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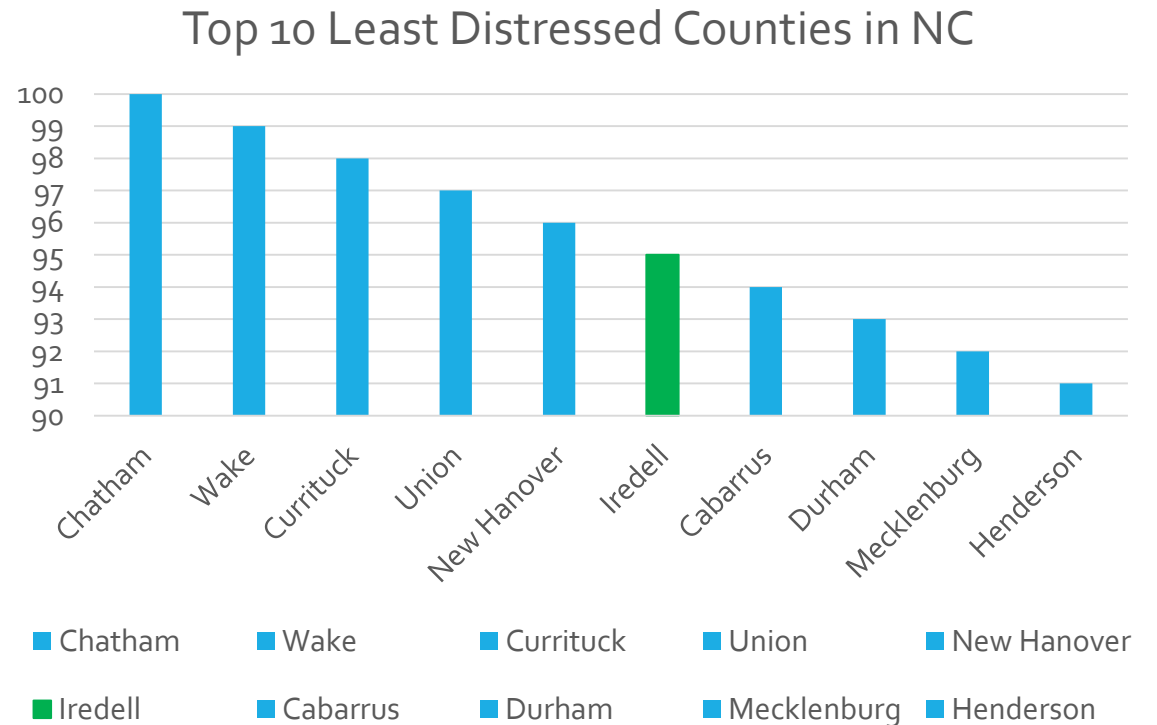
# IREDELL COUNTY 2020 SCHOOL CAPACITY BOND

# Iredell County Demographics

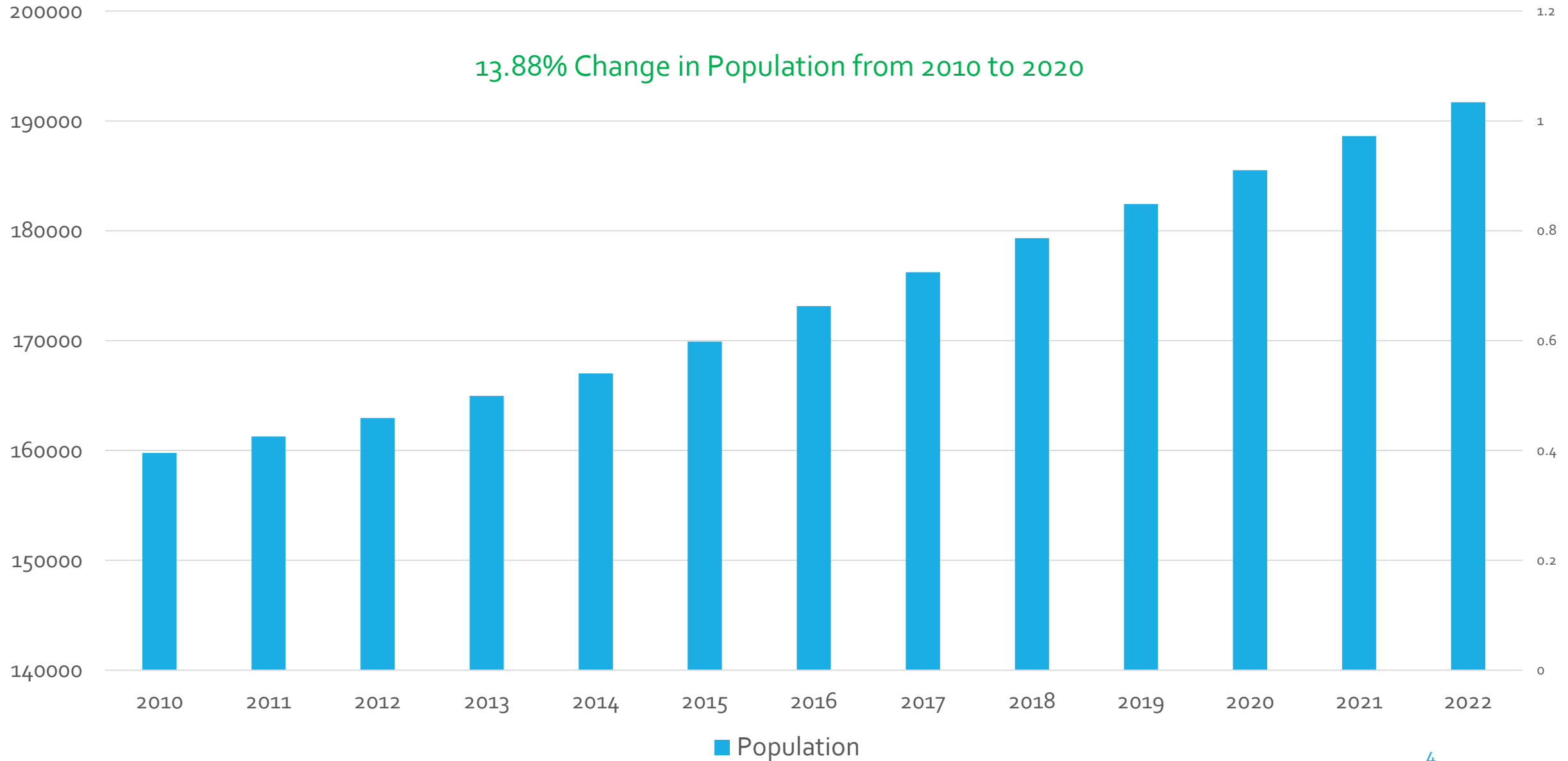
- 30% increase in population between 2000-2010
- 11.9% increase in population between 2010-2018
  - 14<sup>th</sup> largest increase out of all 100 counties in NC
  - Exceeds the State's growth rate of 8.9%
- 2019 estimated population: 182,424 (14<sup>th</sup> largest County in NC)
- 2020 estimated population: 185,517 (2% increase from 2019)

# Iredell County Tier Rankings

- The North Carolina Department of Commerce ranks all 100 NC Counties based on three tiers.
- Tiers are based on four development factors to determine a County's distress ranking.
  - Unemployment Rate
  - Median Household Income
  - Population Growth
  - Assessed Property Value Per Capita
- Out of 100 Counties, Iredell County is a Tier 3 county and ranks 95<sup>th</sup> in the State (1=most distressed county).

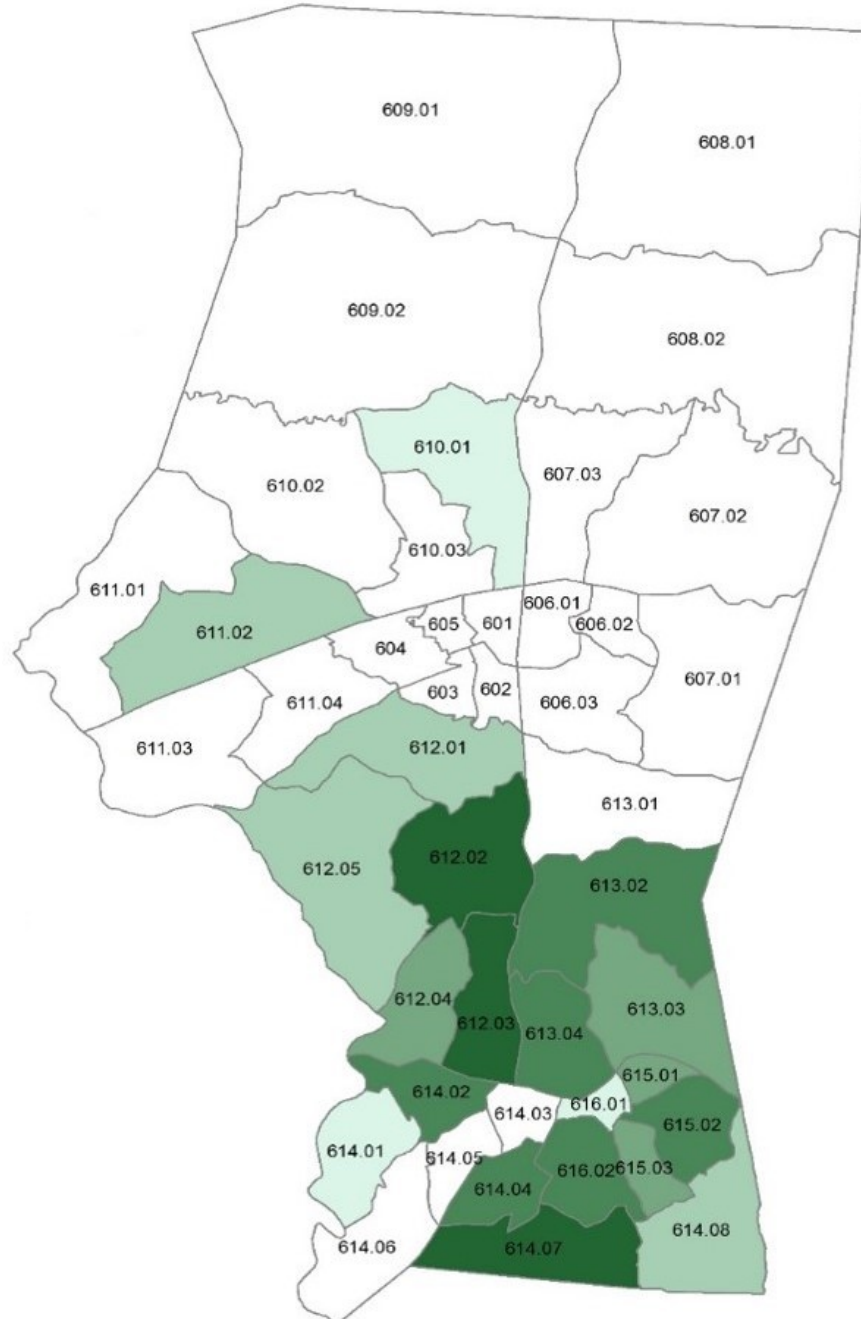


# Iredell County Population Trend by Year

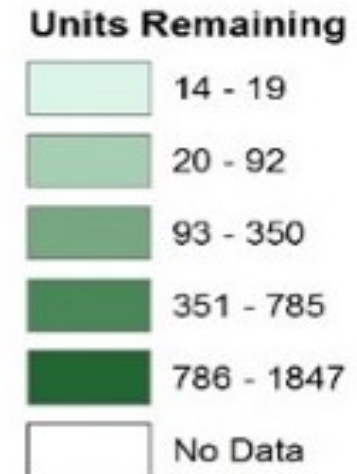


# Proposed Development as of January 1, 2019

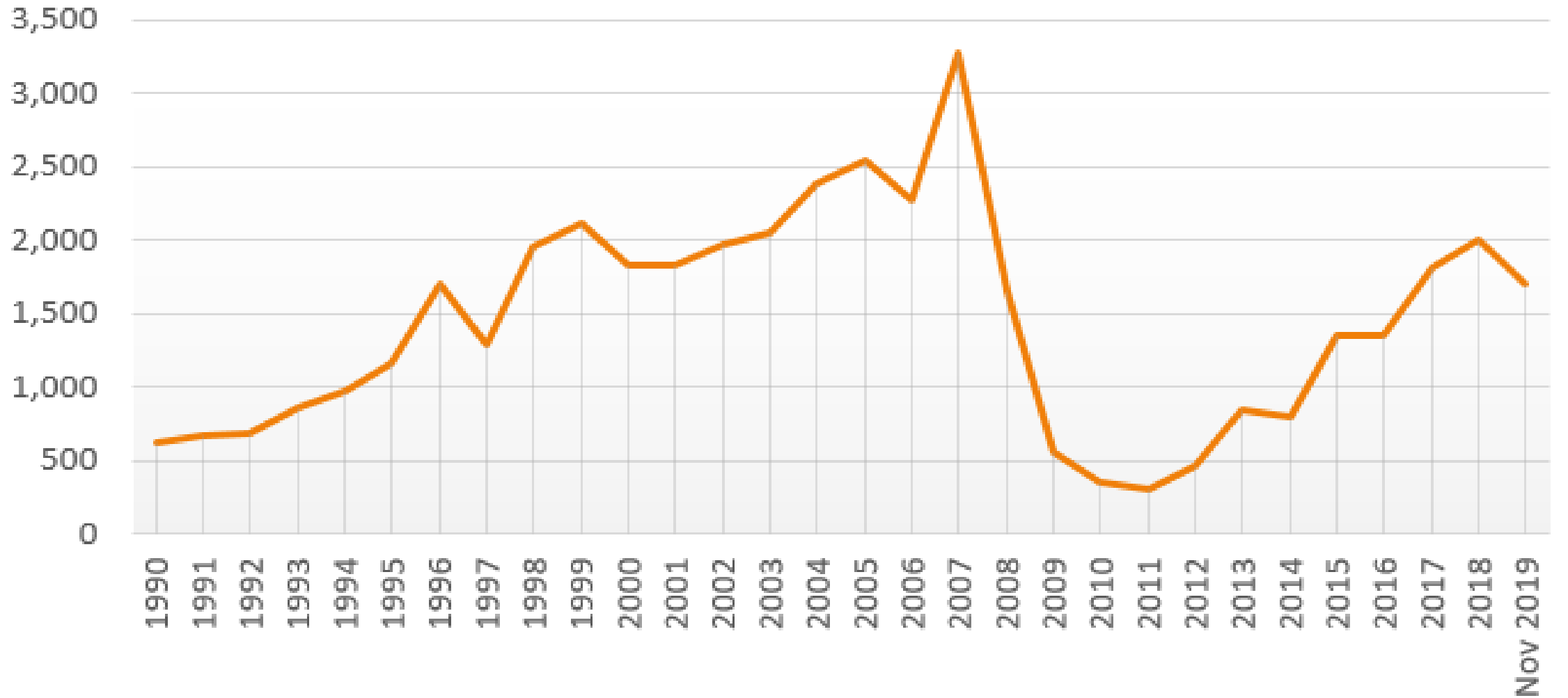
Units Listed: 11,011  
United Remaining: 9,813



## Proposed Development As of January 1, 2019

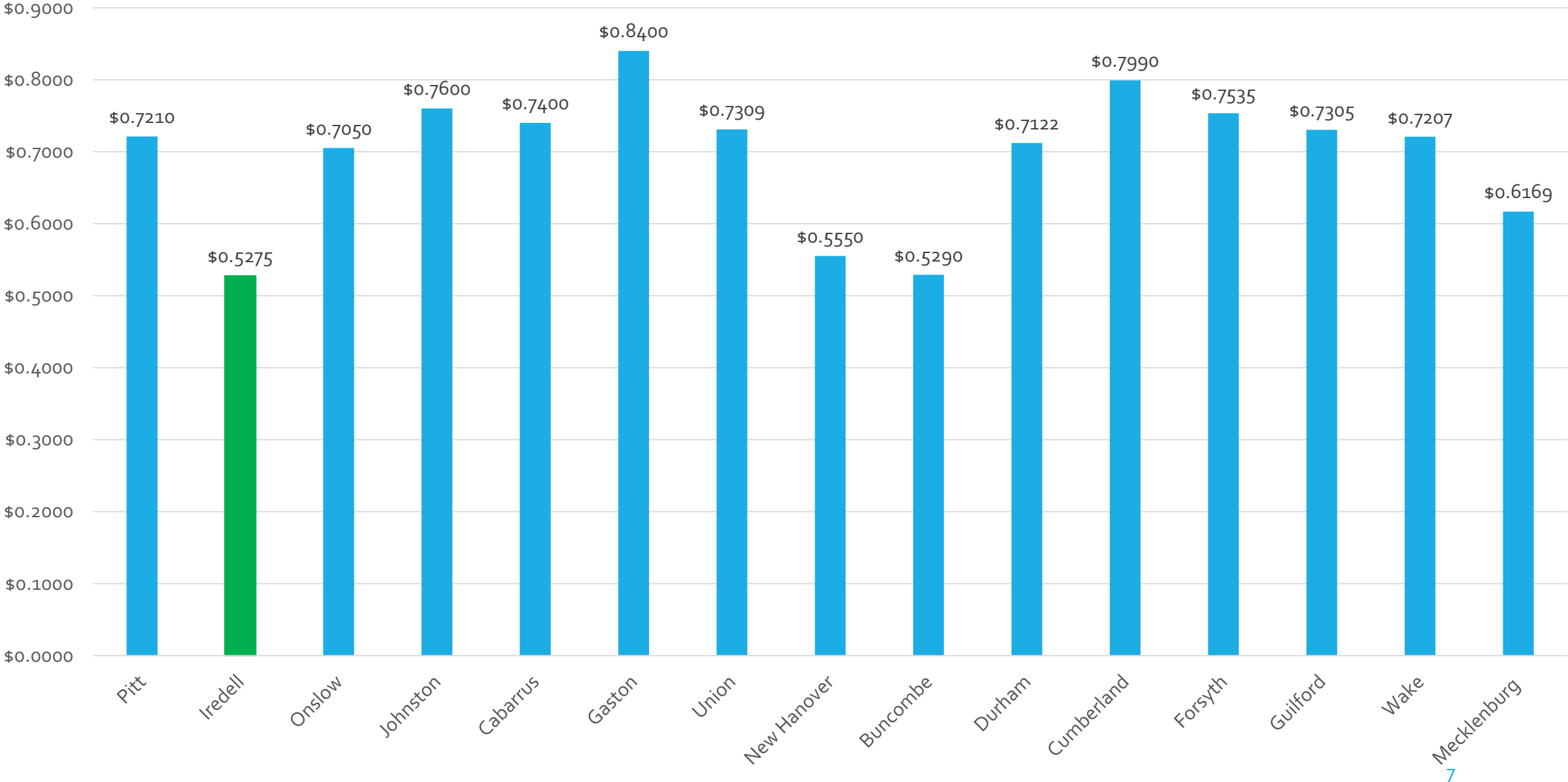


# Permitted Housing Units



\*Includes single family and multifamily permitted units

# 2019-2020 Property Tax Rate of the 15 Largest Counties



# 2019-2020 County Property Tax Rates Around Iredell County

**Iredell County: \$.5275**

Catawba County: \$.5750

Lincoln County: \$.5990

Mecklenburg County: \$.6169

Rowan County: \$.6575

Wilkes County: \$.6600

Yadkin County: \$.6600

Union County: \$.7309

Davie County: \$.7380

Cabarrus County: \$.7400

Alexander County: \$.7900

Gaston County: \$.8400





# Lowest Tax Rates in NC (out of 100 Counties)

County	2019-20 Property Tax Rate	Identifier
Carteret	0.31	Coastal County (Morehead City)
Swain	0.36	Mountain County (Bryson City)
Macon	0.3747	Mountain County (Franklin)
Jackson	0.38	Mountain County (Cullowhee)
Watauga	0.403	Mountain County (Boone)
Clay	0.43	Mountain County (Hayesville)
Ashe	0.443	Mountain County (Jefferson)
Dare	0.47	Coastal County (Kill Devil Hills)
Currituck	0.48	Coastal County (Outer Banks)
Brunswick	0.485	Coastal County (Holden Beach)
Moore	0.51	Interior County (Pinehurst)
Cherokee	0.52	Mountain County (Murphy)
Iredell	0.5275	13th lowest



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# SCHOOL FACILITY TASK FORCE RECOMMENDATION

# School Facility Task Force 10 Year Recommendation

Phase I = \$175,965,130		
Years 1-3		
<b>Iredell-Statesville Schools \$110,200,000</b>		
General Deferred Work	Deferred work/Replacement at multiple campuses	\$ 27,234,920
New High School	Southern end of county	\$ 70,000,000
Lakeshore Elementary	Add 4-6 classrooms	\$ 2,500,000
West High	New Vocational shops, Repurpose/Reno old shop	\$ 1,750,000
Statesville High	New CTE shops, Physical Ed upgrades	\$ 4,000,000
Additional Funding /Contingency/Future Projects		\$ 4,715,080
<b>Mooreville Graded Schools \$48,465,130</b>		
New Middle		\$ 35,038,405
South Elementary	Reno, Upgrade M/E/P, Add gym, Inc parking, new furniture	\$ 6,560,160
Parkview Elementary	Reno, Upgrade M/E/P, Add gym, expand cafeteria	\$ 6,866,565
<b>Mitchell Community College \$17,300,000</b>		
Main Building	Interior & Exterior Renovations	\$ 13,400,000
Continuing Education	Interior Renovations	\$ 700,000
Grier Science	Interior Renovations & upgrades	
-Portion of Project using Financing		\$ 99,868
-Portion of Project using Debt Reserve		\$ 2,000,132
Montgomery Student Union	General Renovations	\$ 300,000
Chiller Yard	Replace HVAC	\$ 600,000
Mooreville Bldg. A	Roof & General Renovations	\$ 200,000

Phase II - \$104,550,000		
Years 4-7		
<b>Iredell-Statesville Schools \$71,600,000</b>		
New Elementary		
West Middle	Construction/Renovation	
East Middle	Add multipurpose/storage, expand/upgrade cafeteria	
CATS	3 dirty shop areas, comp. lab, 4 classrooms, horticulture area	
Lake Norman Elementary	New gym	
Lakeshore Middle	Add 4-6 classrooms	
New Middle		
<b>Mitchell Community College \$32,950,000</b>		
Cosmetology Facility	New Building	\$ 5,000,000
Tactical Driving Pad	360k sq. ft. pad, drainage, utilities, fencing	\$ 1,700,000
New Classroom Bldg.	New Building on Main Campus	\$ 12,250,000
Fac Dev North Campus	New Farm & Building	\$ 14,000,000
<b>Phase III = \$6,450,000</b>		
Years 8-10		
<b>Iredell-Statesville Schools \$6,250,000</b>		
North Middle	6 classrooms, multipurpose addition	
Woodland Heights Elementary	6 classroom addition	
Statesville High	8 class expansion (Arts Magnet/Early College)	
<b>Mitchell Community College \$200,000</b>		
Mooreville Bldg. B	Roofing & General Renovations	\$ 200,000

# School Facility Task Force 10 Year Recommendation

## Amended as a Result of the \$21 Million Debt Reserve Funds

Phase I = \$125,038,405		
Years 1-3		
<b>Iredell-Statesville Schools</b>		<b>\$80,000,000</b>
New High School	Southern end of county	\$ 80,000,000
Lakeshore Elementary	Add 4-6 classrooms	\$ 2,500,000
West High	New Vocational shops, Repurpose/Reno old shop	\$ 1,750,000
Statesville High	New CTE shops, Physical Ed upgrades	\$ 4,000,000
Additional Funding /Contingency/Future Projects		\$ 3,715,000
Complete 2014 Bond Projects		\$ 1,000,000
<b>Mooresville Graded Schools</b>		<b>\$35,038,405</b>
New Middle		\$ 35,038,405
South Elementary	Reno, Upgrade M/E/P, Add gym, Inc parking, new furniture	\$ 6,560,160
Parkview Elementary	Reno, Upgrade M/E/P, Add gym, expand cafeteria	\$ 6,866,565
<b>Mitchell Community College</b>		<b>\$10,000,000</b>
New Public Safety Facility and Driving Pad	Interior & Exterior Renovations	\$ 10,000,000
New Property Purchase	Interior Renovations	\$ 2,000,000

Phase II - \$102,850,000		
Years 4-7		
<b>Iredell-Statesville Schools</b>		<b>\$71,600,000</b>
New Elementary		
West Middle	Construction/Renovation	
East Middle	Add multipurpose/storage, expand/upgrade cafeteria	
CATS	3 dirty shop areas, comp. lab, 4 classrooms, horticulture area	
Lake Norman Elementary	New gym	
Lakeshore Middle	Add 4-6 classrooms	
New Middle		
<b>Mitchell Community College</b>		<b>\$31,250,000</b>
Cosmetology Facility	New Building	\$ 5,000,000
Tactical Driving Pad	360k sq. ft. pad, drainage, utilities, fencing	\$ 1,700,000
New Classroom Bldg.	New Building on Main Campus	\$ 12,250,000
Fac Dev North Campus	New Farm & Building	\$ 14,000,000
Phase III = \$6,450,000		
Years 8-10		
<b>Iredell-Statesville Schools</b>		<b>\$6,250,000</b>
North Middle	6 classrooms, multipurpose addition	
Woodland Heights Elementary	6 classroom addition	
Statesville High	8 class expansion (Arts Magnet/Early College)	
<b>Mitchell Community College</b>		<b>\$200,000</b>
Mooresville Bldg. B	Roofing & General Renovations	\$ 200,000

\*Items in red are paid by either the debt reserve funds, private loan or included in phase I.



# PHASE I (YEARS 1-3) NEEDS

# Iredell Statesville Schools: Phase I Projects

## School Facility Task Force: 1<sup>st</sup> Recommendation

Project	Detail	Est. Cost
General Deferred Work	Multiple Campuses	\$ 27,234,920
New High School	Southern end of county	\$ 70,000,000
Lakeshore Elementary	Add 4-6 classrooms	\$ 2,500,000
West High	New Vocational shops, Repurpose/Reno old shop	\$ 1,750,000
Statesville High	New CTE shops, Physical Ed upgrades	\$ 4,000,000
Additional Funding	Contingency/ Future Projects	\$ 4,715,080
<b>Total</b>		<b>\$ 110,200,000</b>

## School Facility Task Force: 2<sup>nd</sup> Recommendation

Project	Detail	Est. Cost	
New High School	Southern end of county	\$ 80,000,000	
Lakeshore Elementary	Add 4-6 classrooms	\$ 2,500,000	<i>*To be paid with debt reserve funds</i>
West High	New Vocational shops, Repurpose/Reno old shop	\$ 1,750,000	<i>*To be paid with debt reserve funds</i>
Statesville High	New CTE shops, Physical Ed upgrades	\$ 4,000,000	<i>*To be paid with debt reserve funds</i>
Additional Funding	Contingency/Future Projects	\$ 3,715,000	<i>*To be paid with debt reserve funds</i>
Complete 2014 Bond Projects		\$ 1,000,000	<i>*To be paid with debt reserve funds</i>
<b>Total</b>		<b>\$80,000,000</b>	

# Mooresville Graded Schools: Phase I Projects

## School Facility Task Force: 1<sup>st</sup> Recommendation

Project	Detail	Est. Cost
New Middle School		\$ 35,038,405
South Elementary	Reno, Upgrade M/E/P, Add gym, Inc parking, new furniture	\$ 6,560,160
Parkview Elementary	Reno, Upgrade M/E/P, Add gym, expand cafeteria	\$ 6,866,565
<b>Total</b>		<b>\$ 48,465,130</b>

## School Facility Task Force: 2<sup>nd</sup> Recommendation

Project	Detail	Est. Cost	
New Middle School		\$ 35,038,405	
South Elementary	Reno, Upgrade M/E/P, Add gym, Inc parking, new furniture	\$ 6,560,160	<i>*To be paid with private loan &amp; debt reserve funds</i>
Parkview Elementary	Reno, Upgrade M/E/P, Add gym, expand cafeteria	\$ 6,866,565	<i>*To be paid with private loan &amp; debt reserve funds</i>
<b>Total</b>		<b>\$ 35,083,405</b>	

# Mitchell Community College: Phase I Projects

## School Facility Task Force: 1<sup>st</sup> Recommendation

Project	Detail	Est. Cost
Main Building	Interior & Exterior Renovations	\$ 13,400,000
Continuing Education	Interior Renovations	\$ 700,000
Grier Science	Interior Renovations & upgrades	
	Portion of Project using Financing	\$ 99,868
	Portion of Project using Debt Reserve	\$ 2,000,132
Montgomery Student Union	General Renovations	\$ 300,000
Chiller Yard	Replace HVAC	\$ 600,000
Mooresville Bldg. A	Roof & General Renovations	\$ 200,000
<b>Total</b>		<b>\$ 17,300,000</b>

## School Facility Task Force: 2<sup>nd</sup> Recommendation

Project	Detail	Est. Cost	
New Public Safety Facility and Driving Pad		\$ 10,000,000	
New Property Purchase		\$ 2,000,000	*To be paid with debt reserve funds
<b>Total</b>		<b>\$10,000,000</b>	





# 2020 CAPACITY BOND

# What is a General Obligation Bond?

- A **general obligation bond (GO)** is a **government bond** backed by the credit and taxing power of the issuing jurisdiction rather than the revenue from a given project.
- **General obligation bonds** are approved by the tax payers in a general election and are only used for that specific purpose. Funds are audited and accounted for throughout the project.
- A public **General obligation bond** has a lower interest rate than a private placement (20-30 basis points lower), which equals around .25% lower interest rate. Over a 20 year bond this is an average savings of \$3.3 million.
- Iredell County has a very high bond rating, which means we are able to take advantage of a lower interest rate.

# What will this is fund?

- The remainder of the phase I amended recommendations that are not funded through the debt reserve funds or private loan.
  - New Southern Area High School for Iredell Statesville Schools: \$80,000,000
  - New Middle School for Mooresville Graded School District: \$35,040,000
  - New Public Safety Training Facility and Driving Pad for Mitchell Community College: \$10,000,000
- Only new facilities to expand capacity due to growth and current facility overcrowding.

# Why Now?

- If the Bond (funding method) is not approved the needs are still there.
- The County and School Systems will have to look at other ways to address the capacity needs to include any of the following:
  - Mobile Units:
    - This is a temporary solution that only addresses classroom space and does not add space to the core (cafeterias, gymnasiums, parking, restrooms, etc.).
    - Over time these units require more maintenance and require replacement sooner than a bricks and mortar facility.
    - Some school locations do not have adequate space for mobile units.
  - Redistricting/Bussing:
    - Increases *operational* budgets for fuel, adding additional bus drivers and maintenance at the expense of other needs.
    - Increases *capital* budgets for the purchase of additional buses.

# Why Now Continued?

- Funding reallocation:
  - Money will have to be diverted from capital, maintenance and operational budgets to address this capacity need.
- Current and future project delay or elimination:
  - Phase I projects will have to be completed before any other future projects.
  - Delays or even eliminates future phases and/or projects.
- It will take at least three years to build these schools that are overcrowded today.
- Interest rates are at an all time low and the cost of construction continues to increase.

**Delay = Increased Cost**

# Bond Comparisons

## 2014 School Bond

- Bond Amount: \$131,500,000
- Tax Base: \$21,209,635,547
- Population: 167,235
- Tax Rate Increase: 4.25¢
- Additional Cost on a \$100,000 home per month = \$3.54



## 2020 School Bond

- Bond Amount: \$126,000,000
- Tax Base: \$25,678,684,000
- Population: 185,517 (est.)
- Tax Rate Increase: 1¢
- Additional Cost on a \$100,000 home per month = \$0.83



# Impacts of a Proposed 1¢ School Bond Related Tax Increase

Appraised Value	Yearly Taxes Based on Current Tax Rate	Yearly Taxes Including Proposed 1¢ Increase	Yearly Increase	Monthly Increase	Weekly Increase	Daily Increase
	\$ 0.5275	\$ 0.5375				
\$100,000.00	\$527.50	\$537.50	\$10.00	\$0.83	\$0.19	\$0.03
\$150,000.00	\$791.25	\$806.25	\$15.00	\$1.25	\$0.29	\$0.04
\$200,000.00	\$1,055.00	\$1,075.00	\$20.00	\$1.67	\$0.38	\$0.05
\$250,000.00	\$1,318.75	\$1,343.75	\$25.00	\$2.08	\$0.48	\$0.07
\$300,000.00	\$1,582.50	\$1,612.50	\$30.00	\$2.50	\$0.58	\$0.08
\$350,000.00	\$1,846.25	\$1,881.25	\$35.00	\$2.92	\$0.67	\$0.10
\$400,000.00	\$2,110.00	\$2,150.00	\$40.00	\$3.33	\$0.77	\$0.11
\$450,000.00	\$2,373.75	\$2,418.75	\$45.00	\$3.75	\$0.87	\$0.12
\$500,000.00	\$2,637.50	\$2,687.50	\$50.00	\$4.17	\$0.96	\$0.14