



## **Montclair School District Community Investment Bond Referendum — Q/A**

### **What is the Community Investment Bond and why is it on the election ballot on November 8?**

Montclair's aging school buildings need critical and long-delayed repairs to meet health and safety requirements, building codes, and educational standards.

For nearly a year, the School Board's Finance & Facilities Committee worked with architects and met with the Montclair community in designing a \$188 million plan for essential improvements to the District's infrastructure.

In September, the State Board of Education recognized the urgency and merit of the plan by agreeing to contribute \$58 million — nearly one-third (31%) of the total cost.

Because the District is asking for public financing (see below), voters will have the opportunity to vote for or against the measure in November.

### **What repairs are needed?**

Aging HVAC systems, boilers, and electrical systems are inadequate to meet current needs. The inability to control air quality and temperature in some schools creates onerous conditions for students and teachers. Studies show hot classrooms lead to worse academic outcomes and widen the racial achievement gap.

The physical conditions of rooms where students learn, exercise, and meet also need significant upgrades; many are unusable. Learning spaces and resources in Montclair schools compare unfavorably to those in several nearby districts.

We are concerned as well that sending students to schools with classrooms and hallways sealed with yellow tape and locked doors sends a message that we don't value their success and don't value their teachers.

### **How will the repairs be paid for? Will taxes go up?**

The District plans to fund the repairs through three bond issues over the next four years — in 2023 (an issue of \$70 million), 2025 (an issue of \$60 million), and 2027 (an issue of \$57.7 million). By spreading costs over time, rather than issuing a single large bond, the District avoids paying interest on funds before it actually needs them — which reduces the total amount of interest it will owe.

Staggering the bonds also allows the District to phase in tax increases over several years so that taxpayers do not suddenly face a large increase.

Based on preliminary estimates, for the owner of a home valued at \$628,952 — the Township average — the average annual tax impact over the 24-year course of repaying the bonds is expected to be \$732, beginning with an expected \$258 increase in 2023.

### **What interest rates did the District use in calculating the tax impact?**

The plan assumes an annual interest rate of 4.20 percent for the first series of bonds and 4.5 percent for the second and third series. The actual rates will be determined when the bonds are purchased at a competitive sale.

### **How do I know the District is getting a good deal?**

Another way to look at it is that the proposal will cost taxpayers 69¢ for every dollar spent on school improvements. It is not clear whether a rate similar to the one that can be locked in now will be available in the future. A recent report found that states averaged paying for 22 percent of their districts' capital improvements.

### **Why do this now?**

The decay of Montclair school buildings is not a recent problem. But the health and safety challenges imposed by COVID and Hurricane Ida flooding made the District's vulnerabilities more pressing than ever before.

### **Which schools will be getting upgrades?**

All of them. See the tables below.

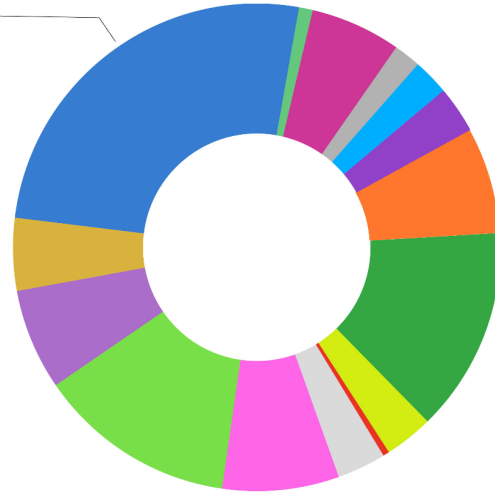
### **How do I learn more?**

In addition to materials published on the Board website, the District will answer questions sent to [MPSBondRef22@montclair.k12.nj.us](mailto:MPSBondRef22@montclair.k12.nj.us)

## The \$188 Million Community Investment Bond — How It Will Be Spent

*Pending voter approval on Election Day*

Aggregated By School	Project Cost
● Montclair High School	\$ 48,511,848.00
● George Inness HS Annex	\$ 9,039,641.00
● Buzz Aldin MS	\$ 12,602,695.00
● Glenfield MS	\$ 24,692,500.00
● Renaissance at Rand MS	\$ 14,526,105.00
● Bradford ES	\$ 6,081,764.00
● Charles H. Bullock ES	\$ 785,834.00
● Edgemont ES	\$ 6,070,898.00
● Hillside ES	\$ 25,497,549.00
● Nishuane ES	\$ 13,277,043.00
● Northeast ES	\$ 5,864,182.00
● Watchung ES	\$ 4,487,478.00
● Montclair Pre-K	\$ 3,378,597.00
● Woodman Field	\$ 11,264,600.00
● Admin Building	\$ 1,650,035.00
<b>Total</b>	<b>\$ 187,730,769.00</b>



**The \$188 Million Community Investment Bond – Types Of Repairs.**  
*Pending voter approval on Election Day*

Scope of Work	Cost
HVAC Upgrades	\$ 75,710,884.00
Boiler Replacement	\$ 9,509,370.00
Electrical Service Upgrade	\$ 3,138,980.00
Roof Replacements	\$ 9,426,022.00
Other infrastructure Repairs & Upgrades	\$ 6,627,802.00
Practical & Performing Arts Facility Upgrades	\$ 23,283,348.00
Gymnasium Upgrades	\$ 8,416,787.00
Science & Classroom Upgrades	\$ 26,913,063.00
Technology Upgrades	\$ 7,442,046.00
Special Education Upgrades	\$ 2,857,087.00
Athletic Facility & Playground Upgrades	\$ 14,405,380.00
<b>Total</b>	<b>\$ 187,730,769.00</b>

