



MILFORD MIDDLE SCHOOL (LAKEVIEW AVENUE) PROJECT





PROJECT DEVELOPMENT PROCESS

- Milford Middle School Committee – Community Driven
 - Held Community Meetings
 - Existing Building & Site Reevaluated
 - Site is Ideally Suited for an Elementary or Middle School
 - Recommended Project to MSD Board
 - Board Approved
- District Submitted Project Proposal to DDOE
 - DDOE Approved MSD Certificate of Necessity
 - Priority 1 – Capacity & Future Enrollment Issues



PROJECT DEVELOPMENT PROCESS

- Keep the Educational Needs of Students at the Forefront
- Consider Data & Findings from Technical Assistance Research & Reports
- Holistically Examine School Facilities Within the District
- Focus on Best Serving the District-Community for the Future
- Remain Within the Scope of What is Needed to Ensure Fairness to Taxpayers



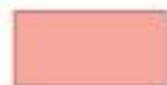
MMS PROJECT

- Revitalizes the Current Milford Middle School Site
- Salvages the Historic 1929 Structure
 - Centerpiece of School
 - Includes Keeping Auditorium & Gymnasium
- Demolishes Exterior Wings & Reconfigures School with New Structures for a Modern Student Learning Environment
- Maintains the Outside Grounds & Fields for School & Community Use
- Aligns with Recommendations from Feasibility Study by Tetra Tech & the Milford Middle School Committee
- Project is for a 5th-6th Grade School on the Lakeview Avenue Site

LEGEND - FIRST FLOOR



PROPOSED EXISTING TO REMAIN (28,224 SF)



PROPOSED AREA OF DEMOLITION (52,027 SF)





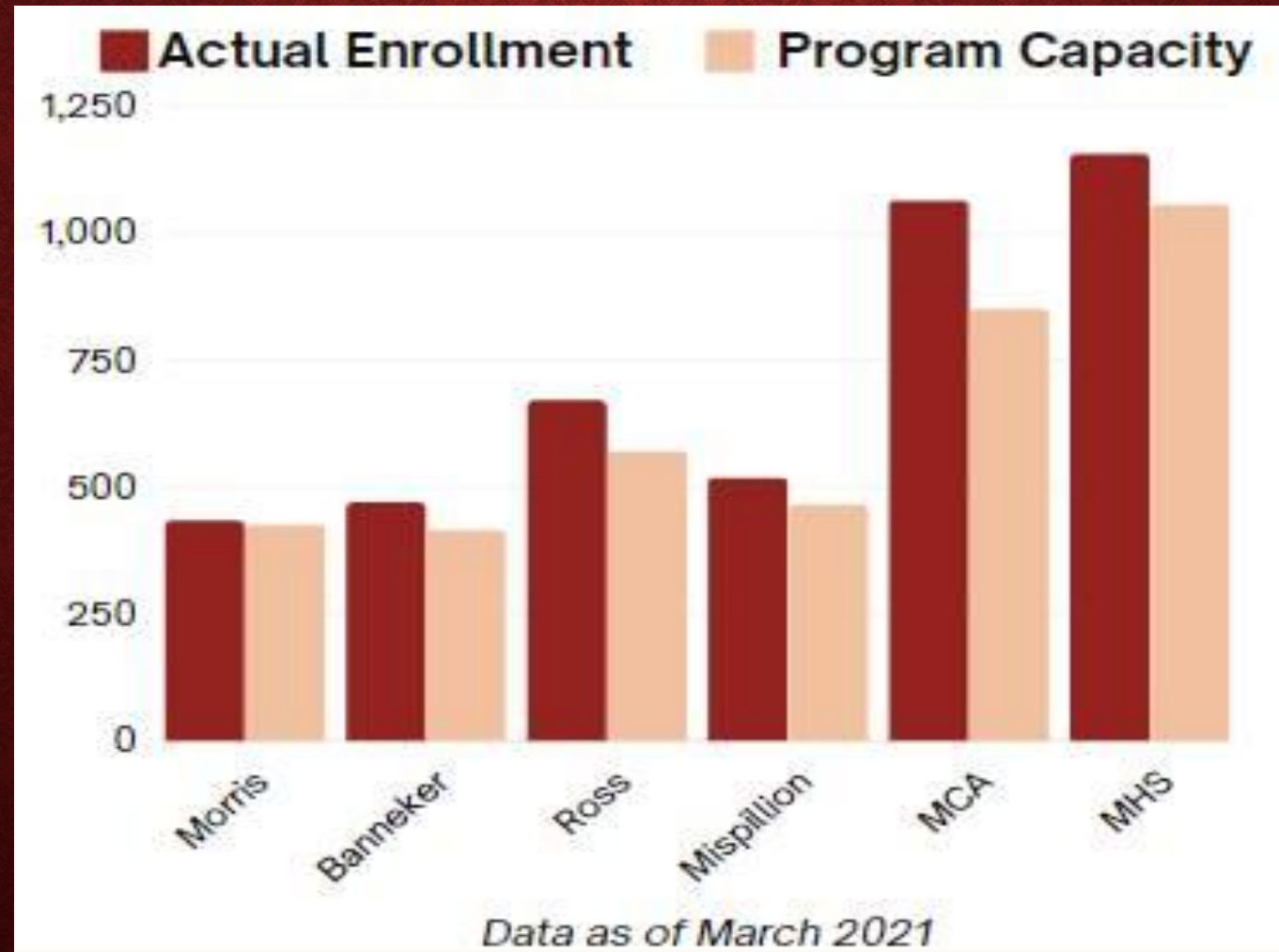


MSD GROWTH

- All Schools Over Program Capacity (85% of School Capacity)
- 2021 Enrollment Increased to 4,324 as of March 2021
 - 2018-2020 Growth Rate – 1.68%
 - Unit Growth Continued During Pandemic
- Projected School Enrollment Demonstrates Continued Growth
 - August 2021 Milford Central Academy Enrollment = 1,117
 - August 2021 Milford High School Enrollment = 1,183
 - 2024 Projection PreK-12th = 4,597
- Significant City of Milford Growth in Housing Units & Residents

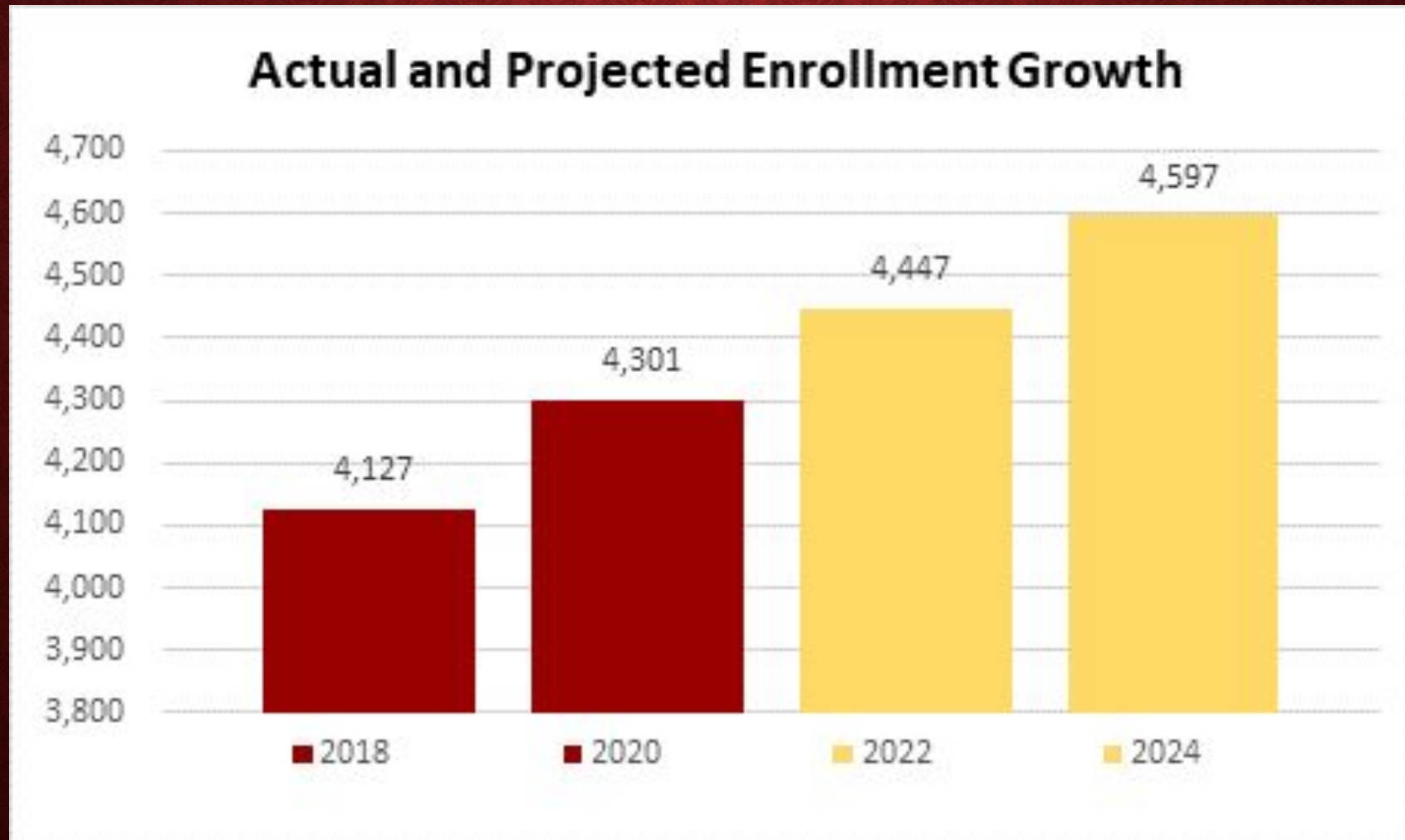


SCHOOL PROGRAM CAPACITIES



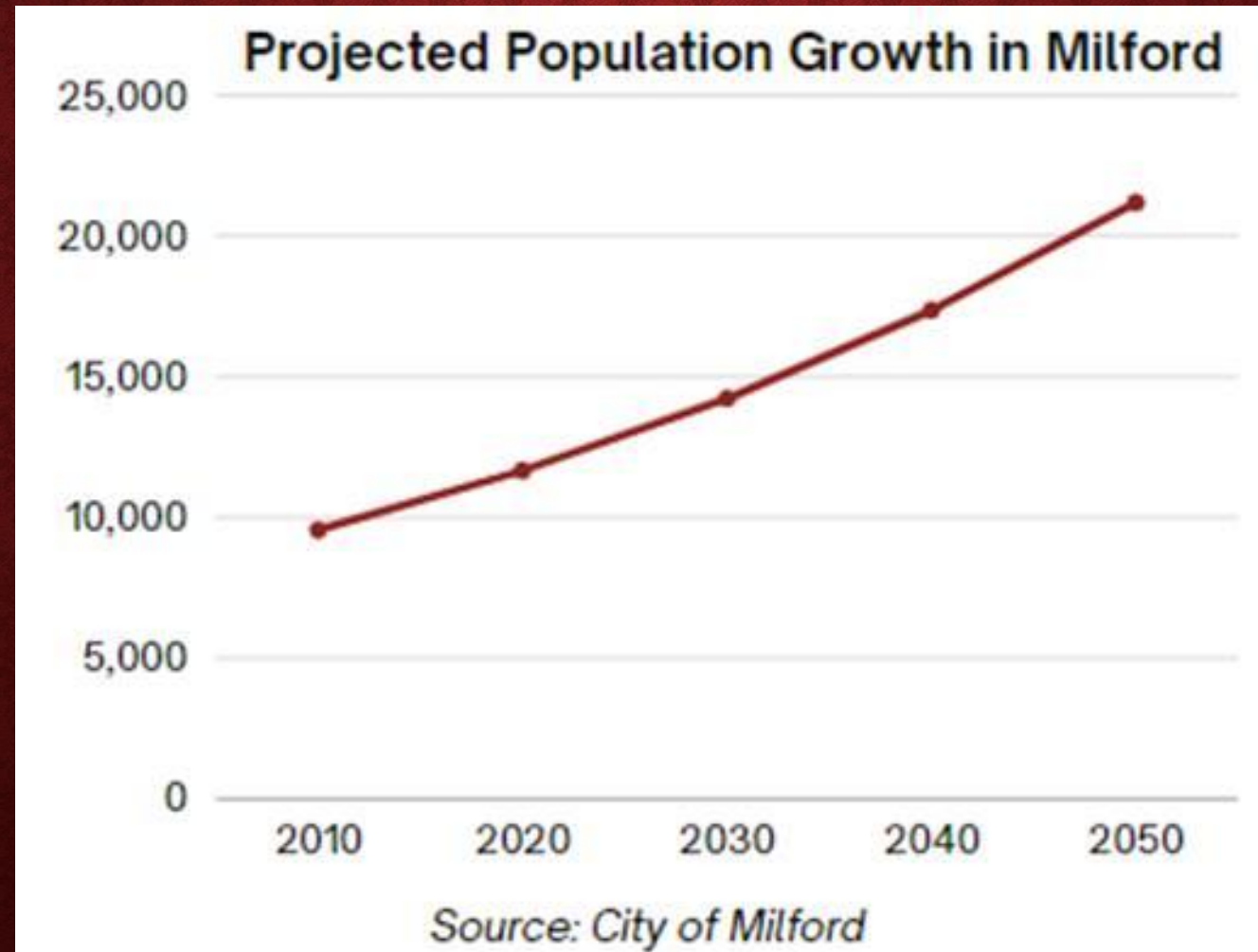


MSD ENROLLMENT GROWTH





CITY OF MILFORD GROWTH





EDUCATIONAL ASPECTS

- Supports the educational needs of middle level students
- Creates smaller school environment for 5th – 8th Graders
- Merges all elementary feeder schools earlier & in a smaller environment
- Supports developmental similarities between 5th & 6th Graders
- Better serves the socio-emotional needs of a middle level student & provides enhanced support for specific student needs during the transition to the middle level
- Assists with overall school climate in the middle grades
- Promotes leadership skills and self-confidence for middle level students in a smaller setting



PROPOSED GRADE LEVEL CONFIGURATIONS

□ PreK-K

- Morris Early Childhood Center

□ Grades 1 – 4

- Benjamin Banneker Elementary School
- LuLu Ross Elementary School
- Mispillion Elementary School

□ Grades 5-6

- Milford Middle School Site

□ Grades 7-8

- Milford Central Academy

□ Grades 9-12

- Milford High School



COMMUNITY ASPECTS

- Utilizes & revitalizes existing district resources & property
- Creates space & flexibility for future growth across the district at all levels
- Dedicated Milford 11 historical plaque would remain at the school site
- Creates open recreational space with athletic fields and playground, large recreational gymnasium and auditorium
- Provides classroom space in center of city for educational and workforce development partnerships
- Brings value to the Greater Milford Area



LOCAL COST IMPACT

Cost Estimates for 1,000 Student Middle School Renovation:

- Square Feet: 132,910
 - State Construction Formula Dictates Cost Per Square Foot
- Estimated Cost: \$57,270,453*
 - State Share (74%): \$42,380,185
 - **Local Share (26%): \$14,890,318**

****Approximate 5% Escalation in Costs Each Subsequent Year***



SCHOOL TAX RATE

□ Four Separate Components

- Current Expense Tax
- Debt Service Tax
- Match Tax
- Tuition Tax



DEBT SERVICE TAX

- The proposed project only impacts the debt service component of the total overall tax rate
- This tax rate provides revenue to pay principal and interest payment associated with bonds sold for major capital improvements, such as new construction, additions & renovations
- Set by referendum vote for capital projects
- Rate fluctuates annually depending on bond payment schedule
 - 20-year bond schedule for proposed project



DEBT SERVICE TAX IMPACT

- If referendum approved by district-community, project would commence in Fall 2022
 - Project takes approximately 3-4 years to complete
 - Year 1 – Site Development & Design
 - Year 2 – Construction
 - Year 3 – Final Preparation
 - Phased cost impact over three years beginning in FY22
 - With expiration of a current bond obligation in 2023, **debt service tax would decrease in Year 1**
 - **Debt service tax would increase in Years 2 and 3** before gradually declining over the remainder of the 20-year bond schedule



DEBT SERVICE TAX IMPACT

Year	Fiscal Year	Cumulative Amount of Annual Tax Increase as a Result of this Proposed Bond Issuance to Fund Major Capital Improvements	Estimated Total Annual Tax Rate as a Result of this Proposed Bond Issuance to Fund Major Capital Improvements	Projected Increase/Decrease in Annual Tax Rate as a Result of this Proposed Bond Issuance to Fund Major Capital Improvements
Kent County				
1	FY 2023	0.0181	0.1516	(0.0105)
2	FY 2024	0.1266	0.2532	0.1017
3	FY 2025	0.1458	0.2659	0.0126
4	FY 2026	0.1402	0.2539	(0.0120)
5	FY 2027	0.1348	0.2423	(0.0116)
Sussex County				
1	FY 2023	0.0511	0.4283	(0.0297)
2	FY 2024	0.3577	0.7156	0.2873
3	FY 2025	0.4121	0.7514	0.0357
4	FY 2026	0.3963	0.7175	(0.0338)
5	FY 2027	0.3809	0.6847	(0.0328)

*Per \$100 of Assessed Property Value



WHAT IS ASSESSED VALUE?

- ❑ The value of your home on which your property taxes are calculated
- ❑ Calculated by respective County tax assessment office
- ❑ Based on formula from 1974 in Sussex; 1986 Kent County (last property reassessment)
- ❑ No direct correlation between assessed value & market value
- ❑ Assessed value can be found by searching for your name on the following county websites:

[Sussex County Property Tax Information](#)

[Kent County Property Tax Information](#)



EQUALIZATION

- Milford School District is split between Kent & Sussex Counties
- The Assessment-to-Sales Ratio Study for Division III Equalization Funding report is used as a means of “equalizing” tax rates
- Formula is applied so that an identical property in Kent or Sussex County is taxed the same
- Assessed values in Kent County are higher than in Sussex County
 - Rate is lower, but tax is the same





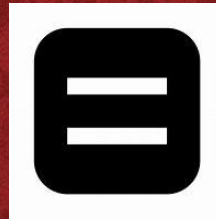
ASSESSED VALUE COMPARISON



House 1

- Located in MSD - **Kent County**
- Last Property Assessment - 1986
 - **Assessed Value \$57,934**

- Milford School District Proposed Debt Service
 - Year 1 **(\$6.11)** annual decrease
 - Year 2 \$58.90 annual increase
 - Year 3 \$7.33 annual increase



House 2

- Located in MSD - **Sussex County**
- Last Property Assessment - 1974
 - **Assessed Value \$20,500**

- Milford School District Proposed Debt Service
 - Year 1 **(\$6.11)** annual decrease
 - Year 2 \$58.90 annual increase
 - Year 3 \$7.33 annual increase



DEBT SERVICE TAX IMPACT EXAMPLES

Proposed Community Member Tax Impact Examples*				
Kent County Assessed Property Value Examples	\$29,250	\$57,934	\$86,478	\$114,457
Sussex County Assessed Property Value Examples	\$10,350	\$20,500	\$30,600	\$40,500
Increase/(Decrease) - Year 1	(\$3.09)	(\$6.11)	(\$9.12)	(\$12.07)
Increase/(Decrease) - Year 2	\$29.74	\$58.90	\$87.92	\$116.36
Increase/(Decrease) - Year 3	\$3.70	\$7.33	\$10.94	\$14.48
Increase/(Decrease) - Year 4	(\$3.50)	(\$6.94)	(\$10.35)	(\$13.71)
Increase/(Decrease) - Year 5	(\$3.39)	(\$6.72)	(\$10.04)	(\$13.28)
*Projected Increase/Decrease in Annual Tax Rate as a result of this proposed project				

1. Seniors are eligible for the Senior Property Tax Credit and can complete the application at: State of Delaware Division of Accounting



WHO IS ELIGIBLE TO VOTE

- ☐ All residents of the Milford School District who are U.S. citizens & at least 18 years of age
- ☐ Residents do not have to be property owners to be eligible to vote
- ☐ Voters must provide identification at the polling place



VOTING LOCATIONS

Date: October 27, 2021 Time: 7:00 a.m. – 8:00 p.m.

Benjamin Banneker Elementary

Lulu M. Ross Elementary

Milford High School

Morris Early Childhood Center (Lincoln)