxes on their agricultural land would receive a \$700 credit through Ag2School, paying only \$300 out of pocket.

Why It Matters

- **Supports farmers** by recognizing their vital role in Minnesota's economy and community.
- **Stabilizes school funding** for facility improvements that benefit all students—without placing the full tax burden on local agricultural property owners.
- **Long-term savings:** The Ag2School credit is a **permanent state law**, giving rural communities a sustainable way to maintain and improve school facilities.

Minnewaska Area Schools District Election

Absentee voting

September 19, 2025 - November 3, 2025
7:30 am - 3:30 pm
MAS District Office
*Closed Oct 16 and 17

Election Day

November 4, 2025
7:00 am - 8:00 pm
Pope County Courthouse



Early and absentee voting for the MAS bond referendum is now available! Skip the Election Day lines and vote on your schedule at the MAS District Office, Door #1.

When: Monday - Friday, 7:30 a.m. - 3:30p.m. through November 3rd
Where: MAS District Office, 25122 State Highway 28, Glenwood
Note: Voting will not be available October 16 - 17

LONG RANGE FACILITY PLANNING

Special Election Ballot and Election Timelines

Special Election Ballot

Independent School District No. 2149
(Minnewaska Public Schools)

November 4, 2025

Instructions to Voters:

To vote, completely fill in the oval(s) next to your choice(s) like this:

To vote for a question, fill in the oval next to the word "Yes" on that question.
To vote against a question, fill in the oval next to the word "No" on that question.

School District Question 1 Approval of School District Bond Issue

- Yes
- No

Shall the school board of Independent School District No. 2149 (Minnewaska Public Schools) be authorized to issue its general obligation school building bonds in an amount not to exceed \$25,000,000 to provide funds for the acquisition and betterment of school sites and facilities, including security and safety improvements at school sites and facilities; the remodeling and construction of improvements to learning spaces, including updates to career and technical education (CTE), media center and early childhood spaces; the construction and equipping of a multi-purpose gymnasium and fitness space; the completion of deferred maintenance projects at school sites and facilities; and the expansion of childcare facilities?

BY VOTING "YES" ON THIS BALLOT QUESTION, YOU ARE VOTING FOR A PROPERTY TAX INCREASE.

Minnewaska School District No. 2149

Potential Referendum Timeline for Special Election Dated

November 4, 2025

**To Be Completed
Prior To:**

Submit Review & Comment application materials to Commissioner of Education (school board must approve application prior to submission)*	June 17, 2025
Receive Review and Comment by	September 5, 2025
Adopt formal Resolution Calling the Election (resolution contains form of election notice and ballot - adopt at least 84 days prior to election)**	August 12, 2025
Adhere to election timeline provided by attorney	Typically emailed two weeks prior to board meeting calling for election
Hold special election	November 4, 2025
First Tax Levy	Taxes Payable 2026

*Commissioner has up to 60 days from date material is received to complete the Review and Comment process and send comment to the District. Additional time should be allotted in the case of questions from the Commissioner, and to ensure the publication and public meeting requirements are able to be met.

** Time frame shown here is a legal requirement.



LONG RANGE FACILITY PLANNING QUESTIONS

QUESTIONS?



Questions about the 2025 Minnewaska Referendum Survey

MAS is holding a special election this fall for a bond referendum. Submit your questions about the upcoming election using this form. Comments/questions must remain respectful, focus on issues and facts, and avoid personal attacks, student-specific information, or personnel matters (private data under MN law).