

## RESOLUTION 16/17-4

### **A RESOLUTION OF GREATER ALBANY SCHOOL DISTRICT NO. 8J, LINN/BENTON COUNTIES, OREGON, CALLING A MEASURE ELECTION TO SUBMIT TO THE ELECTORS OF THE DISTRICT THE QUESTION OF CONTRACTING GENERAL OBLIGATION BONDED INDEBTEDNESS IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$159,000,000 TO FINANCE CAPITAL COSTS; AND RELATED MATTERS.**

WHEREAS, the Board of Directors (the "Board") of Greater Albany School District No. 8J, Linn/Benton Counties, Oregon (the "District"), acting on recommendations from its community-based Facilities Advisory Committee and comprehensive facilities assessments by PAE Engineers and gLAs Architects, has determined a need exists for the District to finance capital costs for current and long-term building needs district-wide to protect the community's investment in school facilities and address growing enrollment; and

WHEREAS, scientific surveys of District voters in February and December 2016 clearly indicate voters understand the need to maintain and extend the life of District buildings and reduce operating costs through facility repairs and updates, including replacing roofs, siding, windows, plumbing and electrical systems, upgrading for energy efficiency, safety, security and student learning; and

WHEREAS, voters indicated they are willing to pay the costs of these improvements as well as provide for classroom renovation or additional space at both high schools and middle schools to enhance vocational-technical programs for students; and

WHEREAS, voters are willing to address the District's growing enrollment and overcrowded classrooms by renovating and adding classrooms and a cafeteria at Oak Grove Elementary School; purchasing property and constructing a new elementary school in NE Albany; and

WHEREAS, voters also indicated a willingness to complete the first phase of West Albany High School's rebuild including projects such as new classrooms, commons, auditorium, cafeteria and administrative space; and multipurpose space for vocational/technical education and gymnasium uses at South Albany High School; and

WHEREAS, the District has looked carefully at all the costs for construction to assure the proposed facilities and building improvements meet current and future educational requirements and provide the District's approximately 9,600 students with an up-to-date and secure learning environment; and

WHEREAS, state matching funds may be available to reduce the overall cost of this project to taxpayers; and

WHEREAS, passage of this measure would cost property taxpayers an estimated \$2.35 per thousand. This represents an initial increase of 64-cents per thousand dollars of assessed property values over what they have been paying for the current bond. This would be

approximately \$115 per year for the owner of a home with an assessed property value of \$180,000.; and

WHEREAS, the Board has determined that a need exists for the District to finance capital costs, as more fully described in the notice of bond election attached hereto as Exhibit A (the “Project”) and pay bond issuance costs; and

WHEREAS, in connection with the Project, the District has evaluated the need for safety improvements, the joint funding of safety improvements with other public and private entities, and the funding of safety improvements in accordance with ORS 332.176; and

WHEREAS, the District has applied for the Oregon School Capital Improvement Match (the “Match Program”) under Senate Bill 447; and

WHEREAS, the District anticipates incurring expenditures (the “Expenditures”) to finance the costs of the Project and wishes to declare its official intent to reimburse itself for any Expenditures it may make from its general funds on the Project from the proceeds of voter-approved general obligation bonds (the “Bonds”) which may be issued as tax-exempt obligations or qualified tax credit bonds; and

WHEREAS, ORS 328.205, as amended, subject to voter approval, authorizes the District to contract bonded indebtedness to provide funds to finance the costs of the Project and to pay bond issuance costs;

NOW, THEREFORE, the Board of Directors of Greater Albany School District No. 8J, Linn/Benton Counties, Oregon, resolves as follows:

1. The measure election is hereby called for the purpose of submitting to the electors of the District the question of contracting general obligation bonded indebtedness in the name of the District in an amount not to exceed \$159,000,000 (the “Bonds”). Bond proceeds will be used to finance the Project and pay all Bond issuance costs. The Bonds shall mature over a period of not more than twenty-one (21) years from issuance date and may be issued in one or more series.

2. The measure election hereby called shall be held in the District on the 16th day of May 2017. As authorized by the County Clerks of Linn and Benton Counties, Oregon, and the Oregon Secretary of State, the election shall be conducted by mail pursuant to ORS 254.465 and 254.470.

3. The District authorizes the Chair, Superintendent, Business Director (each an “Authorized Representative”) or his/her designee to submit the final ballot title and explanatory statement and to take such further action as is necessary to carry out the intent and purposes herein in compliance with the applicable provisions of law.

4. The Authorized Representative shall cause to be delivered to the Election Officers of Linn and Benton Counties, Oregon (the “Election Officer”), a Notice of Measure Election (the “Notice”) in substantially the form, attached hereto as Exhibit A, of which such changes consistent with the intent and purposes of this resolution as are approved and filed by the

Authorized Representative of the District, not later than March 16, 2017, (sixty-one (61) days prior to the election date).

5. The District hereby declares its official intent pursuant to Treasury Regulation Section 1.150-2 to reimburse itself with the proceeds of the Bonds for any of the Expenditures incurred by it prior to the issuance of the Bonds.

6. The Authorized Representative is hereby authorized to execute all documents necessary in conjunction with the Match Program, if necessary.

7. The law firm of Mersereau Shannon, LLP, is hereby appointed to serve as Bond Counsel and Piper Jaffray & Co. is hereby appointed to serve as Underwriter with respect to the issuance of the Bonds. The District will pay the fees and expenses of Bond Counsel and the Underwriter from Bond proceeds.

ADOPTED by the Board of Directors of Greater Albany School District No. 8J, Linn and Benton Counties, Oregon this 23rd day of January, 2017.

**GREATER ALBANY SCHOOL DISTRICT  
NO. 8J, LINN/BENTON COUNTIES, OREGON**

By: \_\_\_\_\_  
Chair, Board of Directors

**ATTEST:**

By: \_\_\_\_\_  
Superintendent/District Clerk

## **EXHIBIT A**

### **NOTICE OF MEASURE ELECTION**

#### **GREATER ALBANY SCHOOL DISTRICT NO. 8J**

#### **LINN/BENTON COUNTIES, OREGON**

**NOTICE IS HEREBY GIVEN** January 23, 2017 that a measure election will be held in Greater Albany School District No. 8J located in Linn and Benton Counties, Oregon on May 16, 2017. The following shall be the ballot title of the measure to be submitted to the district's voters:

#### **CAPTION: (10 WORD LIMIT) (10 words)**

Bonds for School, Energy/Safety Upgrades, HS Renovations/Vocational Education

#### **QUESTION: (20 WORD LIMIT) (20 words)**

Shall Greater Albany Public Schools make energy, safety, school renovations, add classrooms, vocational education, by issuing \$159,000,000 general obligation bonds? If the bonds are approved, they will be payable from taxes on property or property ownership that are not subject to the limits of sections 11 and 11b, Article XI of the Oregon Constitution.

#### **SUMMARY: (175 WORD LIMIT) (154 Words)**

**This bond measure would benefit all schools. Specifically, it would:**

- Make upgrades and improvements, including replacing roofs, siding, windows, plumbing, electrical systems.
- Make energy improvements, including replacing old, inefficient high maintenance heating/ventilation systems, doors.
- Make safety/security upgrades, including automatic door locks, fire alarms, security cameras.
- Make seismic upgrades to enable buildings to better withstand earthquakes.
- Renovate and/or add classroom space to support vocational/technical classes at all middle school buildings.
- Renovate, add classrooms and cafeteria at Oak Grove Elementary School; purchase property and construct, equip and furnish a new elementary school in NE Albany to address growing enrollment.
- Construct, equip and furnish the first phase of West Albany High School's rebuild and multipurpose vocational education and gymnasium space at South Albany High School.
- Pay bond issuance, demolition and other building costs. Bonds would mature in a period not to exceed twenty-one (21) years from issuance date and may be issued in one or more series.

The following authorized District Official hereby certifies the above ballot title is true and complete.

\_\_\_\_\_  
Signature of authorized District Official

\_\_\_\_\_  
Date signed

\_\_\_\_\_  
Printed name of authorized District Official

\_\_\_\_\_  
Title

## **EXPLANATORY STATEMENT (500 word limit, 435 words)**

Greater Albany School District is proposing a \$159 million capital bond measure that would:

- Protect the community's investment in its existing school buildings;
- Save energy costs and improve the safety and security of students;
- Provide more vocational/technical opportunities at the middle schools and high schools;
- Address growing enrollment with construction of additional classrooms and cafeteria at Oak Grove Elementary school and a new elementary school in NE Albany; and
- Include Phase I classrooms/commons/auditorium rebuild of West Albany High School.

Greater Albany School Board's unanimous decision to place this measure on the ballot is based on the recommendations of its community- based Facilities Advisory Committee, comprehensive facilities assessments by PAE Engineers and gLAs Architects, and two scientific surveys of district voters to assess community priorities for upgrading Greater Albany schools.

### **This bond measure would benefit all schools. Specifically, it would:**

- Make upgrades and improvements, including replacing roofs, siding, windows, plumbing, electrical systems.
- Make energy improvements, including replacing old, inefficient high maintenance heating/ventilation systems, doors.
- Make safety/security upgrades, including automatic door locks, fire alarms, security cameras.
- Make seismic upgrades to enable buildings to better withstand earthquakes.
- Renovate and/or add classroom space to support vocational/technical classes for all district middle school buildings.
- Renovate and add classrooms and a cafeteria at Oak Grove Elementary School; purchase property and construct a new elementary school in NE Albany to address growing enrollment.
- Complete the first phase of West Albany High School's rebuild that would include new classrooms, commons, auditorium, cafeteria and administrative space; and multipurpose space for vocational/technical education and gymnasium uses at South Albany High School.
- Pay bond issuance, demolition and other building costs.

State matching funds may be available to reduce the overall cost of this project to taxpayers. If voters reject this measure, these funds would go to another district.

### **What would the Bond cost?**

Passage of this measure would cost property taxpayers an estimated \$2.35 per thousand. This represents an initial increase of 64-cents per thousand dollars of assessed property values over what they have been paying for the current bond. This would be approximately \$115 per year for the owner of a home with an assessed property value of \$180,000. The new bonds would mature in 21 years or less from issuance date and may be issued in one or more series.

### **Informing the Public**

District staff would provide monthly bond progress reports to the Greater Albany School Board and regular updates to the community. In addition, the School Board will appoint a citizen oversight committee to assure funds from the bonds are used as approved by voters.

*Information Source: Greater Albany School District Business Office*