

Community Unit School District 200

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March 17, 2005

Mr. Don Rose
City of Wheaton
303 W Wesley Street
Wheaton, IL 60189

Dear Don:

After further study of the proposed National Louis TIF, CUSD 200 understands the rationale for this approach for this development and can support the plan. We respectfully bring to your attention that the Illinois legislature amended the TIF Act in 1999 to require as an eligible "redevelopment project cost" reimbursement to school districts for their increased costs attributable to the additional students generated by the residential development. These increased student costs are calculated by multiplying the school district's increase in attendance resulting from the net increase in students residing in housing units within the TIF district by the most recently available per capita tuition costs (as defined in the School Code), less any increase in general State aid attributable to these new additional students subject to certain annual limitations. Section 4-3(q)(7.5) of the Act. In addition, pursuant to Sections 4-3(q)(7) and 10 of the Illinois TIF Act a municipality may make payments to affected taxing districts for capital costs and for job training, advanced vocational education and career education, 65 ILCS 5/11-74.4-3(q)(7) and (10).

Please let me know if you have any questions regarding the above.

Sincerely,



Gary T. Catalani, Ed.D.
Superintendent

GTC/mls

Answer

- Updated estimates from Legat Architects
 - New school on another site, \$35 million
 - Land is given by City of Warrenville
- Sale of Hubble site cannot be included in referendum question
 - Board would vote to rebate taxes by amount equal to sale price of the property

Dec 2005
Hubble update

Hubble Middle School Study Committee
June 15, 2005
Minutes

Dr. Catalani welcomed members of the committee and guests. He said the evening's agenda included two items: (1) a report from the City of Wheaton regarding its interest in the development of the Hubble property and (2) a report on the committee's efforts to find a suitable site for a new middle school.

Alan Bolds, the City Council's liaison to the committee, said the city is watching with interest the work of the Hubble Committee and the school district as it relates to relocating the middle school. He said if Hubble is relocated to another site, the city is very interested in having the site developed and being in control of how it is developed.

The Wheaton Chamber of Commerce has also expressed interest in the development of the property and plans to take an active role at the appropriate time, Dr. Catalani reported. Dan Boyle, the Chamber's representative to the Committee, said the Chamber has its own committee studying concepts for the development of the site. The group will consider all options for the site and hold community forums on the issue as more decisions about the project are made.

Paul Colgan, a member of the Committee's Site Selection Committee, reported that the committee has been working for the last several months to secure intergovernmental support for a land swap that would provide property for a new middle school at the southwest corner of Butterfield and Herrick Roads, across the street from Wheaton Warrenville South High School. The land is owned by the Forest Preserve, which at this point appears unwilling to consider the proposal.

The land swap proposal Mr. Colgan spoke of involves the City of Warrenville, the Forest Preserve District and BP Amoco. **The City of Warrenville, which has already agreed to purchase a site for the new middle school,** would purchase 26 acres of vacant BP Amoco property at the northeast corner of Warrenville and Herrick Roads. The City would then give the property to the Forest Preserve to provide a southern access to its Herrick Lake Forest Preserve. The Forest Preserve would subsequently provide 15 to 20 acres of undeveloped property at the southwest corner of Butterfield and Herrick Roads on which the new school would be built.

Mr. Colgan went on to explain that the new school in that location is a once in a generation opportunity that would provide a "green" school, one that is environmentally friendly and includes classroom space and parking for environmental education of students and community alike. Its location adjacent to the St. James Farm gives the Forest Preserve the opportunity to increase access to the St. James property.

In order for this proposal to have any opportunity of becoming reality, Mr. Colgan said governmental units and community members must get behind the concept and help rally support for it. The Committee went on to adopt the following motion:

Articles about Hubble in Focus on Learning, a newsletter distributed to all District 200 households.

February 2005

Search Continues for New Middle School Site

Plans to build a new middle school in the southwest part of the school district continue, with discussions focusing on site identification and purchase and how partnerships among impacted governmental units can move the project forward. A committee working to implement the Board's plan to build the new school identified potentially available sites last summer. After consultation with the land owners or their representatives few remain viable options. Discussions with those owners have been ongoing with no agreement to date. **The City of Warrenton stands ready to buy a school site in or adjacent to Warrenton** if a sale/purchase agreement can be successfully negotiated.

Meanwhile, the committee is working on other aspects of implementing the Board's January 2003 decision to build a new middle school. Separate subcommittees are:

- Looking into alternate uses of the Hubble property and the relocation of non-school activities currently held there.
- Talking about the timing of a referendum to finance the new school construction and the potential of including funds to complete the renovation of the Jefferson Preschool.
- Discussing means of informing, involving and seeking feedback from the community on the implementation plans.
- Reviewing the need for attendance boundary changes when the new school is opened.

"The construction of a new middle school in the southwest part of the District remains a high priority for the Board of Education," Board President Andy Johnson said. "We continue to explore all options that will make the construction of the new school an attractive option for our taxpayers."

Benefits of New Construction

Estimates show that the cost of a new school is significantly less than the cost of renovating the entire existing building to the same standard as other District schools. In addition, new construction has the following benefits:

- It is designed to accommodate the program rather than fitting the program into a building designed for another purpose. The same program driven design process used in planning the high school renovation and additions will be used for the new middle school.
- It is more energy efficient, saving the District more than \$180,000 a year in energy costs.
- It has flexible space to allow for future program changes.
- It increases opportunities for using technology in the classroom.

Hubble Study Committee
May 19, 2004

Minutes

Dr. Catalani welcomed members of the committee to Hubble Middle School. He introduced Paul Pessetti and Patrick Brosnan of Legat Architects who explained in detail how the estimate for the renovation of Hubble was calculated. Mike Concannon and David Norris of Bovis Lend Lease, the District's construction managers, confirmed the estimate, indicating they can conduct their own cost analysis and arrived at a cost within 1 to 2 percent of the Legat estimate. Committee members then toured the school with the architects, who pointed out the various life safety and renovation needs within the school.

Following the tour, Dr. Catalani updated the group on questions that were raised at the last meeting:

- The committee ordinarily would not fall under the umbrella of the Open Meetings Act since it was not a Board of Education appointed committee. Because Dr. Catalani said the meetings would be posted and open to the public, the committee must now follow the Open Meetings Act guidelines.
- The City of Wheaton is not interested at this point in creating a TIF on the Hubble property. It believes it is premature to do this and that the property might generate more tax dollars for District 200 if it is not TIFED. The City remains interested in continuing discussions as planning proceeds.
- The City of Warrenville reported that it could potentially contribute up to \$4.6 million for school purposes. The City desires that the school be constructed within its city limits and would only make the money available if it concurs with the selected site for the new school.
- The Board of Education authorized a new enrollment study for elementary and middle schools. The report should be available by mid summer.

Brian Ebbert suggested one alternative to selling Hubble is to move the preschool and offices currently located at Jefferson School to the Hubble site. The Jefferson School and property could be sold and developed, generating new tax dollars for the city and the school district. The details of this suggestion will be discussed by a subcommittee that will begin meeting in June.

Dr. Catalani asked members to consider what subcommittees they would be interested in joining. He said at least five sub committees will be formed:

- Available sites
- Referendum timeline/Jefferson needs/relationship to long-term finances
- Feasibility of boundary changes
- Alternate uses for Hubble property/building
- Public participation and feedback

The next meeting will be held at 7 p.m. Tuesday, June 1 in the Monroe Middle School library. At that time members will identify the subcommittee they wish to join and then meet with their group to plan how to proceed with the their task.

Please bring calendars to the June 1 meeting to plan an August meeting date.

August 2003

As you are aware, this is an ongoing goal for the Board and the District. The focus remains on selling the Hubble property and building a new middle school in Warrenville, but much discussion remains before any decisions are made. We hope that by working in partnership with the Cities of Wheaton and Warrenville, we will be able to build the new school at a reduced cost to taxpayers. To that end:

- We are working with Warrenville city officials to develop a financing plan for the purchase of 10.4 acres of property along Herrick Road between Warrenville and Galusha Roads. **Warrenville has agreed to reimburse the District for the purchase of the site** with funds from the Cantera Tax Increment Financing District (TIF), but at this time the City believes it cannot release the funds until there is a firm commitment (via a successful referendum) to build the school there.
- We are also working with the City of Wheaton to plan a development on the Hubble site that will generate the maximum income from the property **when it becomes a TIF**. The higher the density on the property the more money it generates. The City is currently looking at a mix of business and residential buildings for the site.

Early estimates indicate the new middle school would cost \$26 million, plus the cost of the land which is \$4.5 million. We will continue discussions with both cities in an effort to reach agreements that will enable us to build a new middle school with the least impact to taxpayers. As this process moves along, there will be opportunities for parent and community involvement.

February 2003

We continue to work with the cities of Wheaton and Warrenville to develop a proposal for the long-term use of Hubble Middle School. Although the public will have an opportunity to provide feedback to the Board before any decision is made, we are currently focusing on a plan that would:

- Build a new middle school in Warrenville
- **Sell the Hubble site and work with the City of Wheaton to create a TIF on the property**
- Use the proceeds from the sale and the funds generated by the TIF to pay for the new school.

Should this plan materialize, the new school would most likely be constructed on a site between Galusha and Warrenville Roads, just west of Herrick Road. The City of Warrenville is working with us to obtain the property, along with an adjacent site to be used by the Warrenville Park District.

You need to know a couple of things about the potential for creating a TIF on the Hubble site. Most importantly, creating a TIF there does not remove any property from the tax rolls because the 22-acre site hasn't been taxed since the early 1920's. Any taxes assigned to the property if it is sold and becomes a TIF would go to the TIF and, in this instance, help pay for the new middle school. At the end of the TIF, in 23 years, all taxes would be distributed to local taxing units.

The advantage of this scenario is that it appears we would be able to build a new middle school with little or no impact on the District 200 tax rate. As I write this letter, we are waiting for the City of Wheaton to release a consultant's report which will determine the feasibility of the TIF and its potential value, a fact that would determine how much money the city could ultimately give us for the new school.