



BUILDING OUR FUTURE TOGETHER

OUR OPPORTUNITY

Solar farm revenue creates unique funding potential to address critical facility needs across the entire district

OUR GOALS

- Safe, comfortable, and secure schools
- Provide modern learning environments
- Develop a bond proposal that positively impacts students, staff, and the community
- Be good financial stewards of community members' dollars





SCHOOL BOND PROPOSAL PROCESS

DISCOVERY

Assess building conditions and infrastructure needs

1

DEVELOPMENT

Refining scope based on feedback and financial projections

2

3

COMMUNITY INPUT

Gather feedback, identify priorities from parents, staff, and community members

4

COMMUNICATE

Inform community on final bond program proposal



FACILITY ASSESSMENT

The condition assessment evaluated the physical and functional state of each facility.

Structural integrity was inspected for signs of deterioration, such as cracks or water damage.

Mechanical systems, including HVAC and plumbing, were assessed for age, efficiency, and performance

Safety and security systems, such as fire alarms, were evaluated against Michigan safety codes

Accessibility features, including ramps and restrooms, were evaluated for ADA compliance.

Classroom environments were examined for functionality, focusing on finishes, lighting, and casework



BEYOND THE ASSESSMENT

A photograph of a modern classroom. In the foreground, several students are seated at large, light-colored tables, wearing VR headsets and using laptops. The tables have integrated digital displays showing various data and graphics. In the background, a teacher is standing near a large digital display, interacting with it. The room has large windows on the left side, letting in natural light. The overall atmosphere is one of a high-tech, collaborative learning environment.

District-Wide

Strategic investments to keep facilities safe, secure and modern

Beechnau Elementary

Full update — HVAC, learning spaces, playground, and more

Band & Choir

Classroom remodel with new instruments

Middle School

New roof and HVAC upgrades

Hands-On Learning: Support for DI, Agriscience, FFA, and Robotics

Transportation

New buses and paved bus lot

Athletics

Track replacement, new equipment, scoreboards, press boxes, mats, and more



Ravenna Public Schools

K-12 School Capital Financing

October 28, 2025

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CAPITAL PROJECT FUNDING ALTERNATIVES

🟠 The following are the main capital financing options for Michigan K-12 schools

1. Voted Unlimited Tax General Obligation Bonds

- Voter authorization required
- Levy debt millage to repay debt
- Bond proceeds come to the district on the closing date of the bonds

2. Sinking Fund Millage Revenue

- Voter authorization required
- 3 mills for maximum of 10 years
- Receive revenue annually (pay go)

3. Non-Voted Limited Tax General Obligation Bonds

- Paid from the school operating funds or sinking fund revenue
- May only be issued if the total of all outstanding debt does not exceed 5% of State Equalized Value (SEV)
 - Energy conservation financings are exempt from limitation



SINKING FUND / BOND PERMITTED USE COMPARISON

Use of Proceeds	Sinking Fund	Bond
Operating Expenses	No	No
Buses	Yes ¹	Yes
Repairs	Yes	No
Other Equipment and Furnishings ²	No	Yes
Maintenance	No	No
Renovations	Yes	Yes
New Construction	Yes	Yes
Site Improvements	Yes, except playground equipment	Yes
Security Equipment ³	Yes	Yes
Technology for Instructional Use ³	Yes	Yes
Technology for Non-Instructional Use	No	Yes
Infrastructure	Yes, most types	Yes

¹Permitted for sinking funds voted since Nov. 2023 that include buses in the millage's stated purpose

²"Other Equipment" excludes security equipment and instructional technology

³Permitted for sinking funds voted since 2017 that include security or instructional technology in the millage's stated purpose

VOTED SCHOOL BOND ISSUES

- **Voter Approval Required**

Voters must authorize the School District to issue a not-to-exceed dollar amount of bonds to pay for improvements identified in the ballot proposal.

- **Debt Millage is Used to Repay Bonds**

The School District levies the number of mills on taxable property necessary to pay the annual principal and interest payments. Debt service is paid by the debt levy, not the General Fund.

- **Items Required on Ballot – For Informational Purposes Only**

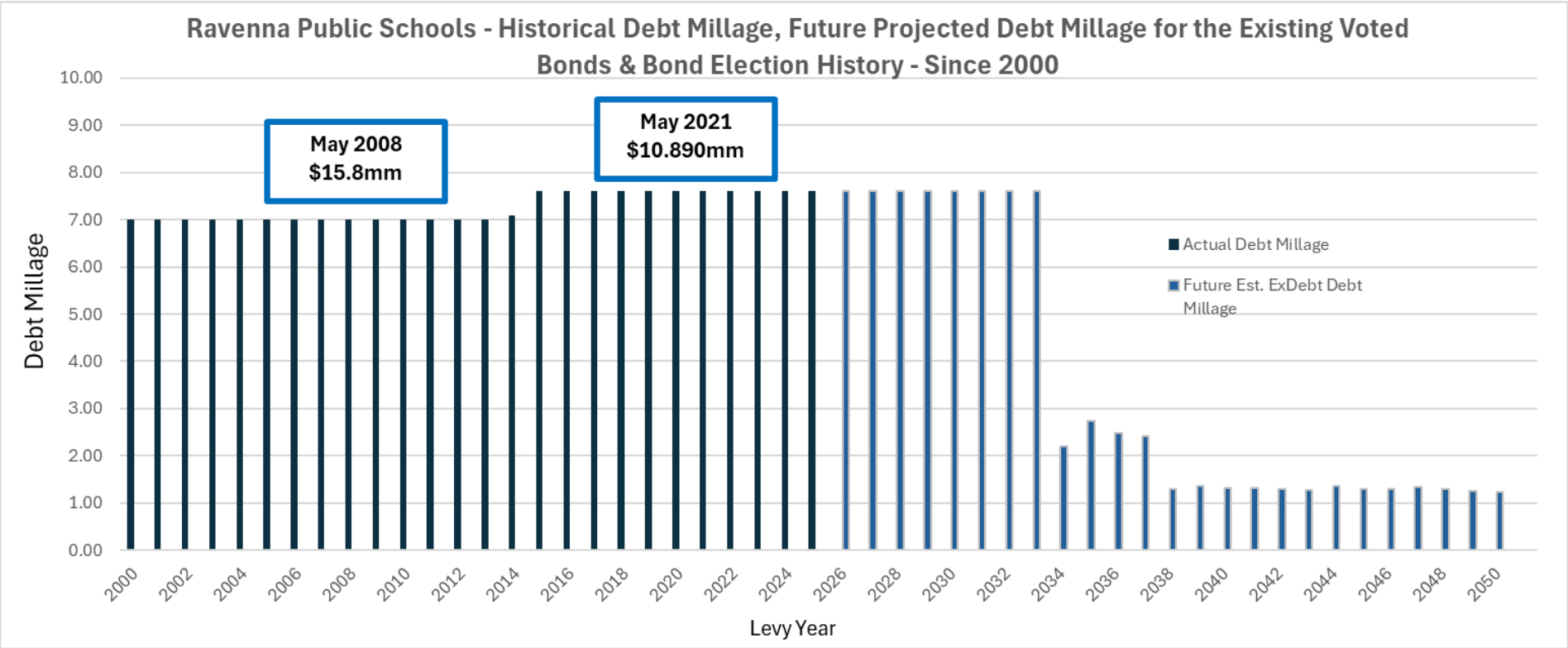
- Maximum amount of bonds
- Bond purpose
- First year's estimated millage rate for new bonds
- Simple average annual millage rate for new bonds
- Maximum term of the bonds
- Additional requirements for state qualified bonds



OVERVIEW OF OUTSTANDING DEBT

Bond Series	Par Outstanding	Issuance Date	Maturity Range	Coupon Range	First Call Date	Security
Unlimited Tax General Obligation Bonds:						
2016 Refunding Bonds	\$2,450,000	3/30/2016	2026 - 2029	4.00%	5/1/2026	UTGO-Q
2017 Refunding Bonds	3,385,000	12/28/2017	2026 - 2031	4.00%	11/1/2027	UTGO-Q
2018 Refunding Bonds	5,655,000	2/2/2018	2026 - 2038	4.00%	11/1/2027	UTGO-Q
2019 Refunding Bonds	2,755,000	11/14/2019	2026 - 2029	2.37 - 2.55%	Non-Callable	UTGO-Q
2021 School Building and Site Bonds	9,055,000	9/15/2021	2026 - 2051	4.00%	5/1/2031	UTGO-Q
Total Unlimited Tax General Obligation Bonds	\$23,300,000					
SLRF Loan Balance (as of October 24, 2025)	\$7,731,761			Variable Rate	Anytime	
Total Unlimited Tax General Obligation Debt	\$31,031,761					

The table outlines the outstanding bonded debt of Ravenna Public Schools (the “District”) as of October 24, 2025, which includes voter approved unlimited tax general obligation bonds (“UTGO”) along with a history of the District’s debt millage:



The above figures are for illustrative purposes only.

WHAT IS A MILL?

- ◆ **A mill is 1/10th of a cent**

- In millage language, the public body describes the millage in terms of how much it will levy per \$1,000 of Taxable Value

- ◆ **Taxable Value Generally Less Than or equal to 50% of Market Value of Property**

- For example, if a home has an approximate market value of \$200,000, its Taxable Value should not be more than \$100,000

- ◆ **If a property that was assigned a \$100,000 Taxable Value (which would have approximately a market value of \$200,000) and had a millage assessment of 1 mill, that property's tax bill would be \$100**

- $(\$100,000 / \$1,000) = \$100 \times 1 \text{ (mill)} = \100 Tax Bill

Estimated Home Value	\$75,000	\$100,000	\$150,000	\$200,000
Taxable Value	\$37,500	\$50,000	\$75,000	\$100,000
Millage Rate	1.00	1.00	1.00	1.00
Annual Tax	\$37.50	\$50.00	\$75.00	\$100.00

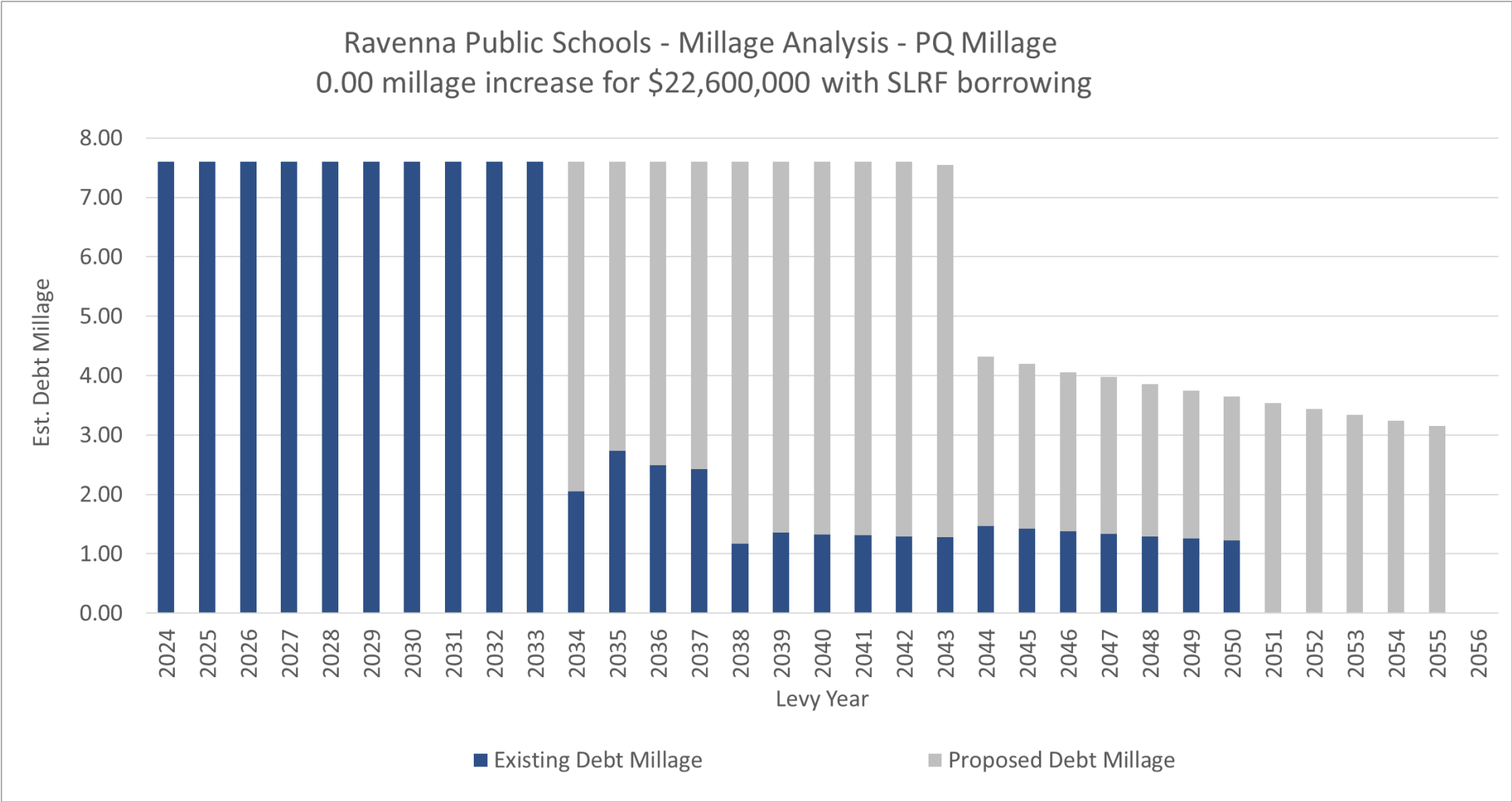
- ◆ **Ravenna Public School District's 2025 Taxable Value is approximately \$365 million; therefore, 1 mill generates approximately \$365,000.**

SUMMARY OF PROPOSED BOND PRESENTED - VOTED BONDS

Scenario Table No.	Bond Amount	Maximum Total Mills All Debt	Increase (Decrease) in Debt Levy
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PQ Millage	\$22,600,000	7.60	0.00
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- ASSUMPTIONS:
- May 2026 vote, Bonds Dated November 2026.
 - 5.00% bond interest and School Loan Revolving Fund rate
 - an annual change in Taxable Value of 3.00% less estimated annual utility personal equipment depreciation.



The above figures are for illustrative purposes only.

MUSKEGON SOLAR FACILITY

- ◆ **The Muskegon Solar project is a 250 megawatt project with an estimated total cost of ~\$339 million to be completed in 2025**

- ◆ **The anticipated impact of the project for Ravenna Schools**
 - The solar equipment will pay a Solar Energy Facilities Tax, anticipated at \$7,000 per megawatt, starting on July 1, 2026 for 20 years
 - Based on 2024 millages (subject to industrial personal property tax), the district anticipates receiving ~\$502,000 annually based on the district's current debt millage of 7.60 mills to be used to repay voted bond payments
 - The solar project will add to the district's tax base by:
 - A portion of the solar project (~\$53 million) will be added to the district's taxable value as utility personal property starting with the 2026 taxable value
 - Four parcels previous owned by Muskegon County were purchased by CMS Energy became a part of the district's taxable value starting with the 2025 taxable value

- ◆ **Without the impact of the Muskegon Solar project, a no mill increase as compared to the current debt millage of 7.60, would be estimated around \$12 million**



WE NEED YOUR INPUT



What priorities matter most to you?



Are we missing anything?



How can we ensure this bond benefits everyone?



Your voice shapes this proposal. Sign up to continue the conversation or email Justin (jwilson@ravennaschools.org) with your thoughts.



NEXT STEPS

TONIGHT

Sign up to stay involved in shaping the bond proposal

NOVEMBER 11 @ 6 P.M.

Follow-up meeting at Elementary School

NOVEMBER 24 @ 6 P.M.

Additional community meeting (location TBD)

STAY CONNECTED

Email Justin (jwilson@ravennaschools.org) with questions, ideas, or to help steer the bond scope

Together, we're building a stronger future for Ravenna Schools!

