



**ROCK RIDGE PUBLIC SCHOOLS
1405 PROGRESS PARKWAY
VIRGINIA MN 55792**

**Special Meeting
Monday, January 22, 2024 at 5:00 PM
Rock Ridge Administration Building, 1405 Progress Parkway,
Virginia, MN 55792**

AGENDA

1. Call to order.
2. Approval of agenda.
3. Presentation of information on closing of Franklin Elementary, showing the necessity and practicability of closing the school. 2
4. Input from the public.
5. Adjournment.

SCRIPT FOR SCHOOL CLOSING HEARINGS

School Board Chair:

We are here to conduct a public hearing on the proposed closure of the Franklin Elementary School by Independent School District No. 2909, Rock Ridge Public Schools. I will be serving as the facilitator for tonight's hearing.

Minnesota Statutes, section 123B.51 requires school districts to conduct a public hearing before they can permanently close a school. Pursuant to this law, anyone interested in presenting testimony regarding the proposed closing has the opportunity to do so. Both the District and members of the public may present evidence that supports their position.

The purpose of today's hearing is to provide a description and location of the school that the District has proposed to close, as well as the rationale behind the proposed closure. The hearing also provides the members of the public the opportunity to testify about the proposed closing.

Finally, today's hearing provides members of the School Board the opportunity to consider the testimony and evidence before the regular school board meeting where they will decide whether or not to permanently close the school.

Before the public testimony portion of the hearing, the District administration will present the rationale behind the proposed closing.

If you would like to speak after the District's presentation, please sign up on the speaker roster that is located on the table by the door. I will call speakers to testify in the order that they appear on the speaker roster.

Today's hearing involves the Franklin Elementary School. At this time, Superintendent Noel Schmidt will present the District's reasons for proposing to close the elementary school.

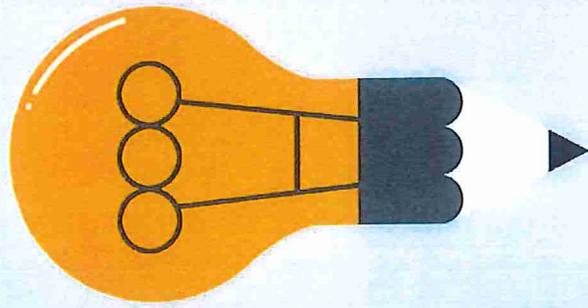
(Superintendent goes through power point presentation)

[AFTER ADMINISTRATION HAS FINISHED ITS PRESENTATION]

At this time, members of the public are invited to speak in favor of or in opposition to the proposed closing of the Franklin Elementary School. As I mentioned at the beginning of the hearing, I will call speakers to testify in the order that they appear on the roster. If you would like to speak and have not already done so, please print your name on the speaker roster that is located on the table by the door.

When you are called to speak, please state your name and address. In order to keep things moving, I encourage speakers to limit their presentation to 3 minutes.

In order for the recorder to accurately record testimony, I ask that only one person speak at a time.



Eveleth-Gilbert Schools and Virginia Schools

Information, Dialogue and Listening Sessions





Completed Information, Dialogue, and Listening Sessions

Eveleth-Gilbert High School Student Council, High School, March 7, 1:00 p.m. **15 attendees**

Eveleth-Gilbert High School Teachers, High School, March 7, 2:00 p.m. **25 attendees**

Eveleth-Gilbert Junior High School Student Council, Junior High School, March 8, 1:30 p.m. **12 attendees**

Eveleth-Gilbert Junior High School Teachers, Junior High School, March , 3:00 p.m. **12 attendees**

Virginia High School Teachers, (Two groups) High School, March 14, 2:15 p.m. **45 attendees**

Eveleth-Gilbert Recreation Board, Hippodrome, Eveleth, March 14, 5:00 p.m. **9 attendees**

Morning Rotary, Perkins, March 27, 7:00 a.m. **10 attendees**

Virginia School Parents, School Board Room, March 27, 12:00 noon **7 attendees**

Virginia AFSCME, School Board Room, March 27, 3:15 pm. **5 attendees**

Virginia School Parents, School Board Room, March 27, 4:30 p.m. **1 attendees**

Virginia School Parents, Parkview Cafeteria, March 27, 7:00 p.m. **3 attendees**

Virginia School Parents, Roosevelt Media Center, March 28, 10:00 a.m. **5 attendees**

High School Student Council, Location T215, March 28 11:50 a.m. **17 attendees**

Roosevelt Elementary Teachers. Roosevelt Media Center. March 28, 2:00 p.m. **30 attendees**

Virginia School Parents, Roosevelt Media Center, March 28, 5:00 p.m. **5 attendees**

Virginia Public Employees, City Hall, March 29, 8:00 a.m. **4 attendees**

Virginia Public Employees, City Hall, March 29 10:00 a.m. **14 attendees**

Virginia Public Employees, City Hall, March 29, 12:30 p.m. **5 attendees**

Washington and Laurentian Manor Residents, Washington Manor, March 29th, 2:30 p.m. **9 attendees**

Parkview Elementary Teachers, Cafeteria, April 4, 2:55 p.m. **32 attendees**



Open Virginia Community meeting, Virginia Board Room, April 10, 12:00 (noon) **9 attendees**
Open Gilbert Community meeting, Franklin Elementary, April 10, 2:00 p.m. **0 attendees**
Open Eveleth Community meeting, Eveleth Board Room, April 10, 4:30 p.m. **5 attendees**
Lutheran Church, Eveleth-Gilbert, April 10, 6:30 p.m. **24 attendees**

Open Eveleth Community meeting, Eveleth Board Room, April 11, 8:30 a.m. **0 attendees**
Virginia Community Rec, Virginia Board Room, April 11, 10:30 a.m. **6 attendees**
Noon Rotary, Natural Foods Virginia, April 11, 12:00 (noon) **17 attendees**
Columbia, Rochleau, and Pine Mill residents, Columbia, Rochleau Community Room, Virginia, April 11, 2:30 p.m. **3 attendees**
Open Virginia Community meeting, Virginia Board Room, April 11, 6:30 p.m. **1 attendee**

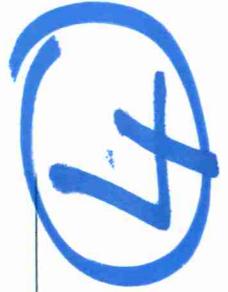
Open Eveleth Community meeting, Franklin Elementary, April 12, 8:30 a.m. **2 attendees**
Open Virginia Community meeting, Virginia Board Room, April 12, 10:30 a.m. **1 attendee**
Open Virginia Community meeting, Virginia Board Room, April 12, 12:00 (noon) **0 attendees**
Virginia Community Foundation, Senior Center, April 12, 4:00 p.m. **17 attendees**
Open Eveleth Community meeting, Eveleth Board Room, April 12, 7:00 p.m. **8 attendees**

Laurentian Chamber of Commerce, Mesabi Trail Station, April 18, 7:30 a.m. **17 attendees**
Mesabi Range College Teachers, 11:00 a.m. **10 attendees who stayed the entire time**
Eveleth-Gilbert Franklin Parents, Gilbert Elementary, April 18, 5:30 p.m. **11 attendees**

Mesabi Range College Teachers, Eveleth, 11:00 a.m. **11 attendees who stayed the entire time**
Eveleth-Gilbert, Franklin Teachers, 2:00 p.m. **21 attendees**
Eveleth-Gilbert and Virginia Lions, Perkins, April 25 6:30 p.m. **11 attendees** [439 attendees in
40 sessions after the completion of this session.]

Words of Advice

- Get the information out to all
- Rely on experienced facility managers, contractors, engineers and architects.
- Shoot big. Think long-term.
- Tri-City Lakers
- If talking new facility – consolidation?
- New facility that is efficient and in a neutral site – easy for buses
- A new building – open, bright and modern
- Don't skimp on SPED. Space and flexibility – not just severe needs or mild!
- Open mind
- Think about long-term maintenance and energy efficiency.
- Listen to planning committees!
- Communicate! Cold call 50+ random people not here and get them involved in a committee.
- Think spaces with multi-use opportunities.
- It is usually cheaper to build new than use ancient buildings.
- Provide information, costs for buildings, issues – why we would need a new facility.
- Make sure the students have a strong voice.
- Keep asking the students for their input. Don't forget about their voice.
- Look at the big picture and the end result. This is for the kids first and foremost!
- What will we do if we have to close a facility?
- Find land in between districts, if possible. Build it. They will come.
- Keep publicizing all results.
- Renewable energy
- Don't criticize any current facility.
- It is okay to close schools and/or repurpose them.
- Advice to facility committee – Be looking for large land opportunities now before they disappear.
- To avoid resentment: New name (not blended), new colors, new mascot
- New facilities over renovations
- Think of the future, not the past. Don't worry about a few hurt feelings.
- Put kids first!!!
- Don't plan for "just good enough" or "right now". Plan for a flexible future.





MINNESOTA DEPARTMENT OF

*Children
Families &
Learning*

GUIDE FOR
PLANNING
SCHOOL
CONSTRUCTION
PROJECTS IN
MINNESOTA

UPDATED
JANUARY, 2003

DIVISION OF PROGRAM
FINANCE

Building/Facility Ages

Eveleth-Gilbert

Facility	Yr. Built	SqFt.	Age
Franklin Elementary	1921	94400	96.0
Franklin Elementary	1997	1080	20.0
Eveleth-Gilbert Senior High	1916	110621	101.0
Eveleth-Gilbert Senior High	1926	73611	91.0
Eveleth-Gilbert Senior High	1972	1664	45.0
Eveleth-Gilbert Senior High	1992	59295	25.0
Eveleth-Gilbert Senior High	1999	8638	18.0
Gilbert-Eveleth Jr. High	1911	46650	106.0
Gilbert-Eveleth Jr. High	1917	37596	100.0
Gilbert-Eveleth Jr. High	1953	13070	64.0
Gilbert-Eveleth Jr. High	1962	15220	55.0
Gilbert-Eveleth Jr. High	1969	16250	48.0
Gilbert-Eveleth Jr. High	1990	11100	27.0
Nelle Shean Elementary	1924	44400	93.0
Old Music Hall	1921	2806	96.0
Old Music Hall	1930	1403	87.0
Manual Arts Training	1914	33000	103.0
Old Eveleth Junior High	1909	38589	108.0

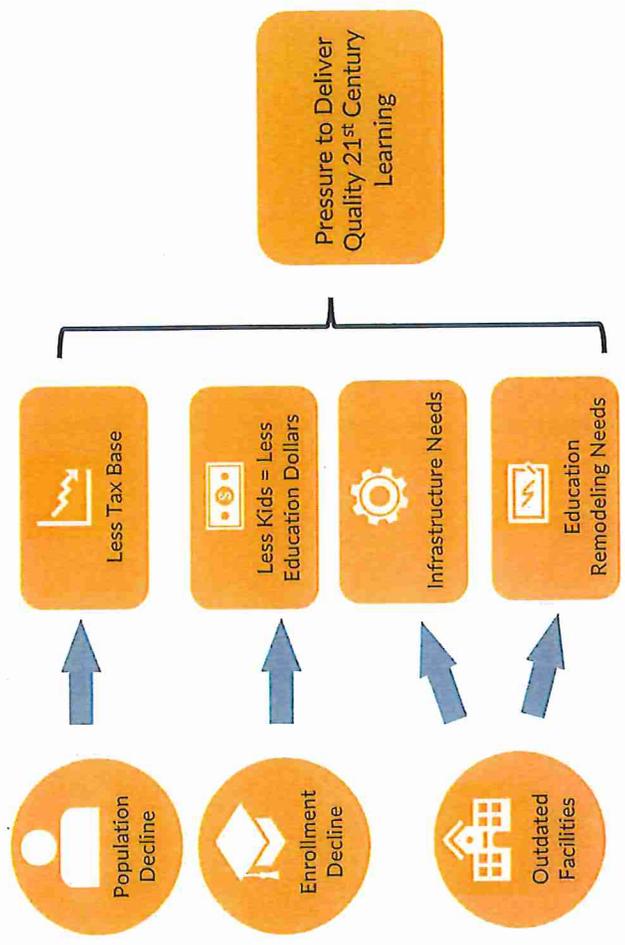
Virginia

Facility	Yr. Built	SqFt.	Age
Madison	1925	24650	92
Madison	1953	18450	64
Madison	1955	27200	62
Madison	1996	12344	21
Technical	1910	75081	107
Technical	1918	85000	99
Technical	1920	60000	97
Technical	1973	26775	44
Technical	1998	35200	19
Roosevelt	1928	81568	89
Roosevelt	1988	68520	29
Park View Learning Center	1995	66592	22
Park View Learning Center	2016	25750	1
Miners Complex	1979	18620	38
Bus Garage	1971	12480	46
Maintenance & Supply Building	1965	15960	52

Source: MDE Age and Square Footage Report



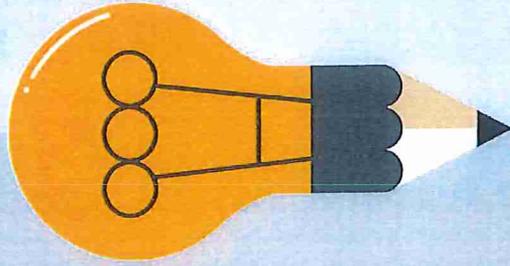
Building/Facility Ages



Eveleth-Gilbert-Virginia Schools

**Educational Academies Task Force
Summary Presentation**

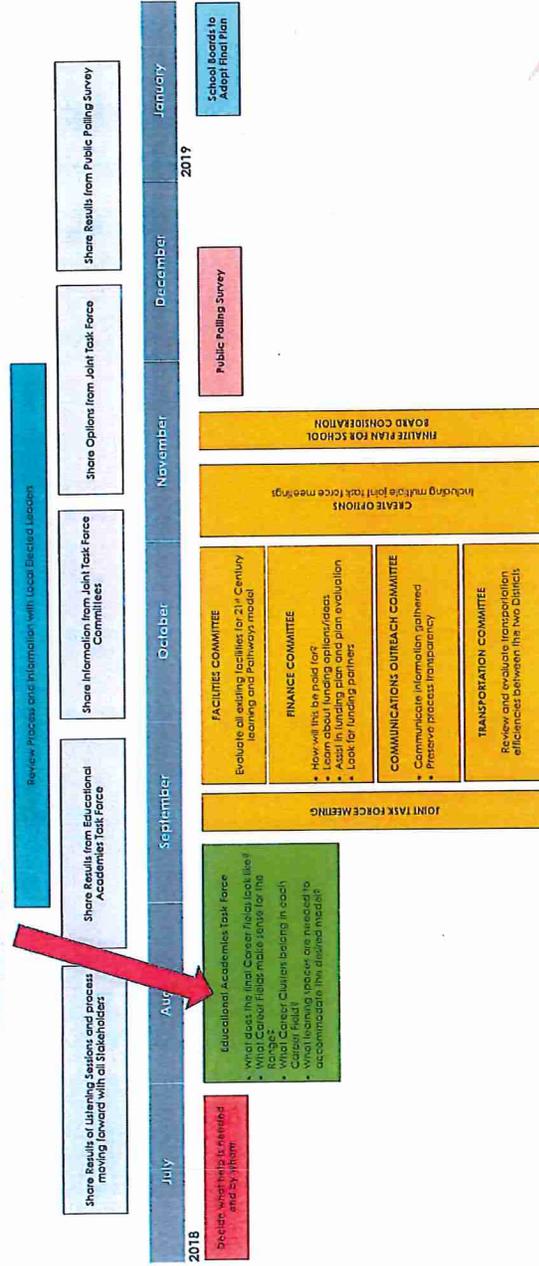
September 5, 2018





Eveleth-Gilbert and Virginia Schools Potential Timeline

We ARE Here

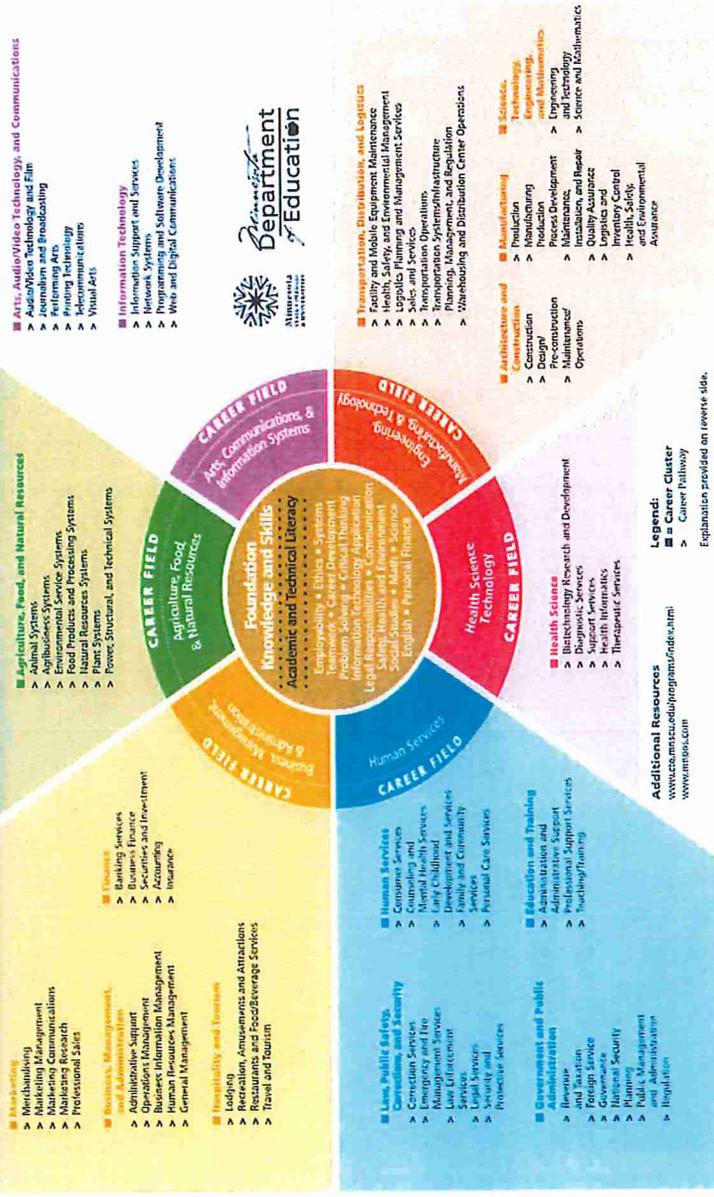




Where We Began



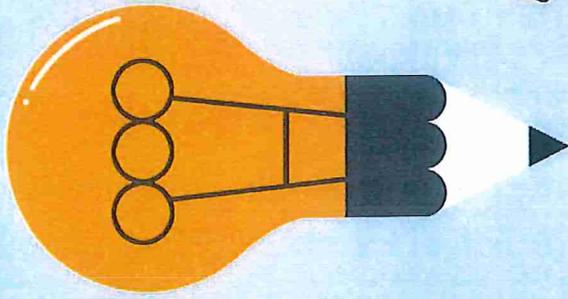
Minnesota Career Fields, Clusters & Pathways



Large Group Presentation/Discussion

- 50-60 community members attended our meetings
- Small breakout groups discussed options
- Large group gathered for sharing and debriefing





Joint Task Force Committee Joint Academies Style HS



September 19, 2018



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What did the Educational Academies Task Force Provide for us?

60 Citizens from *Eveleth-Gilbert* & *Virginia Districts* to establish the educational structure for a *Joint Academy Style High School*

August	S
<p>Educational Academies Task Force</p> <ul style="list-style-type: none"> • What does the final Career Fields look like? • What Career Fields make sense for the Range? • What Career Clusters belong in each Career Field? • What learning spaces are needed to accommodate the desired model? 	





INFORMATION TECHNOLOGY

- Network Support and Services
- Network Systems
- Programming and Software Development
- Web and Digital Communications

MARKETING

- Marketing Communications
- Marketing Management
- Marketing with Technology
- Professional Sales

BUSINESS MANAGEMENT AND ADMINISTRATION

- Business Administration
- Business Management
- Business Operations Management
- Business Planning and Management
- General Management
- Entrepreneurship

FINANCE

- Business Finance
- Securities and Investment
- Insurance

HOSPITALITY AND TOURISM

- Recreation, Amusements, and Attractions
- Restaurants and Food/Beverage Services
- Travel and Tourism

GOVERNMENT AND PUBLIC ADMINISTRATION

- Revenue and Taxation
- Social Services Administration
- Governance
- National Security
- Planning

ARTS, AUDIO/VIDEO TECHNOLOGY, AND COMMUNICATIONS

- Audio/Video Technology and Film
- Broadcast and Video Production
- Performing Arts
- Printing Technology
- Telecommunications
- Visual Arts

Business, Management, Communications, & Information Systems

HUMAN SERVICES

- Consumer Services
- Early Childhood Development and Services
- Family and Community Services
- Personal Care Services

EDUCATION AND TRAINING

- Administration and Administrative Support
- Professional Support Services
- Teaching/Training

LAW, PUBLIC SAFETY, CORRECTIONS, AND SECURITY

- Correction Services
- Law Enforcement Services
- Legal Services
- Security and Protective Services

HEALTH SCIENCE

- Biotechnology Research and Development
- Health Information Systems
- Support Services
- Health Informatics
- Therapeutic Services

Health Sciences Technology and Human Services

AS ARCHITECTURE AND CONSTRUCTION

- Construction
- Design/Pre-Construction
- Maintenance/Operations

AGRICULTURE, FOOD, AND NATURAL RESOURCES

- Animal Systems
- Agricultural Systems
- Food Products and Processing Systems
- Natural Resources Systems
- Power, Structural, and Technical Systems
- Mining

TRANSPORTATION, DISTRIBUTION, AND LOGISTICS

- Facility and Mobile Equipment Maintenance
- Logistics Planning and Management Services
- Logistics Planning and Management Services
- Sales and Services
- Warehouse and Distribution Center Operations
- Transportation Systems/Infrastructure Planning, Management, and Regulation

MANUFACTURING

- Production
- Manufacturing Production Process Development
- Maintenance, Installation, and Repair
- Quality Assurance
- Process Control
- Health, Safety, and Environmental Assurance

SCIENCE, TECHNOLOGY, ENGINEERING, AND MATH

- Engineering and Technology
- Science and Mathematics

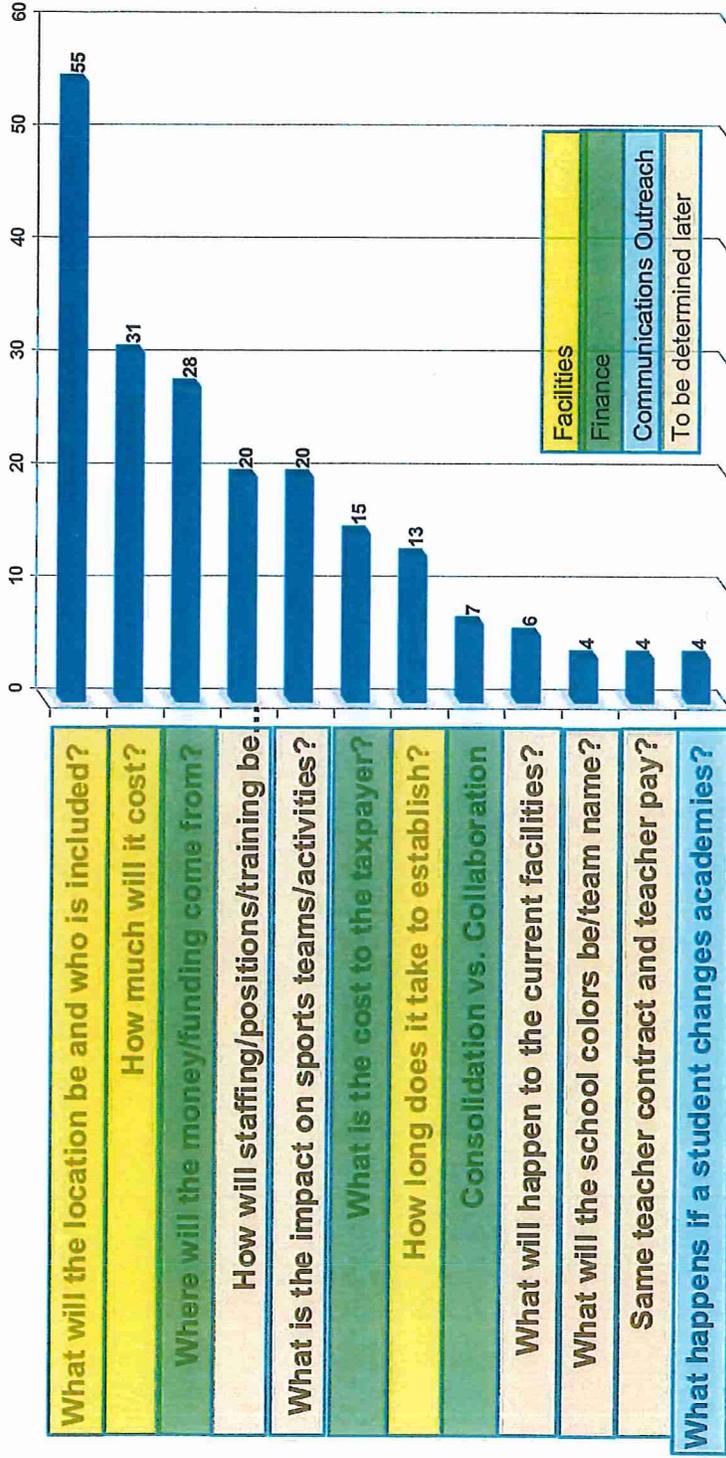
Agriculture, Food, Natural Resources, Manufacturing, and Technology

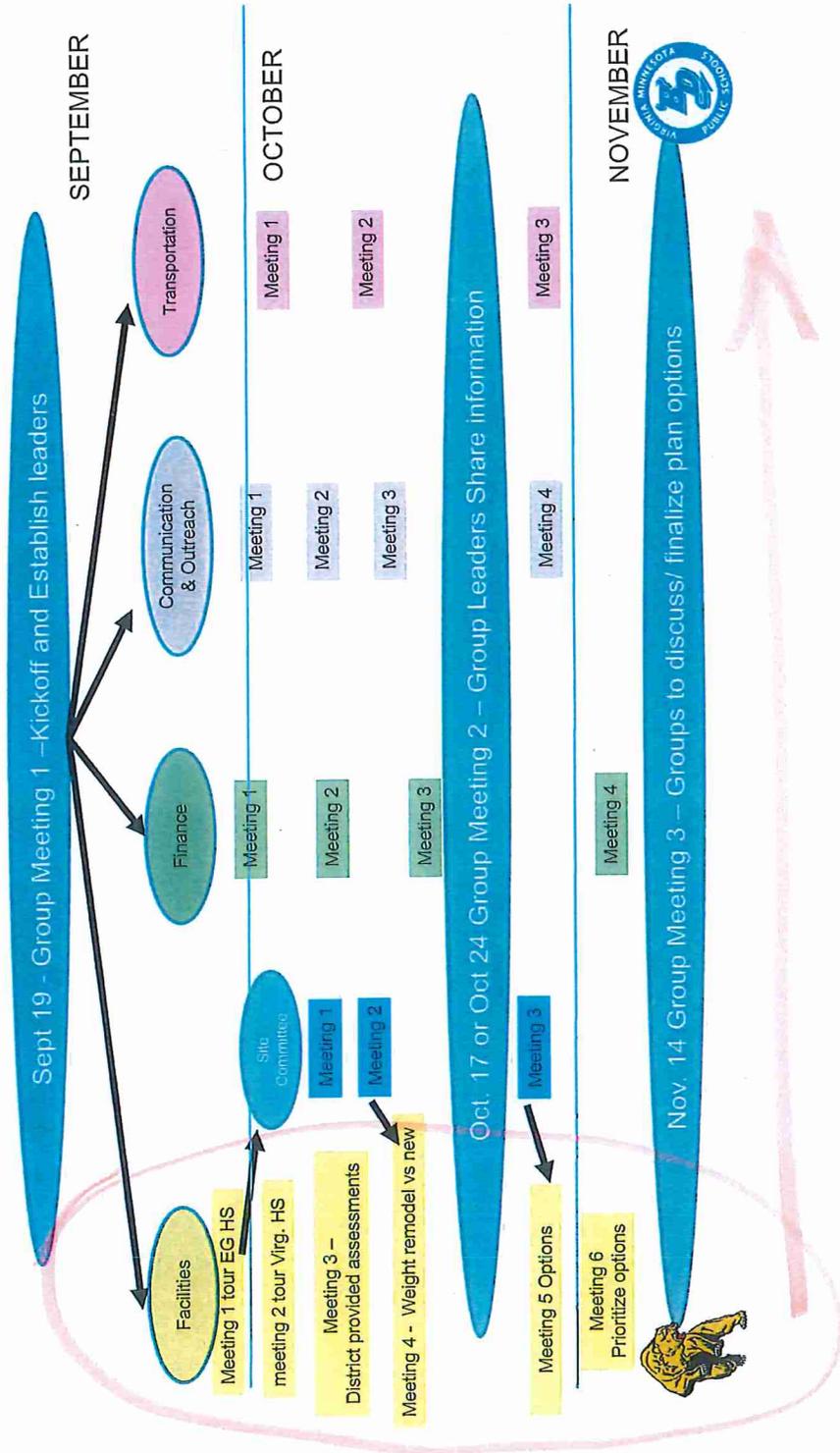
Eveleth-Gilbert Questions

Virginia Questions

■ Where will it be built/located?	27	■ What will the location be and who is included?	28
■ What is the impact on sports teams?	14	■ How much will it cost?	20
■ What would the cost be?	11	■ How will staffing/positions/training be determined?	20
■ Cost to taxpayers/community?	11	■ Where will the money/funding come from?	18
■ Funding? Where does the money come?	10	■ How long does it take to establish?	8
■ Consolidation vs. Collaboration	7	■ What is the cost to the taxpayer?	4
■ When would it begin?	5	■ What will happen to the current facilities?	4
■ What will the school colors be/team name?	4	■ What will happen with activities? (musicals, sports, Student council etc.)	4
■ Same teacher contract and teacher pay?	4	■ What would happen if a student changes academies?	4
■ Would we need more teachers or less. Priority from which?	3	■ How does CIS/AP/Reach/AVID courses fit academies?	3
■ Can we start with existing facilities?	3	■ Combining sports with the enemy	3
■ We need more specific information?	2	■ How does this impact us at the elementary level?	2
■ What about other school districts?	2	■ What / how beneficial the investment was to the students/community	2
■ Do local Questions Received from our Spring 2018 Listening Sessions	2	■ Why?	2
■ What happens to buildings that are closed?	2	■ Are we moving to consolidation?	2
■ K-8 - where will my kid go?	2	■ How would you stand out when applying to colleges?	2
		■ Will sports/activities still be available to all kids?	2

Combined Questions To Be Answered





Budgeting New Construction: Square Foot per Student

Minnesota Department of Education Guidelines for traditional
School:

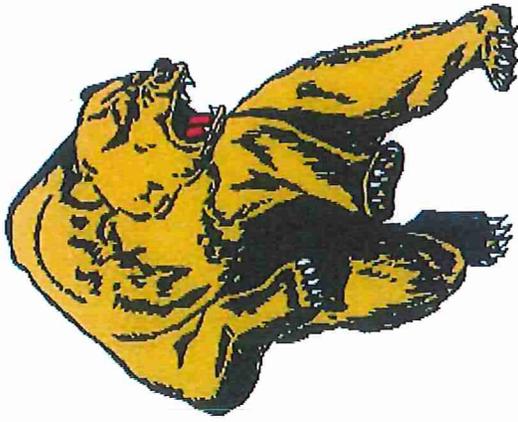
TABLE III
GROSS SQUARE FOOTAGE
PER STUDENT GUIDELINES

SCHOOL	ELEMENTARY	MIDDLE LEVEL	HIGH SCHOOL
STUDENT ENROLLMENT	SF	SF	SF
LESS THAN 500	125 - 155	170 - 200	200 - 320
500 - 999	110 - 135	160 - 190	190 - 220
1000-1500	100 - 135	150 - 180	180 - 200
1500-2000		140 - 170	170 - 190
2000 PLUS			150 - 180
FOR POOL, AUDITORIUM, OR COMMUNITY USE / PARTNERSHIP SPACES ADD SQUARE FOOTAGE AS APPROPRIATE			Note Elementary sqft per student less than high school

Summary of Options

Possible combinations/scenarios for E-G-V from 10/3/2018 Meeting

#1	#2	#3	#4	#5	#6	#7	#8	#9	#10
2 new buildings 5-9 & 9-12	1 new building, expand (78&7)	1 new campus, K-12 all new	1 new building 12, ask MIB to join and MIB becomes 7-8 school	1 new building 9, 12, 2 new 4-6 intermediate schools in E-G and in Virg	1 new building 7, K-12 in Gilbert, use existing land and land to North	1 new building 7, K-12 in Gilbert, parkview in Virginia as area	1 new 7-12 building, K-6 in Virginia, K-3 in Eveleth, 4-6 in Gilbert	Do nothing	
New 9-12	X	X	X	X	X	X	X	X	
New 7-8	X	X	X (w MIB)	X	X	X	X	X	
New 5-6	X	X	X	XX	X	X	X		
New 4		X		XX	X	X	X		
New 1-3		X				X	X		
New K		X				X			



Reporting Back

Eveleth-Gilbert / Virginia Finance Committee

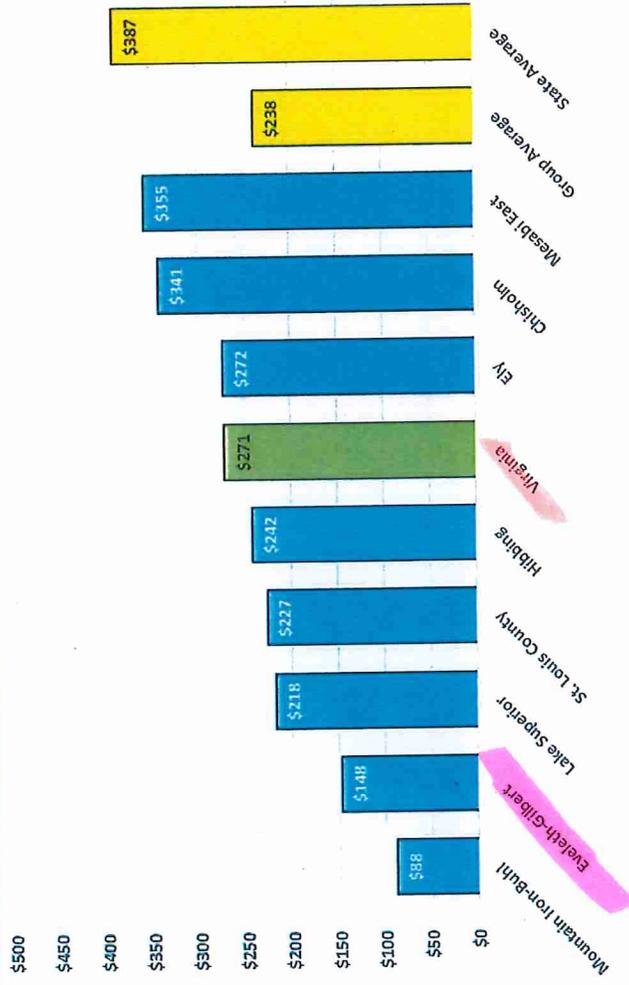
October 24, 2018



Comparative Tax Burdens

Virginia School District No 706

Total School Property Taxes, Payable 2018, on a Home with an Estimated Market Value of \$100,000



Source: Pay 18 School Tax Report



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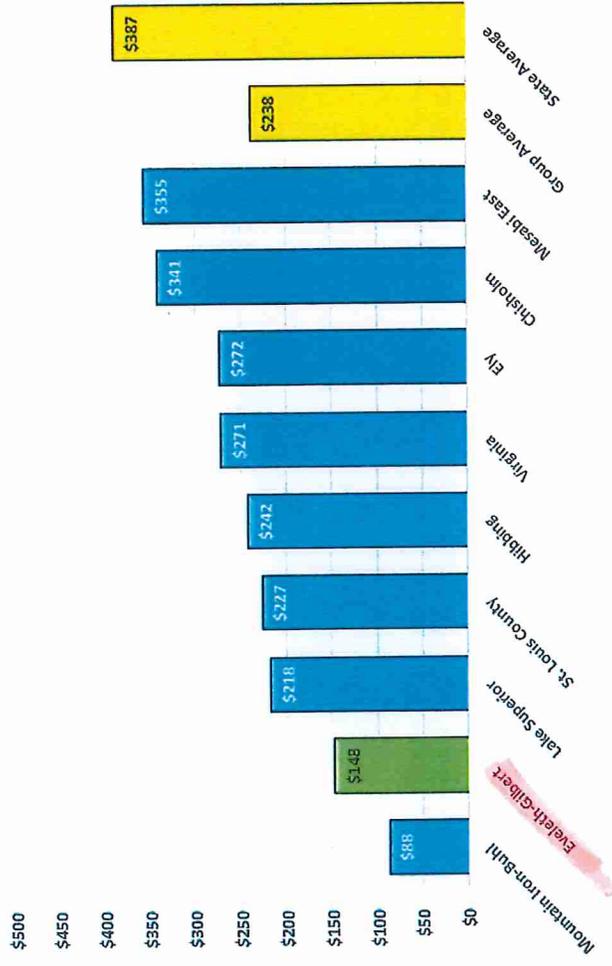
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Comparative Tax Burdens

Eveleth-Gilbert School District No 2154

Total School Property Taxes, Payable 2018, on a Home with an Estimated Market Value of \$100,000



Source: Pay 18 School Tax Report



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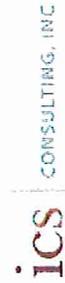
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Taconite Districts, Property Value per Pupil

Equalization Aid

	2017		2017-18		1st Tier		2nd Tier		1st Tier		2nd Tier	
	Certified ANTC	Adj Pupil Units	ANTC / PU	Levy Share	Levy Share	Aid Share	Aid Share	Levy Share	Levy Share	Aid Share	Aid Share	
706 VIRGINIA	6,474,204	1,887	3,353	75.0%	41.5%	25.0%	58.5%					
695 CHISHOLM	2,925,035	800	3,515	76.1%	42.1%	23.9%	57.9%					
701 HIBBING	11,430,660	2,570	4,338	91.7%	50.7%	8.3%	49.3%					
2154 EVELETH-GILBERT	5,528,559	1,033	5,425	100.0%	62.6%	0.0%	37.4%					
319 NASHWAUK-KEEWATIN	3,839,017	657	5,839	100.0%	68.8%	0.0%	31.2%					
316 GREENWAY	7,495,291	1,149	6,256	100.0%	75.9%	0.0%	24.1%					
2711 MESABI EAST	6,887,010	1,038	6,638	100.0%	81.2%	0.0%	18.8%					
712 MOUNTAIN IRON-BUHL	4,827,209	520	7,820	100.0%	90.1%	0.0%	9.9%					
318 GRAND RAPIDS	44,664,208	4,409	9,988	100.0%	100.0%	0.0%	0.0%					
1 AITKIN	17,101,170	1,258	13,434	100.0%	100.0%	0.0%	0.0%					
696 ELY	7,308,473	576	11,884	100.0%	100.0%	0.0%	0.0%					
381 LAKE SUPERIOR	23,301,273	1,493	15,524	100.0%	100.0%	0.0%	0.0%					
182 CROSBY-IRONTON	21,232,252	1,139	18,051	100.0%	100.0%	0.0%	0.0%					
2142 ST LOUIS COUNTY	34,208,693	2,077	15,837	100.0%	100.0%	0.0%	0.0%					
166 COOK COUNTY	16,396,121	494	33,376	100.0%	100.0%	0.0%	0.0%					

Source: MDOR Final School District Adjusted Net Tax Capacities
2017 Payable 2018 Levy Certification



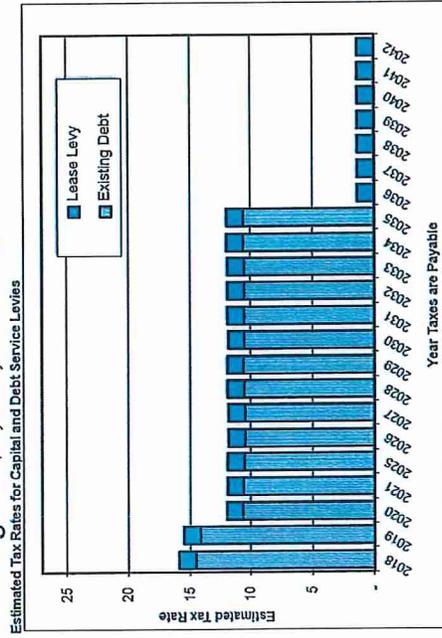
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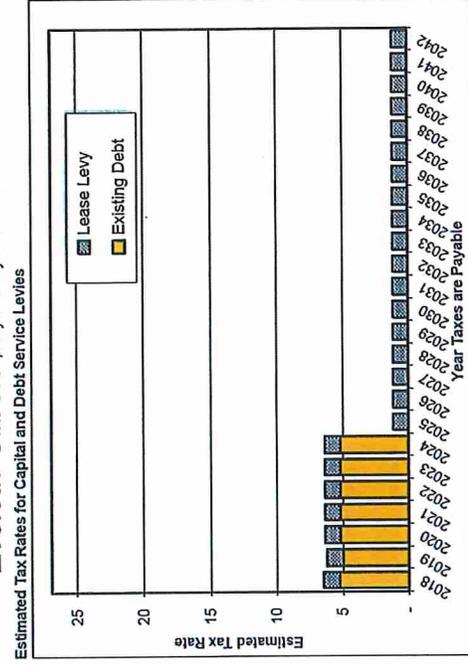
How Much Debt Does Each District Have?

- Neither district has Capital Debt, but both districts have bonds for Post Employment costs that are being levied

- Virginia \$7,605,000 OPEB Bonds



- Eveleth-Gilbert \$1,540,000 OPEB Bonds



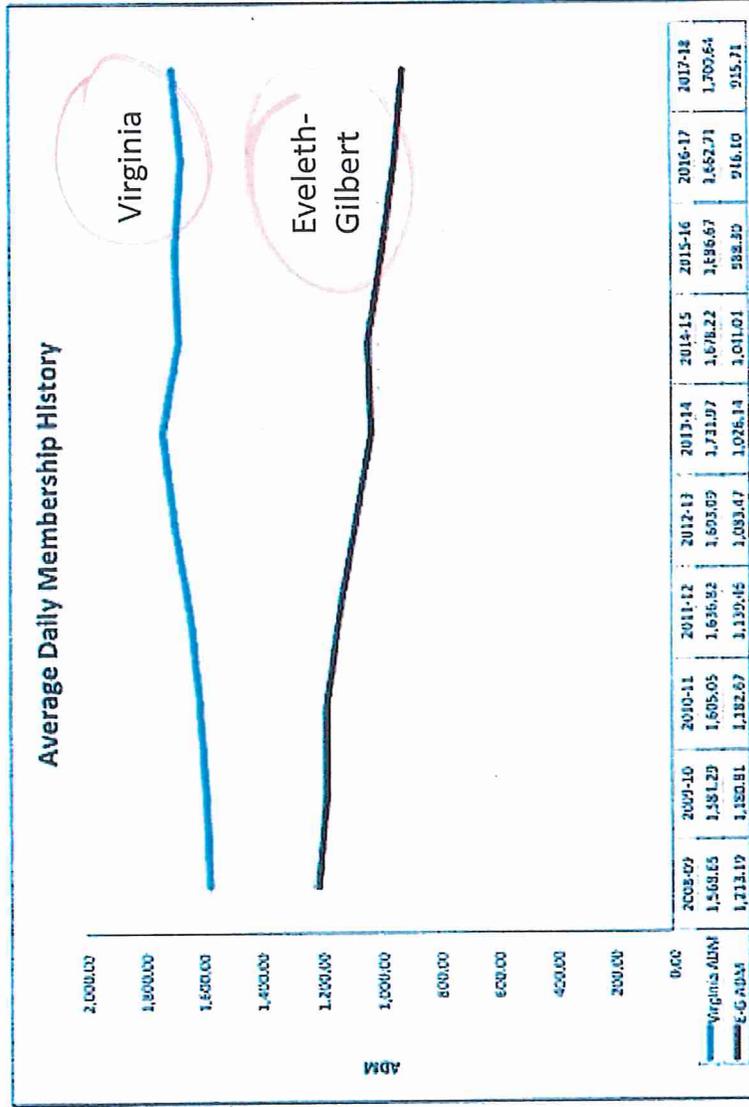
Meeting #2: How are the Schools Funded

- Most school funding based on pupil counts
- Some funding from State, some from local property taxes
- Both school districts are doing financially well and are well managed
 - Fund balances: Virginia: \$2.9 million, Eveleth-Gilbert \$5.2 million
- Operations and maintenance costs are high compared to regional averages
- No facility debt
- Being part of the taconite tax relief area provides added benefits



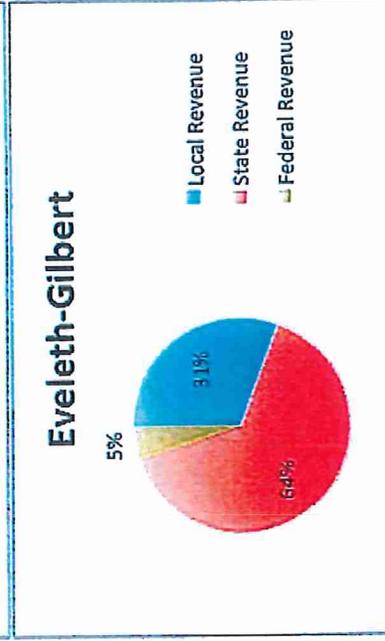
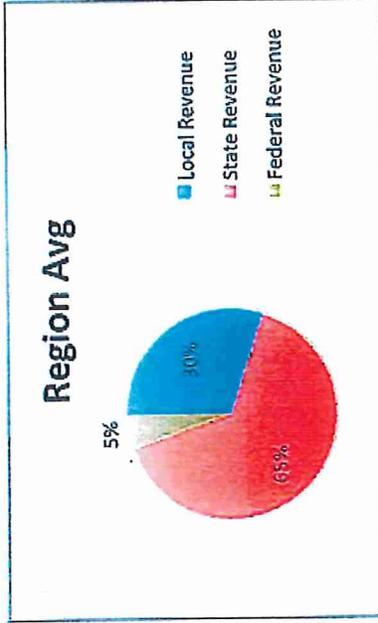
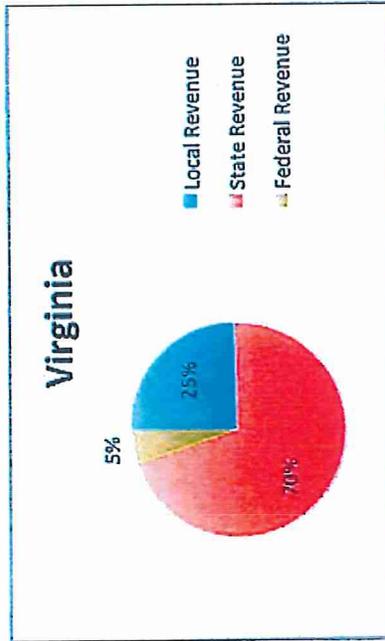
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Enrollment History



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Source of Funds



REVENUE	Virginia	Eveleth-Gilbert	Region Avg
Local Revenue	\$5,877,068	\$4,139,493	\$15,719
State Revenue	\$16,827,641	\$8,700,168	\$15,719
Federal Revenue	\$1,200,107	\$675,385	\$15,719
Total Revenue	\$23,904,817	\$13,515,046	\$15,719
Revenue per ADM	\$14,263	\$14,643	\$15,719

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Use of Funds

EXPENDITURES

	Virginia	Eveleth-Gilbert	Region Avg
Salaries	\$11,490,311	\$6,616,277	55.6%
Benefits	\$3,532,462	\$2,114,318	19.2%
Purchased Services	\$3,730,533	\$2,019,854	14.3%
Supplies	\$1,461,993	\$764,703	5.0%
Capital	\$1,566,341	\$483,457	5.4%
Other	\$69,916	\$15,942	0.5%
Total Expenditures	\$21,851,556	\$12,014,551	100.0%

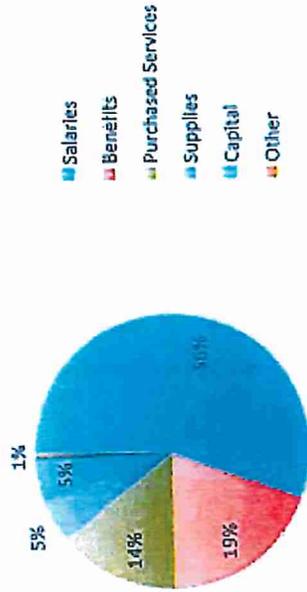
Expense per ADM

\$13,038

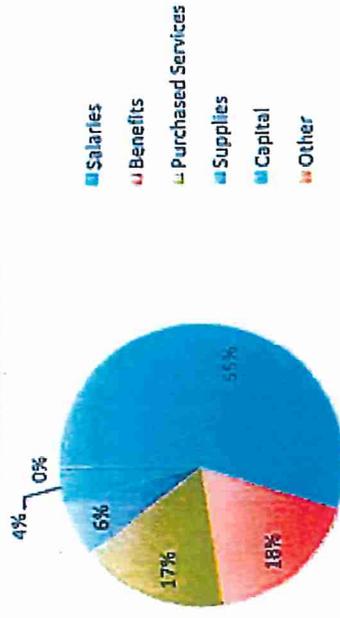
\$13,017

\$12,645

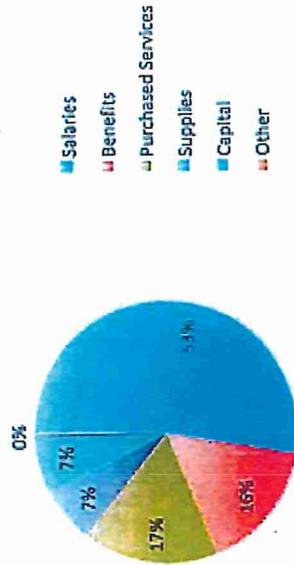
Region Avg



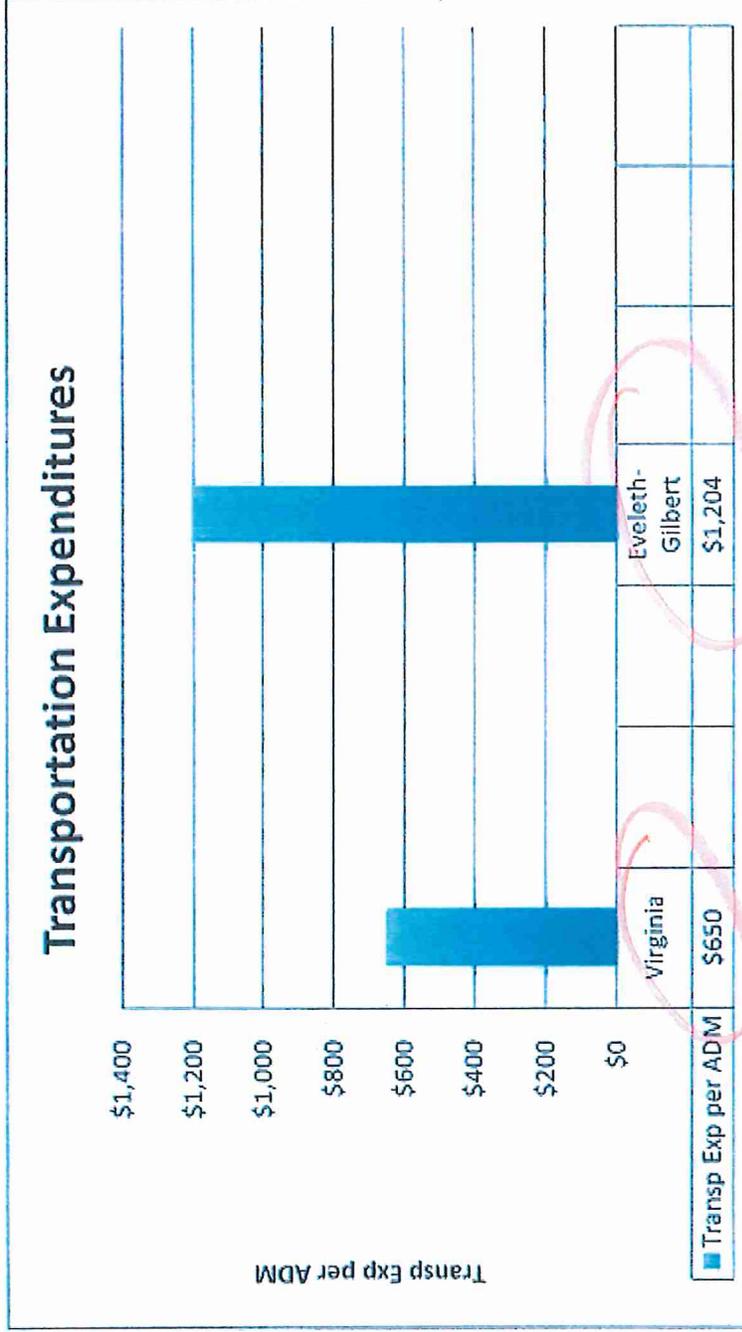
Eveleth-Gilbert



Virginia

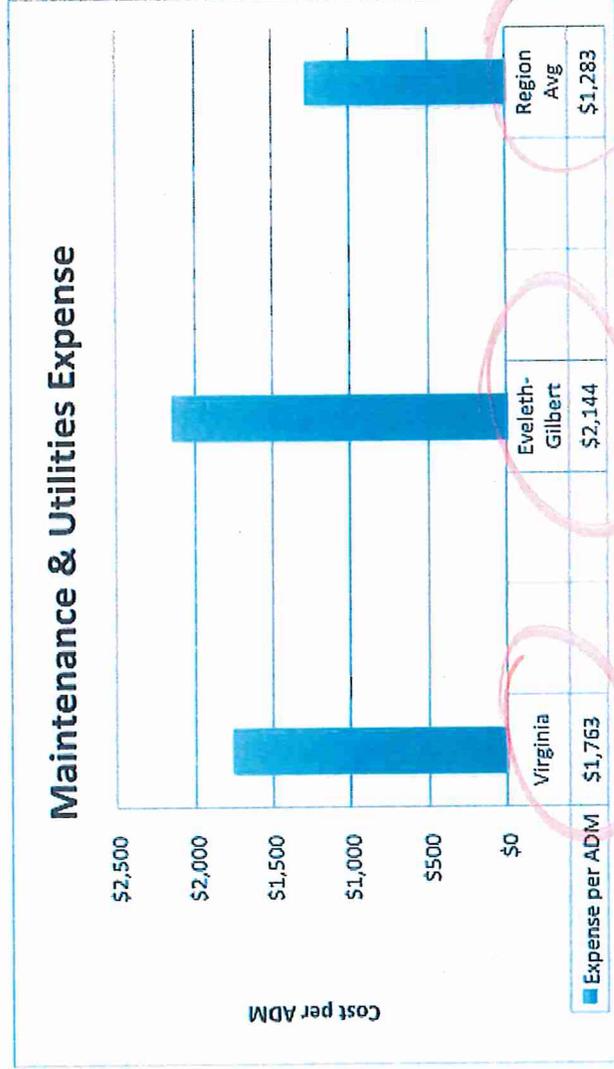


Transportation



30

Maintenance and Utilities



If the Virginia and ~~Eveleth-Gilbert~~ school districts had the average cost per ADM as the region, they could save \$1,600,000 on Operation Maintenance and Utilities. That savings could be used on curriculum and teaching students.



Meeting #3

October 16

- State Equalization Aid (support for bond payments that reduces tax levies) percentages are greater in Virginia than Eveleth-Gilbert
 - Virginia's aid percentage is as high as 60%
 - Eveleth-Gilbert's aid percentage is only 38%
- Cooperation / Combination / Consolidation Options
 - General Fund Revenue
 - Operating Referendum Analysis
 - Tax Base Implications
 - Iron Range School Consolidation and Cooperatively Operated School Account



Managing Tax Impact

- The tax impact for either district funding these projects alone is not favorable
- How can State Equalization Aid and the Iron Range School Consolidation and Cooperatively Operated School Account be leveraged to help with the tax impact?
 - Which district issues the debt, or do the districts both issue, or does a cooperative entity issue the debt?
 - In a collaborative arrangement the IRRRB funds could significantly reduce the total tax impact, or equalize the tax impact between districts
 - IRRRB needs to be engaged to understand the needs/approach
 - Can a plan be developed that limits IRRRB impact to less than 55% of total cost after state aid?
 - Financial fairness in terms of tax impact and debt obligations needs additional discussion





Task Force Committees:
Progress Updates



October 24, 2018



Agenda

Progress update from each Task Force:

- Transportation
- Communication / Outreach
- Facilities / Site
- Finance

Discussion / Next Steps...

10/24/2018





The Facility committee's job is to offer the "best" facility solution(s) to the group as a whole to be debated and evaluated.

- Keeping foremost in our minds, **what is best for our kids.**
- We need to develop a consensus to go forward.
- **We have high Operation, Maintenance and Transportation costs.**
- We have two School Boards that need to buy into the solution.
- Our Communities have the final say at the referendum. How do we get there?

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Meeting 1, 2 and 3

- **Toured Eveleth HS, Virginia HS and Gilbert Facilities**
- **Homework: MDE Renovate or Build New Questions**
- **Straw Poll after each walk through. "Build New?" Yes or No?**
- **Supplemental information presented/provided by District and Consultants**
 - **Samples of what spaces in a Academy style HS look like**
 - **Principals presented Challenges their facilities create in delivering today's educational model**
 - **Space by space comparison of what an Academy has vs. what the existing E-G-V facilities have**
 - **Current operational cost review and comparison to State Average.**

16



Take away from Meetings 1, 2 & 3

• Straw Poll Results:

Build new? Yes or No?

Walk Through of...	Yes	No	Maybe
Eveleth HS	21	0	4
Virginia HS	23	0	0
Gilbert Campus	18	0	0

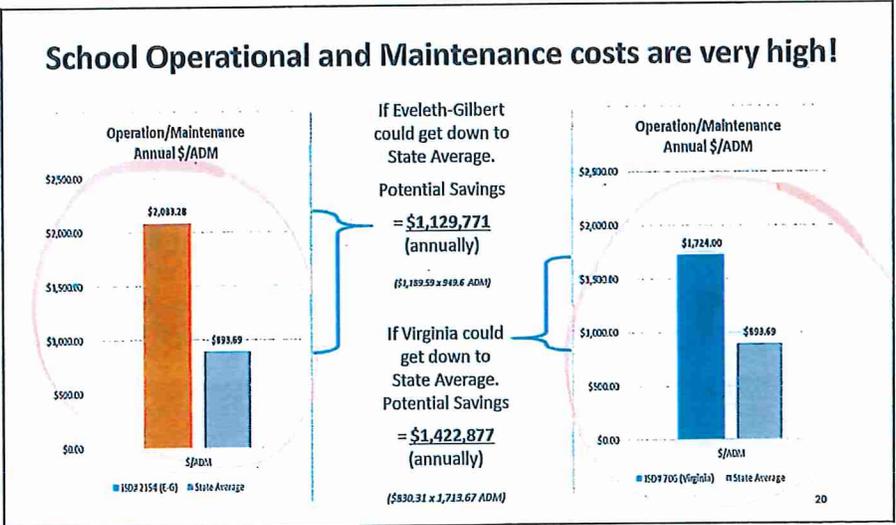
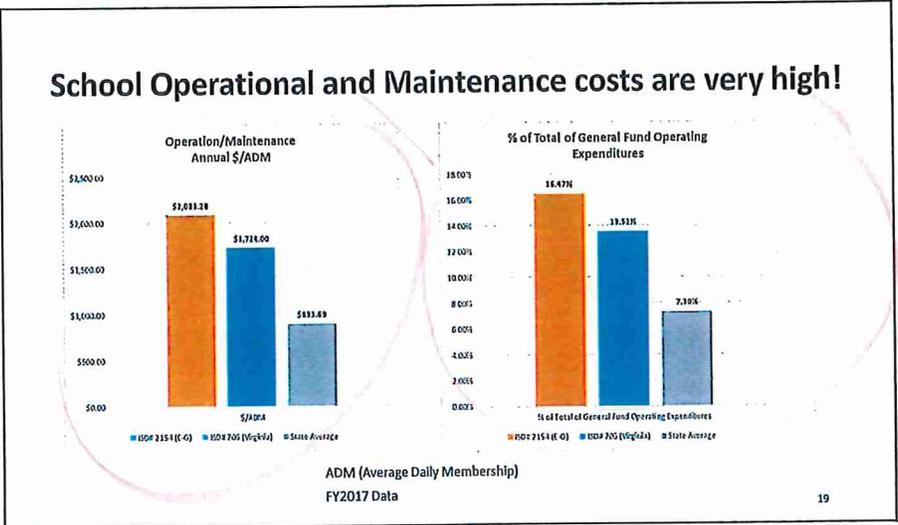
- MDE Renovate or New Questions: majority of responses to questions were "yes" which indicates the existing facilities are not adequate and replacement is more likely the best solution
- Space to space comparison: Academy style spaces are much different in size and quantity compared to the existing spaces in are our schools. Substantial remodeling needed.
- Substantial Deferred Maintenance existing and increasing
- Safety and ADA issues and challenges
- Existing sites are land locked and undersized
- Operational Costs are significantly above state average

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Take away from Meetings 1, 2 & 3

- Expansion in Virginia is not possible without significant costs to purchase land and buildings. Expansion in Eveleth is possible, but there would be significant impact on neighborhoods and expansion in Gilbert is possible but assets are poorest both in configuration and condition.
- Due to the advanced age of most of our buildings there are high costs associated with remodeling and significant risk that additional problems could be found further increasing costs.

18



39

Virginia
(45 Acre Circle)

Currently on 2 City blocks of 3 acres each. To expand most logical to go south. 20 Houses on Block 1, cost to acquire +\$3M for each block.

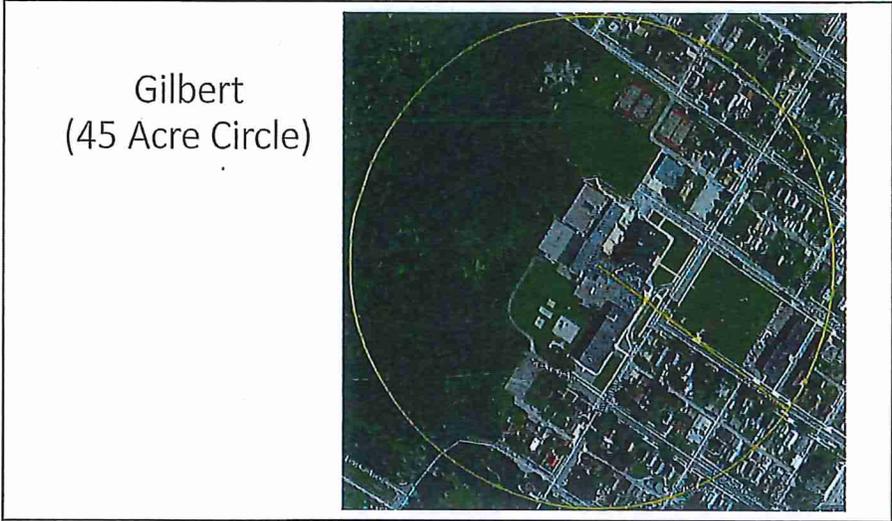


Eveleth
(45 Acre Circle)

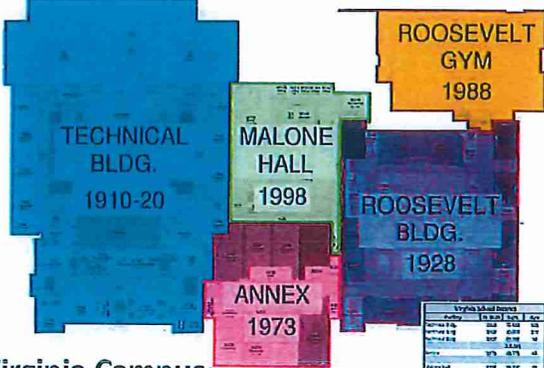


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10/24/2018



Major portions of the school are greater than 90 years old and need significant repair and investment



TECHNICAL BLDG. 1910-20

MALONE HALL 1998

ANNEX 1973

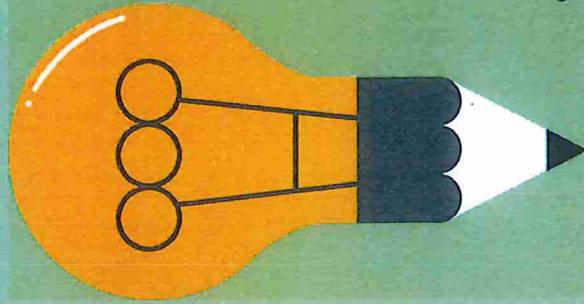
ROOSEVELT BLDG. 1928

ROOSEVELT GYM 1988

Building Name	Year
Technical Bldg.	1910-20
Malone Hall	1998
Annex	1973
Roosevelt Bldg.	1928
Roosevelt Gym	1988

Virginia Campus

24



Facility Task Force: Meeting #7

Putting all the Pieces Together!



November 7, 2018



Last Meeting:

1. Confirmed existing facilities are not viable for Academy style high school
2. 840 student Academy style 9-12 High School (Alexandria base model)
3. Add Connected 630 student 6-8 Middle School
4. Turf Football field with track (seating for 2000 home and 500 away spectators)
5. Add pool (with 8 lanes and diving well and locker rooms)
6. Add Additional Educational spaces:
 - Added approximately 15,000 sf for Industrial Tech area to Alexandria Industrial tech program, FACS area (life skills) and for more Music classroom space and additional practice areas



Confirmed Existing Schools not Viable

- Sites not large enough
- Unanimous vote by the group to NOT use any of the existing facilities
- MDE Renovate or build new checklist results

FACILITY: EVERLETH-GILBERT HIGH SCHOOL **FACILITY TASK FORCE - SITE WALK THROUGH**

Does the school district have any other sites that are not currently being used as part of primary campus, but which an administrator must consider both the economic and the educational viability of a proposed school construction project? The answer to this key question is not clear and simple, and it requires a detailed and site-specific analysis of many factors. The answer to this key question is not clear and simple, and it requires a detailed and site-specific analysis of many factors. The answer to this key question is not clear and simple, and it requires a detailed and site-specific analysis of many factors. The answer to this key question is not clear and simple, and it requires a detailed and site-specific analysis of many factors.

The more "yes" answers there are to the following questions, the greater the likelihood that a school facility is in its entirety not adequate for current student, staff, program and community needs and needs to be replaced:

Question	Yes	No
1. Does the school district have any other sites that are not currently being used as part of primary campus, but which an administrator must consider both the economic and the educational viability of a proposed school construction project?	X	
2. Are there sufficient parking spaces for students and staff?	X	
3. Are there sufficient parking spaces for staff?	X	
4. Are there sufficient parking spaces for parents and visitors?	X	
5. Are there sufficient parking spaces for emergency services?	X	
6. Are there sufficient parking spaces for other community members?	X	

FACILITY: VIRGINIA HIGH SCHOOL **FACILITY TASK FORCE - SITE WALK THROUGH**

Does the school district have any other sites that are not currently being used as part of primary campus, but which an administrator must consider both the economic and the educational viability of a proposed school construction project? The answer to this key question is not clear and simple, and it requires a detailed and site-specific analysis of many factors. The answer to this key question is not clear and simple, and it requires a detailed and site-specific analysis of many factors. The answer to this key question is not clear and simple, and it requires a detailed and site-specific analysis of many factors.

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Question	Yes	No
1. Does the school district have any other sites that are not currently being used as part of primary campus, but which an administrator must consider both the economic and the educational viability of a proposed school construction project?	X	
2. Are there sufficient parking spaces for students and staff?	X	
3. Are there sufficient parking spaces for staff?	X	
4. Are there sufficient parking spaces for parents and visitors?	X	
5. Are there sufficient parking spaces for emergency services?	X	
6. Are there sufficient parking spaces for other community members?	X	

FACILITY: GILBERT MIDDLE SCHOOL **FACILITY TASK FORCE - SITE WALK THROUGH**

Does the school district have any other sites that are not currently being used as part of primary campus, but which an administrator must consider both the economic and the educational viability of a proposed school construction project? The answer to this key question is not clear and simple, and it requires a detailed and site-specific analysis of many factors. The answer to this key question is not clear and simple, and it requires a detailed and site-specific analysis of many factors. The answer to this key question is not clear and simple, and it requires a detailed and site-specific analysis of many factors.

The more "yes" answers there are to the following questions, the greater the likelihood that a school facility is in its entirety not adequate for current student, staff, program and community needs and needs to be replaced:

Question	Yes	No
1. Does the school district have any other sites that are not currently being used as part of primary campus, but which an administrator must consider both the economic and the educational viability of a proposed school construction project?	X	
2. Are there sufficient parking spaces for students and staff?	X	
3. Are there sufficient parking spaces for staff?	X	
4. Are there sufficient parking spaces for parents and visitors?	X	
5. Are there sufficient parking spaces for emergency services?	X	
6. Are there sufficient parking spaces for other community members?	X	

Handouts available at end of meeting



What do we do with Existing Surplus Buildings?

Put buildings on market to be sold for possible reuse & / or redevelopment for 2 years after election date. If they don't sell – deconstruct buildings and work with local cities to discuss land options.

We included the costs to deconstruct in the project budget.

BUDGET = \$7,560,000



Operational & Maintenance Comparison (7-12)

	O&M Expense	ADM	O&M/ADM
Eveleth-Gilbert	\$1,040,951.40	392.28	\$2,653.59
Virginia	\$1,478,638.93	710.29	\$2,081.74
Combined	\$2,519,590.32	1,102.57	\$2,285.20
New 7-12*	\$1,220,000 to \$1,465,000		\$969 to \$1,163

Potential Savings of ~\$1.05M to \$1.3M

*New 7-12:

Considered a combination of Industry Standards for:

- Utilities (\$/sqft)
- Staff to maintain site/grounds (staff/acre)
- Staff to clean/maintain facility (staff/sqft)
- 275,000 sqft, 55 acres & 1,260 students

Note: Preliminary - estimates will be refined as scope is more defined

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Conclusion...

1. Solid plan for new 6-12 (saving dollars by connecting)
2. Existing buildings shouldn't be used for secondary
3. Established amenities our communities'/school's desire
4. Plan for our elementary schools (using existing buildings)
5. We can save significant dollars in operations and maintenance by coming together



Statewide
Students Served: 871,417.90

Program Category	Site Expenditure Per District	District-Wide Allocated Per ADM Served	Total	Dollars Per ADM Served	Percent Of Total
District Level Administration	300,278.14	498,225,147.22	498,525,425.36	572.09	4.67
School Level Administration	391,654,648.94	23,655,470.29	415,310,119.23	476.59	3.89
Regular Instruction	4,244,478,181.81	275,714,095.88	4,520,192,277.69	5,187.17	42.35
Career and Technical Instruction	118,754,895.89	17,021,622.15	135,776,518.04	155.81	1.27
Special Education	1,476,268,375.15	467,805,674.07	1,944,074,049.22	2,230.93	18.21
Student Activities and Athletics	258,589,956.92	13,465,613.63	272,055,570.55	312.20	2.55
Instructional Support Services	271,466,344.28	289,097,636.89	560,563,981.17	643.28	5.25
Pupil Support Services	224,882,044.11	91,599,544.29	316,475,588.40	363.17	2.96
Operation Maintenance	463,919,995.93	314,858,412.03	778,778,407.96	893.69	7.30
Student Transportation	14,265,931.26	607,206,517.16	622,472,938.82	723.57	5.82
Subtotal - General Fund Operating Expenditures	7,464,580,652.43	2,598,643,733.61	10,063,224,386.04	11,548.10	94.28
Capital Expenditures	178,447,456.70	432,061,091.45	610,508,548.15	700.59	5.72
Total - General Fund	7,643,028,109.13	3,030,704,825.06	10,673,732,934.19	12,248.69	100.00

District 2154-01 EVELETH-GILBERT SCHOOL DISTRICT

Students Served: 949.69

Program Category	Site Expenditure Per District	District-Wide Allocated Per ADM Served	Total	Dollars Per ADM Served	Percent Of Total
District Level Administration	.00	561,839.46	561,839.46	591.60	4.68
School Level Administration	436,709.55	.00	436,709.55	459.84	3.63
Regular Instruction	4,457,125.64	82,734.83	4,539,860.47	4,780.36	37.79
Career and Technical Instruction	140,433.03	.00	140,433.03	147.87	1.17
Special Education	1,205,915.61	197,044.50	1,402,960.11	1,477.28	11.68
Student Activities and Athletics	504,702.53	.00	504,702.53	531.44	4.20
Instructional Support Services	503,361.44	145,600.52	648,961.96	683.34	5.40
Pupil Support Services	146,145.59	62.00	146,207.59	153.95	1.22
Operation Maintenance	801,775.43	1,176,697.93	1,978,473.36	2,083.28	16.47
Student Transportation	.00	1,110,890.35	1,110,890.35	1,165.74	9.25
Subtotal - General Fund Operating Expenditures	8,196,168.82	3,274,869.59	11,471,038.41	12,078.70	95.48
Capital Expenditures	315,576.04	227,937.00	543,513.04	572.31	4.52
Total - General Fund	8,511,744.86	3,502,806.59	12,014,551.45	12,651.01	100.00



District 0706-01 VIRGINIA PUBLIC SCHOOL DISTRICT

Students Served: 1,713.67

Program Category	Site	District-Wide	Total	Dollars	Percent
	Expenditure Per District	Allocated Per ADM Served		Per ADM Served	
District Level Administration	.00	860,666.92	860,666.92	502.24	3.94
School Level Administration	489,290.00	.00	489,290.00	285.52	2.24
Regular Instruction	8,541,615.38	24,114.22	8,565,729.60	4,998.47	39.20
Career and Technical Instruction	195,623.59	.00	195,623.59	114.15	.90
Special Education	3,222,976.14	423,168.94	3,646,145.08	2,127.68	16.69
Student Activities and Athletics	628,093.63	.00	628,093.63	366.52	2.87
Instructional Support Services	314,151.13	951,022.57	1,265,173.70	738.28	5.79
Pupil Support Services	317,674.13	369.49	318,043.62	185.59	1.46
Operation Maintenance	1,800,161.17	1,154,212.36	2,954,373.53	1,724.00	13.52
Student Transportation	.00	942,476.59	942,476.59	549.98	4.31
Subtotal - General Fund Operating Expenditures	15,509,585.17	4,356,031.09	19,865,616.26	11,592.43	90.91
Capital Expenditures	851,594.91	1,134,345.11	1,985,940.02	1,158.88	9.09
Total - General Fund	16,361,180.08	5,490,376.20	21,851,556.28	12,751.31	100.00



These are 2017 Numbers from the MDE site

Eveleth-Gilbert

Operation/Maintenance Statewide 7.3% of overall budget, E-G 16.47% or
Statewide \$713.17 per student, E-G \$2,083.74 - That's a difference of \$1370.57 per student or
\$1370.57 x 949.69 (Average Daily Membership last year) = \$1,301,616.62 more we spent on O & M

Transportation Statewide 5.82% of overall budget, E-G 9.25% or
Statewide \$713.17 per student, E-G \$1,169.74 - That's a difference of \$456.57 per student or
\$456.57 x 949.69 (ADM) = \$433,599.96 more we spent on Transportation than the ave school.

Virginia

Operation/Maintenance Statewide 7.3% of overall budget, Virginia 13.52% or
Statewide \$713.17 per student, Virginia \$1,724.00 - That's a difference of \$1010.00 per student or
\$1,010.00 x 1713.67 (Average Daily Membership last year) = \$1,730,806.70 more we spent on O & M

Iron Range
**SCHOOL
FOR SALE**

**TRANSFORMATION
AWAITS**

- New housing
- Office spaces
- Storage
- Community use
- Mixed use

CONTACT INFO

RRPS ISD No. 2909

218-742-3900

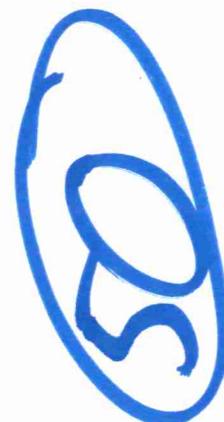
stacie.lamppa@rrps.org



LOCATED IN THE HEART OF EVELETH, MN



**DREAM UP SOMETHING
Cool
FOR THIS SCHOOL**



15



December 7, 2023

Dr. Noel Schmidt
Rock Ridge Public School District
1405 Progress Parkway
Virginia, MN 55792

Re: Eveleth School Campus Buildings & Improvements

Dear Noel,

The Eveleth City Council met at their regular City Council meeting December 5, 2023 and discussed their interest in retaining any of the Eveleth School Campus buildings and improvements. By unanimous vote, the City Council made the following motion:

Motion by Councilor Koivunen, second by Councilor Rauzi to direct city staff to communicate to the Rock Ridge School Board that the City of Eveleth has no interest in retaining ownership of the Franklin Elementary School building, the Multi-purpose/fine arts building, or any of the buildings or improvements on the Eveleth School Campus located at 801 Jones Street; and that the City would like the Rock Ridge School Board to continue with the demolition of all buildings and improvements at 801 Jones Street. Ayes – All.

Sincerely,


Jackie Monahan-Junek
City Administrator