



# Redford Union Schools

## 2021 School Bond Proposal



**Zero Tax-Rate Increase**

**TRADITION-RICH, FUTURE-FOCUSED**

# Mission, Vision, & Beliefs

## **Mission:**

Redford Union Schools is committed to providing **excellence in a safe and challenging learning environment.**

## **Vision:**

Redford Union Schools will transform the lives of students by offering **an innovative, collaborative, high quality education.**

## **We Believe:**

- Students' learning is our highest priority.
- Students learn best when they are **actively engaged in a learning process** that meets their personalized and individual needs.
- Students deserve a right to be educated in a **safe and secure learning environment.**
- The school community benefits from **an inviting environment** that fosters mutual respect for all.
- Students benefit when school, family, and community are **active partners** in education and have high expectations for success.



# Strategic Plan

## **Programs/Academics**

Redford Union Schools will create a **21st century standards-based curriculum** focused on **college and career readiness** from PreK-12.

## **Operations**

Redford Union Schools will provide **clean, safe, state-of-the-art facilities** in which students, staff, and community can take **pride**.

## **Personnel/Leadership**

Redford Union Schools will **recruit, retain**, and develop highly qualified personnel to meet the District's goals and needs.

## **Communication/Community Engagement**

Redford Union Schools will develop a comprehensive communications and engagement plan.

## **Learning Environment/Culture**

Redford Union Schools will **continually improve and enhance the learning environment** to promote **student success**.



# Why is our District proposing this bond?



## Career Technical Education

*Enhancing early college educational and CTE spaces and opportunities for students throughout the District*



## Early Childhood

*Developing early childhood and child care center options throughout the District*



## Collaborative Learning

*Providing our students with collaborative spaces to learn, including STEM fields and upgrades to promote 21st century learning*



## Performing Arts

*Improving K-12 performing arts programs, including upgrades to auditorium seating, flooring replacements, and replacement of various audiovisual components*



## Athletics

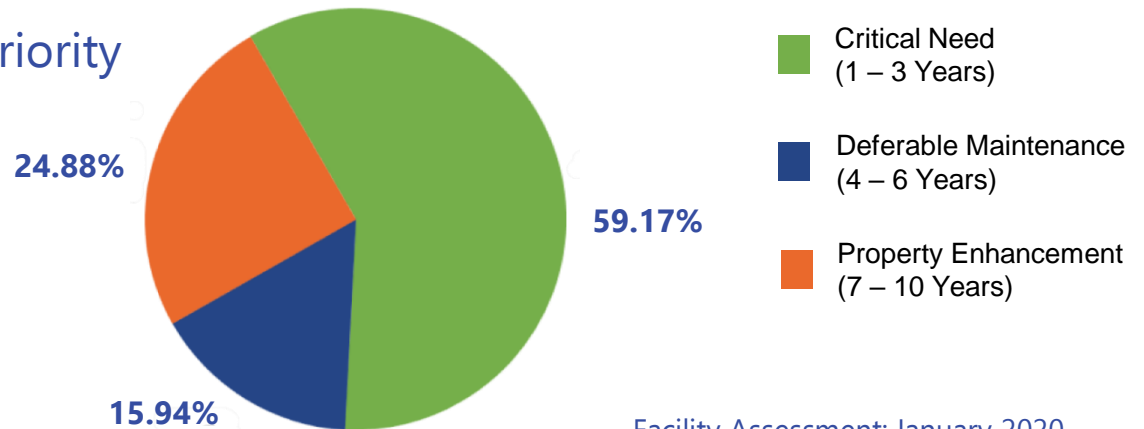
*New football field and expansion of gymnasium spaces at Redford Union High School, track replacement at Hilbert Middle School, along with other field enhancements, locker room renovations, and gymnasium upgrades throughout the District*



# Facility Assessment

REDFORD UNION SCHOOL DISTRICT SUMMARY OF COSTS BY PRIORITIZATION FACILITY ASSESSMENT					
Bldg #	Name of School Facility	Critical Need (1 - 3 Yrs.)	Deferrable Maintenance (4 - 6 Yrs.)	Property Enhancement (7 - 10)	Complete Cost with Escalation
1	Redford Union High School	\$11,515,961	\$3,075,302	\$6,043,927	\$20,635,191
2	Hilbert Middle School	\$8,959,337	\$4,470,859	\$2,339,711	\$15,769,907
3	Beech Elementary School	\$3,906,156	\$1,027,594	\$3,079,672	\$8,013,422
4	MacGowan Elementary School	\$3,297,611	\$1,290,867	\$2,585,660	\$7,174,138
5	Stuckey EDT & ADT	\$3,384,425	\$1,008,959	\$3,231,731	\$7,625,115
6	Keeler Central Office/Innovative Learning & VERITAS Alternative Education	\$5,095,657	\$847,268	\$2,554,733	\$8,497,658
7	Beck Education Center	\$1,812,351	\$1,305,453	\$4,277,855	\$7,395,659
8	Transportation Complex	\$1,137,508	\$460,579	\$226,761	\$1,824,848
9	Inter Faith / Old School House	\$0	\$0	\$0	\$0
<b>TOTAL BUILDINGS BUDGET</b>		<b>\$39,109,006</b>	<b>\$13,486,881</b>	<b>\$24,340,050</b>	<b>\$76,935,937</b>

Cost Priority

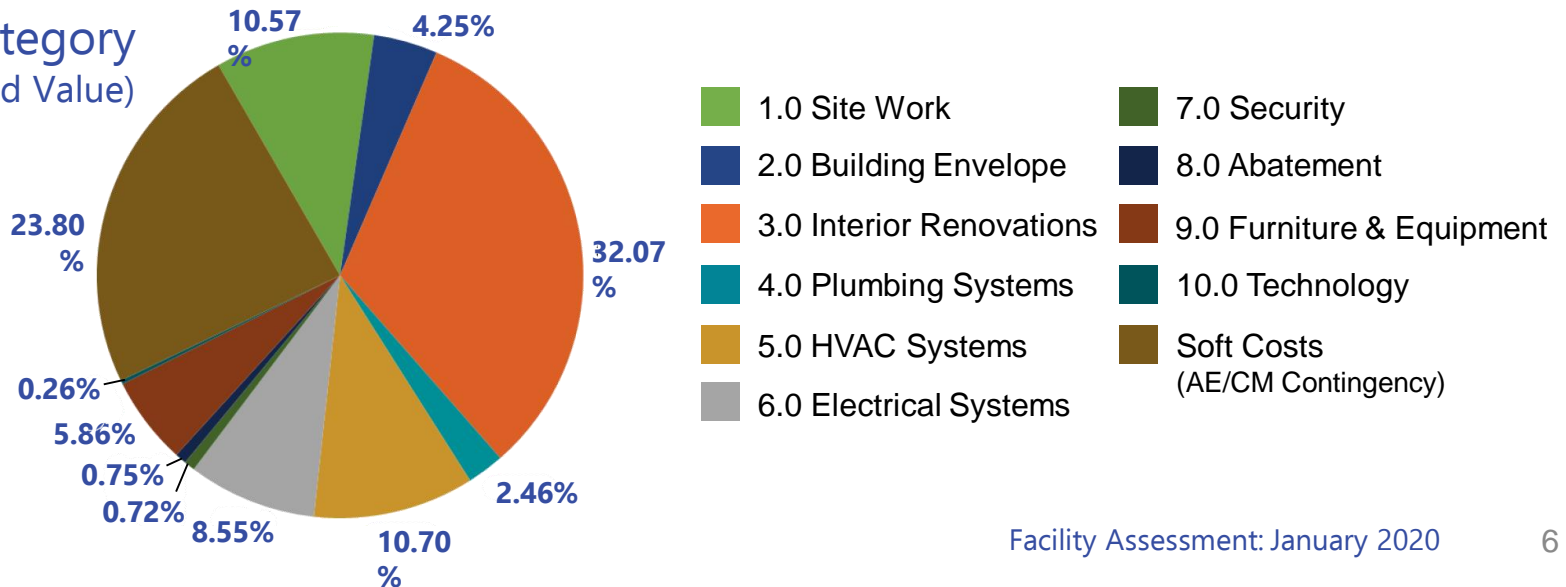


# Facility Assessment

## REDFORD UNION SCHOOL DISTRICT SUMMARY OF COSTS BY SCOPE OF WORK (ESCALATED)

Bldg #	Name of School Facility	Net Present Value	1.0 Site Work	2.0 Building Envelope	3.0 Interior Renovations	4.0 Plumbing Systems	5.0 HVAC Systems	6.0 Electrical Systems	7.0 Security	8.0 Abatement	9.0 Furniture & Equipment	10.0 Technology	Soft Costs (AE/CM/Contingency)	Total Cost (Escalated)
1	Redford Union High School	\$18,002,276	\$780,822	\$250,215	\$7,243,297	\$821,951	\$2,924,825	\$1,612,348	\$63,000	\$210,000	\$1,817,970	\$188,370	\$4,722,393	\$20,635,191
2	Hilbert Middle School	\$14,033,081	\$3,615,108	\$897,435	\$4,117,373	\$121,800	\$1,515,410	\$862,428	\$144,375	\$105,000	\$526,890	\$0	\$3,864,088	\$15,769,907
3	Beech Elementary School	\$6,789,823	\$743,279	\$414,855	\$2,844,789	\$172,830	\$739,250	\$761,808	\$63,000	\$52,500	\$254,142	\$0	\$1,966,969	\$8,013,422
4	MacGowan Elementary School	\$6,053,169	\$607,564	\$171,360	\$2,483,205	\$84,000	\$684,650	\$809,560	\$63,000	\$52,500	\$535,382	\$0	\$1,682,917	\$7,174,138
5	Stuckey EDT & ADT	\$6,356,276	\$545,370	\$148,260	\$2,659,675	\$299,760	\$655,250	\$897,561	\$63,000	\$52,500	\$496,692	\$0	\$1,807,047	\$7,625,115
6	Keeler Central Office/Innovative Learning & VERITAS Alternative Education	\$7,483,756	\$656,082	\$877,009	\$2,529,821	\$326,010	\$835,640	\$821,068	\$63,000	\$52,500	\$233,814	\$10,500	\$2,092,214	\$8,497,658
7	Beck Education Center	\$5,757,842	\$540,946	\$155,610	\$2,644,208	\$55,818	\$803,300	\$794,635	\$63,000	\$52,500	\$550,368	\$0	\$1,735,274	\$7,395,659
8	Transportation Complex	\$1,650,552	\$645,372	\$355,845	\$147,605	\$13,020	\$76,860	\$20,738	\$34,650	\$0	\$91,308	\$0	\$439,450	\$1,824,848
9	Inter Faith / Old School House	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>TOTAL</b>		<b>\$66,126,775</b>	<b>\$8,134,543</b>	<b>\$3,270,589</b>	<b>\$24,669,973</b>	<b>\$1,895,188</b>	<b>\$8,235,184</b>	<b>\$6,580,145</b>	<b>\$557,025</b>	<b>\$577,500</b>	<b>\$4,506,566</b>	<b>\$198,870</b>	<b>\$18,310,352</b>	<b>\$76,935,937</b>

Cost by Category  
(Escalated Value)



# Pupil Enrollment Projection Analysis

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## ENROLLMENT PROJECTION USING COHORT SURVIVAL METHOD & Adjusted to Community Demographic Trends

Educational Agency Name: Redford Union School District  
County: Wayne

BASED ON 2019 FALL FTE  
DISTRICT WIDE (ALL PUPILS)

	Historical							Projected				
Birth Yr	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Births	25,758	24,647	24,169	23,726	23,109	23,612	23,366	23,469	23,129	23,257	22,892	23,093
K% Birth	0.61%	0.72%	0.64%	0.68%	0.76%	0.53%	0.54%	0.63%	0.63%	0.62%	0.59%	0.60%

Anticipated Non-historical Factor: 0.21%

Grade	Historical Data								Projection Data									
	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
K	157	178	155	162	175	126	125	148	145	144	135	139	N.A.	N.A.	N.A.	N.A.	N.A.	
1	187	112	181	137	144	147	122	111	131	129	127	120	123	N.A.	N.A.	N.A.	N.A.	
		71.12%	101.46%	88.21%	88.57%	83.77%	96.89%	88.54%	88.54%	88.54%	88.54%	88.54%	88.54%	88.54%	88.54%	88.54%	88.54%	
2	173	179	119	158	128	118	123	112	102	120	118	117	109	113	N.A.	N.A.	N.A.	
		95.52%	106.25%	87.50%	93.35%	82.38%	83.49%	91.62%	91.62%	91.62%	91.62%	91.62%	91.62%	91.62%	91.62%	91.62%	91.62%	
3	144	144	183	128	155	122	135	123	112	102	121	118	117	110	113	N.A.	N.A.	
		83.52%	102.28%	108.03%	98.02%	95.15%	113.63%	100.31%	100.31%	100.31%	100.31%	100.31%	100.31%	100.31%	100.31%	100.31%	100.31%	
4	180	133	153	183	153	154	116	138	126	115	104	123	121	120	112	115	N.A.	
		92.45%	106.00%	99.72%	119.46%	99.09%	95.65%	102.27%	102.27%	102.27%	102.27%	102.27%	102.27%	102.27%	102.27%	102.27%	102.27%	
5	165	163	142	158	184	124	155	113	134	122	112	102	120	118	116	109	112	
		90.08%	106.65%	103.30%	101.00%	80.82%	100.53%	97.27%	97.27%	97.27%	97.27%	97.27%	97.27%	97.27%	97.27%	97.27%	97.27%	
6	178	175	181	160	178	158	126	163	119	141	129	118	107	126	124	122	115	
		106.07%	111.43%	113.20%	112.71%	85.80%	101.57%	105.33%	105.33%	105.33%	105.33%	105.33%	105.33%	105.33%	105.33%	105.33%	105.33%	
7	215	180	171	210	181	169	144	129	167	122	145	132	120	110	129	127	126	
		101.06%	98.12%	115.80%	112.91%	94.75%	91.25%	102.52%	102.52%	102.52%	102.52%	102.52%	102.52%	102.52%	102.52%	102.52%	102.52%	
8	220	216	187	176	195	178	147	141	126	163	120	141	129	118	107	127	124	
		100.49%	103.95%	102.45%	93.03%	98.43%	87.12%	97.78%	97.78%	97.78%	97.78%	97.78%	97.78%	97.78%	97.78%	97.78%	97.78%	
9	198	196	171	224	227	167	226	154	148	133	171	126	148	136	124	113	133	
		89.10%	79.14%	119.70%	129.00%	85.38%	126.58%	105.02%	105.02%	105.02%	105.02%	105.02%	105.02%	105.02%	105.02%	105.02%	105.02%	
10	194	212	209	246	230	185	106	228	156	150	134	173	127	150	137	125	114	
		107.51%	106.41%	143.80%	102.56%	81.85%	63.48%	101.14%	101.14%	101.14%	101.14%	101.14%	101.14%	101.14%	101.14%	101.14%	101.14%	
11	190	205	161	201	206	164	156	91	197	135	130	116	150	110	130	118	108	
		105.70%	75.94%	96.18%	83.67%	71.40%	83.97%	86.35%	86.35%	86.35%	86.35%	86.35%	86.35%	86.35%	86.35%	86.35%	86.35%	
12	228	237	239	148	193	172	151	157	92	199	136	131	117	151	111	131	119	
		124.59%	116.58%	91.53%	96.15%	83.53%	91.99%	100.93%	100.93%	100.93%	100.93%	100.93%	100.93%	100.93%	100.93%	100.93%	100.93%	
K - 12	2,430	2,331	2,253	2,291	2,349	1,984	1,831	1,809	1,756	1,774	1,681	1,654	N.A.	N.A.	N.A.	N.A.	N.A.	
Year-to-Year #Growth:		-99	-78	38	58	-365	-153	-22	-53	18	-94	-26						
Year-to-Year %Growth:		-4.09%	-3.34%	1.68%	2.55%	-15.55%	-7.71%	-1.21%	-2.92%	1.04%	-5.28%	-1.56%						
SE	138	132	159	158	172	164	182	152	147	149	141	139						
Virtual	247	187	376	187	54	30	105	55	54	54	52	51						
Shared	59	198	453	439	410	403	361	345	334	338	320	315						
EI	129	136	124	134	123	129	126	111	108	109	103	101						
Alt Ed	55	70	72	70	72	75	62	61	59	60	57	56						
Totals	3,058	3,053	3,437	3,278	3,179	2,785	2,666	2,533	2,459	2,484	2,353	2,316						

Projections for Special Education, Virtual, Shared, EI, and Alt Ed pupils are based on 3-year averaging trend and are not affected by community demographics.

Note: K-12 General Education Pupil Enrollment history and projections do not include self-contained special education, alternative education or part-time students (in FTE's).

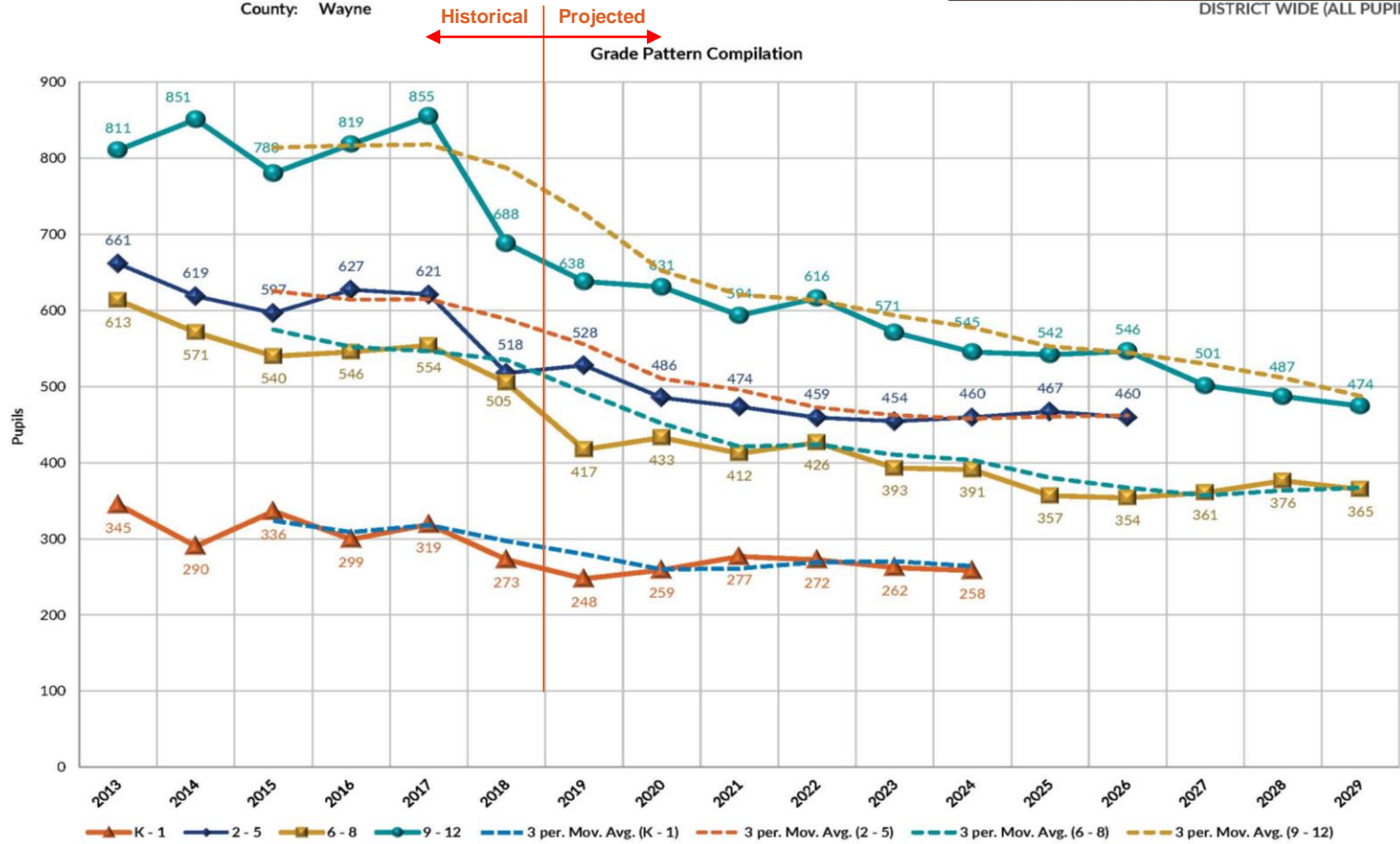


# Pupil Enrollment Projection Analysis

ENROLLMENT PROJECTION USING COHORT SURVIVAL METHOD  
& Adjusted to Community Demographic Trends

Educational Agency Name: Redford Union School District  
County: Wayne

BASED ON 2019 FALL FTE  
DISTRICT WIDE (ALL PUPILS)





# Funding Options

REDFORD UNION SCHOOLS, DISTRICT NO. 1  
COUNTY OF WAYNE, STATE OF MICHIGAN

CAPITAL IMPROVEMENT PLAN SUMMARY - MAY, 2021 ELECTION

<u>Bonds issue year</u>	2021	2023	Total Proposal
Bond Total Par Amount	\$29,635,000	\$29,635,000	\$59,270,000
<u>Estimated uses of funds</u>			
Construction sub-totals	\$29,220,406	\$29,230,414	\$58,450,820
Underwriter's discount	296,350	296,350	592,700
Bond issuance/election costs	160,190	150,190	310,380
Less estimated interest income [1]	(41,946)	(41,954)	(83,900)
Totals	\$29,635,000	\$29,635,000	\$59,270,000

Estimated debt service millage increase

Estimated 2021 total tax bill millage  
Less: Estimated 2020 total tax bill millage

8.75
(8.75)
-

First year millage increase

[1] Assumes 24 month draw schedule at an assumed interest rate of 0.15%

(Subject to the attached letter dated November 04, 2020)  
(Preliminary - Subject to Change)  
(Internal Use Only)

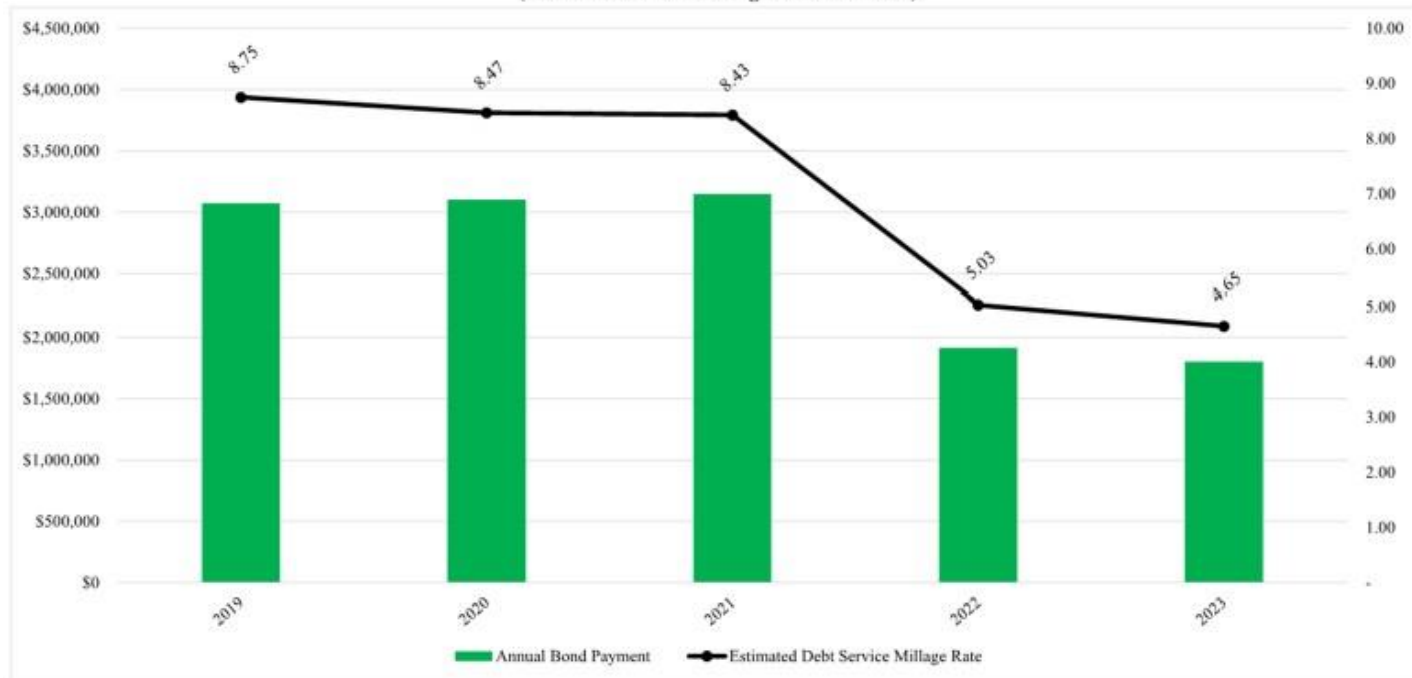


# Funding Options

The **OPPORTUNITY** is **NOW** to do this with a **Zero Tax-Rate Increase!**

REDFORD UNION SCHOOLS, DISTRICT NO. 1  
COUNTY OF WAYNE, STATE OF MICHIGAN

**ESTIMATED EXISTING MILLAGE STUDY - CHART FORMAT**  
(Assumes taxable value growth of 1.94%)



(Subject to the attached letter dated July 24, 2019)  
(Preliminary - Subject to Change)  
(Internal Use Only)



# Financial and Schedule Considerations

## Cost Summary – Total Series

Redford Union Schools, District No. 1															82110
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Proj. #	Cost per Sq Foot	New Cons Sq Feet	New Construction	Remodeling	Contingency	Instructional Technology	Loose Furn and Equip	Buses	Site Work	Site Acquisition	A/E Fees and Costs	CM Fees and Costs	Project Costs	Election/Issue Costs	Total Cost
Beech Elementary School		0	0	2,532,549	301,226	0	182,532	0	562,553	0	333,180	305,670	4,217,710	66,558	4,284,268
MacGowan Elementary School			0	3,416,258	380,259	0	430,080	0	490,901	0	420,596	385,868	6,628,861	84,552	6,808,613
Hilbert Middle School			0	5,161,148	612,273	0	512,610	0	1,129,958	0	677,221	621,304	8,714,614	134,388	8,848,902
Redford Union High School	\$303	52,000	15,768,482	9,900,319	2,567,669	136,500	1,433,250	0	714,000	0	2,840,041	2,605,542	36,886,804	555,898	38,621,702
Stuckey			0	372,577	41,370	0	0	0	52,500	0	45,758	41,980	664,186	8,482	682,867
Beck Education Center			0	350,999	39,270	0	0	0	52,500	0	43,436	39,849	628,064	8,052	634,108
Keeler Central Office			0	1,447,498	145,985	0	0	0	52,500	0	151,471	148,138	1,866,682	28,933	1,886,626
Transportation			0	0	36,803	0	0	0	378,146	0	40,706	37,345	488,000	7,564	600,684
Old School House			0	383,515	37,325	0	0	0	0	0	41,284	37,875	600,000	7,653	607,863
<b>Total</b>		<b>62,000</b>	<b>16,788,482</b>	<b>23,684,882</b>	<b>4,182,180</b>	<b>138,600</b>	<b>2,658,472</b>	<b>0</b>	<b>3,433,058</b>	<b>0</b>	<b>4,803,884</b>	<b>4,228,672</b>	<b>68,460,820</b>	<b>803,080</b>	<b>68,263,900</b>

### 17. Funding:

Total Estimated Cost of Project:	\$59,353,900
<b>LESS:</b>	
Estimated Interest Earnings:	\$83,900
Other (specify):	
<b>AMOUNT OF PROPOSED ISSUE (Amount to be Qualified)</b>	<b>\$59,270,000</b>



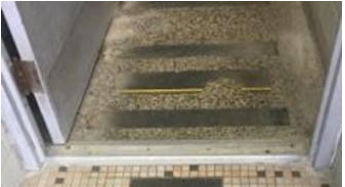
# Overview of Current Facilities

## Elementary/Middle /and High School Summary:

Name of School Facility	Year Built	Total SF
Beech Elementary School	1959	103,996
MacGowan Elementary School	1955	51,219
Hilbert Middle School	1941	118,443
Redford Union High School	1954	208,612
Stuckey Day Treatment Center	1949	45,795
Beck Education Center	1967	39,234
Keeler Central Office	1925	55,867
Transportation	1997	5,000
Old School House	1921	6,701



# Redford Union High School



# Redford Union High School

## Convert and Expand to HS/MS Campus (\$35.9M)

### New Secondary Campus (Grades 6-12)

- 52,000 SF Addition of Classroom/Support/Athletic Spaces
- Relocation of Central Administrative Offices
- Site Improvements (Sidewalks, Landscaping, Signage)
- Exterior Door Replacement
- Major Interior Renovation (Flooring, Doors, Ceilings, Lockers)
- Classroom Renovations (Flooring, Casework, Ceilings)
- Gym Renovations (Bleachers, Backboards)
- Auditorium Renovations (Seating, Curtains, Rigging System)
- Restroom Upgrades
- Re-Imagine Media Center
- HVAC, Plumbing Upgrades
- Electrical Upgrades
- Secure Vestibule Entry
- Furniture Upgrades



# Redford Union High School



**Sample Main Street**



**Sample High School Cafe**



**Incorporate Veterans Plaza**



**Sample Athletic Plaza**



**Sample Secured Vestibules**



# Secondary Campus: Layout #1

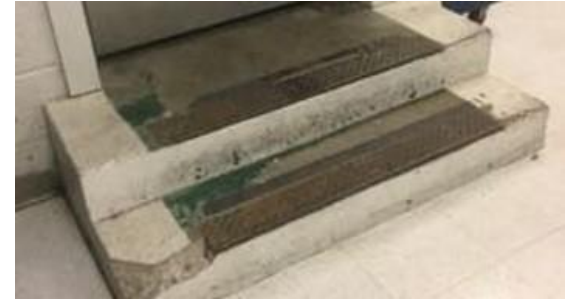




# Secondary Campus: Layout #2



# Hilbert Middle School



# Hilbert Middle School

## Convert to New Pre-K - 5 (\$8.7M)

- Convert from Middle School to Elementary School (Pre-K-5)
- Site Improvements (Pavement, Address Drainage Issues, Fencing)
- New Track Resurfacing
- Updated Fieldhouse
- Miracle League (Barrier-Free) Field
- Exterior Door Replacement
- Major Interior Renovation (Flooring, Doors, Ceilings, Lockers)
- Classroom Renovations (Flooring, Casework, Ceilings)
- Gym Renovations (Bleachers, Backboards)
- Restroom Upgrades
- Re-Imagine Media Center
- HVAC, Plumbing Upgrades
- Electrical Upgrades
- Secure Vestibule Entry
- Furniture Upgrades



Sample "Miracle League" Field Area



# Beech Elementary School



# Beech Elementary School (Pre-K-5)

## Renovations and Upgrades (\$4.2M)

- Site Improvements
  - New Pavement
  - Traffic Flow Improvement
  - Signage
- Playground Upgrades
- Exterior Door Replacement
- Classroom Renovations
  - Doors, Ceilings
- Restroom Upgrades
- Re-Imagine Media Center
- HVAC, Plumbing Upgrades
- Electrical Upgrades
- Secure Vestibule Entry
- Furniture Upgrades



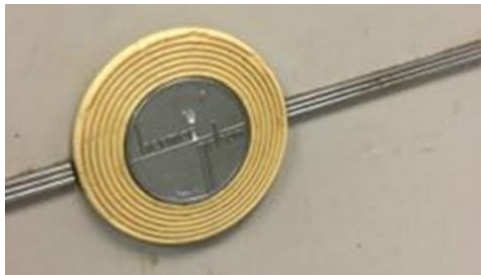
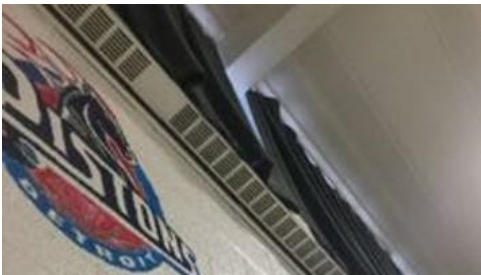
Sample Classroom



Sample Collaborative Area



# MacGowan Elementary School



# MacGowan Elementary School

## Conversion to Support Student Services and Instructional Programing (\$5.5M)

- Career Technical Education, Alternative Education, and Deaf & Hard of Hearing Offices
- Site Improvements (Address Drainage Issues)
- Playground Upgrades
- Exterior Door Replacement
- Interior Renovation (Flooring, Doors, Window Treatments)
- Classroom Renovations (Flooring, Casework, Ceilings)
- Restroom Upgrades
- Re-Imagine Media Center
- HVAC, Plumbing Upgrades
- Electrical Upgrades
- Secure Vestibule Entry
- Furniture Upgrades
- Install (2) Ball Fields/Dugouts (for RUHS & Community)



# Transportation Garage Complex

**(\$500K)**

- Parking Lot Improvements/Resurfacing





# Old Schoolhouse

**(\$500K)**

- Exterior Renovations to Preserve Historical Building
- Interior Renovations for District & Community Use
- Mechanical/Electrical/Plumbing Upgrades

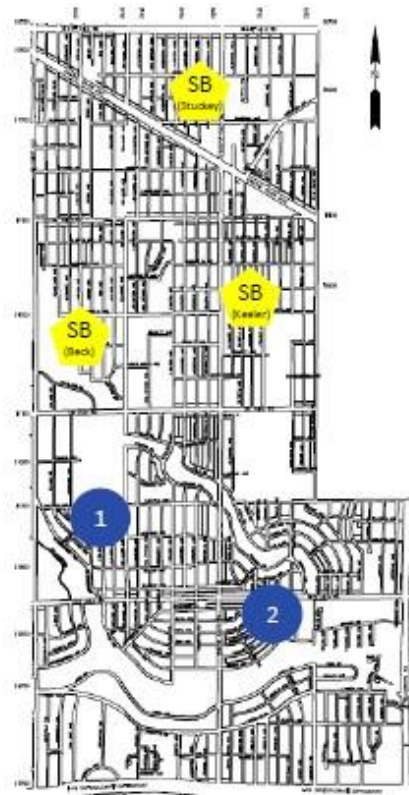


# Real Estate Considerations

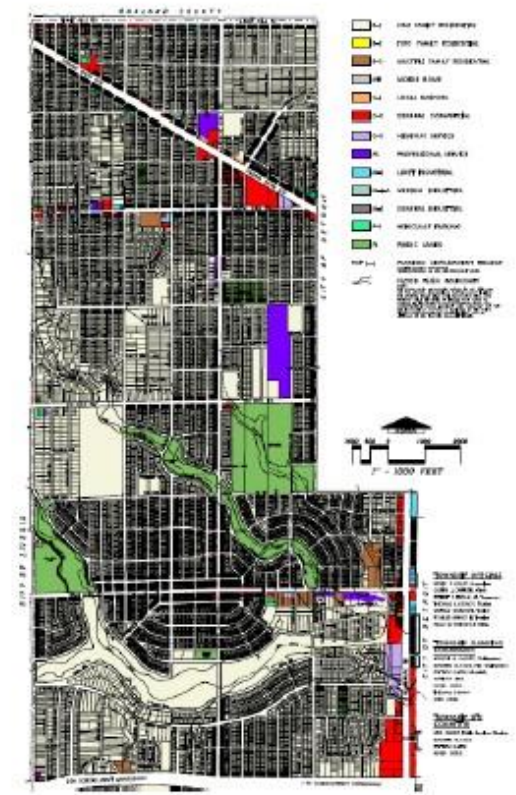
## Current Property & Re-purposed/Closed Schools

- 1** Bullman Site
- 2** Roosevelt Site
- SB (Beck)** Beck Facility
- SB (Keeler)** Keeler Facility
- SB (Stuckey)** Stuckey Facility

Note: All RU facilities are currently located in R-1 One Family Residential Zone



School District Map

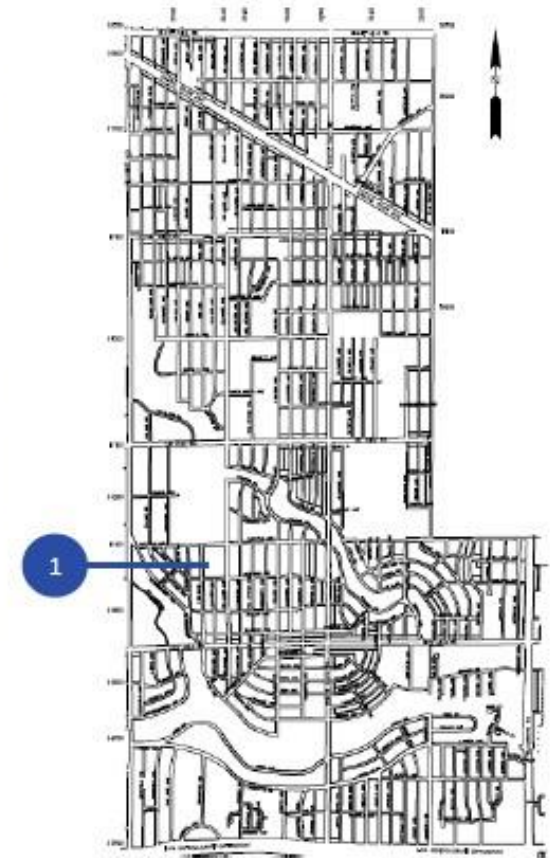


Township Zoning Map



# Bulman Site (Vacant Land)

- 15995 Delaware, Redford, MI
- Acreage: 9.31 acres

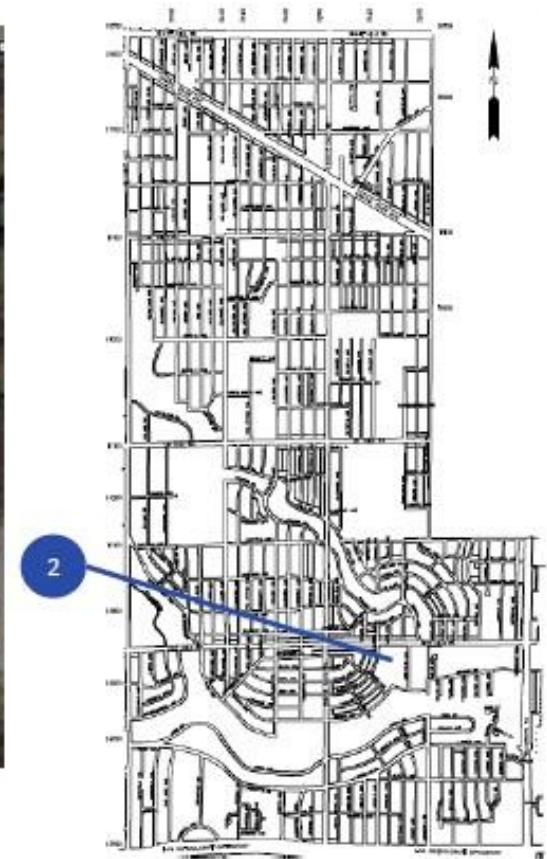
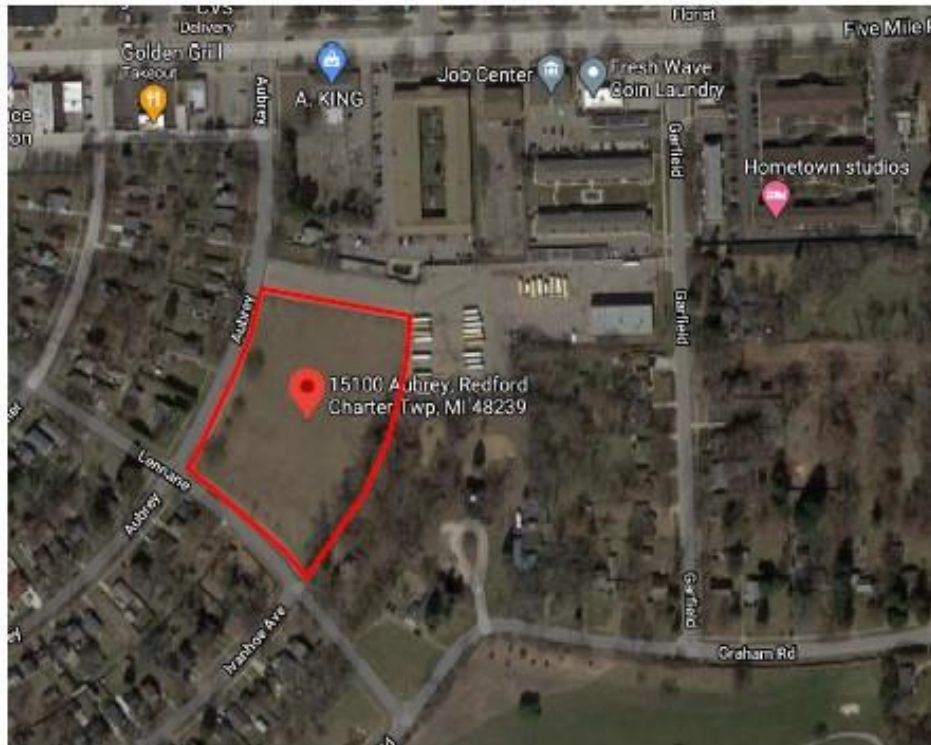


School District Map



# Roosevelt Site (Vacant Land)

- 15100 Aubrey, Redford, MI
- Acreage: 3.51 acres



School District Map



# Beck Education Center

- Facility Site: 39,234 SF
- Acreage: 6.46 acres
- Capital Need: \$526K



# Keeler

- Facility Size: 55,867 SF
- Acreage: 7.51 acres
- Capital Need: \$750K to \$2M (depending on programming)
- **Potential Site for Center-Based Day Treatment Programming**



# Stuckey EDT & ADT

- Facility Size: 45,795 SF
- Acreage: 7.66 acres
- Capital Need: \$554K



# Real Estate Considerations

**Hometown Life**

LIVONIA

**Livonia schools sell off and property to developer**

Shelby Tankersley | HometownLife.com  
Published 02/24/2021 at 07:46:11 AM

Another vacant space owned by the Livonia school district. School board members voted unanimously during their meeting at 28801 Lyndon Street, which has formerly operated as a Bertinville Early Childhood Center.

The school board voted in June 2015 to close the property. "The sale of this property is something the board has discussed in meetings," said Phil Francis, the district's director of operations.

The Adams property, which encompasses about 12.71 acres. Development, LLC for \$822,000. Adams Park Development Windmill Homes and Sherr Development Cooperation, located in Farmington Hills.

**Class of 2020:** Here's how Farmington schools said fare.

**Inspiration:** Livonia gymmat beats cancer, qualifies for.

**New beginnings:** Schoolcraft College selects three final.

The district expects the purchase agreement to take most of the year and is aiming to close in spring 2021. The board's approval of the agreement is expected to be completed in the next few weeks.

Quist or a designee of her to choose to complete the agreement.

Adams' sale comes on the heels of the school board selling Weber Elementary and Wilson Elementary in May. Officials are determining the district has enough surplus land if another major fire.

Phil Francis, the district's director of operations, said the school board held onto the two properties for so long in case it ever needed to open additional schools. Now, the board feels comfortable selling the two properties without creating problems for future boards.

**Hometown Life**

LIVONIA

**Two former Livonia elementary schools sold to housing developer**

Shelby Tankersley | HometownLife.com  
Published 02/24/2021 at 07:46:09 AM

Two properties in Livonia that used to house elementary schools are about to get a new lease on life.

Old Webster Elementary, 37865 Lyndon, and Wilson Elementary, 28400 West Chicago, are both in residential areas, and a metro Detroit developer wants to own the land so it can transform the former locations of educational buildings into new homes.

At their May 18 meeting, members of the Livonia school board directed Superintendent Andrea Quist or a designee of her choice to sign a purchase agreement and related documents for the Old Webster and Wilson elementary schools, effectively selling the two properties to the Novi-based Infinity Homes & Co.

Infinity Homes develops single family homes as well as apartments and townhomes.

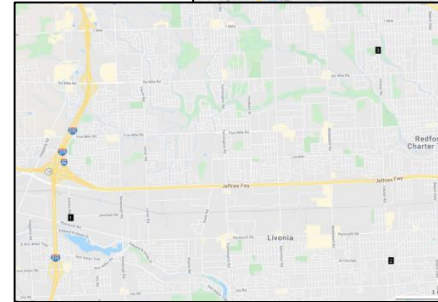
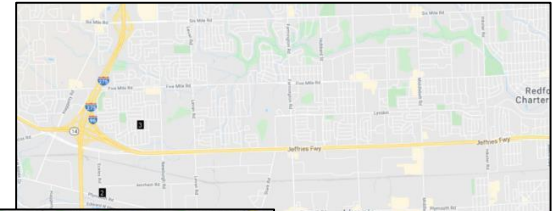
**Coronavirus:** Livonia braces for coronavirus impact on budget heading into 2022.

**High times:** Wayne considers allowing recreational pot at city's marijuana shops.

**Game on:** Airstart arena coming to Westland.

The district will make \$620,000 from the Wilson property, which encompasses about 8.74 acres, and \$1.11 million from the Old Webster space, which is about 0.34 acres. Both properties have long been vacant, with Wilson closing in 1978 and Old Webster closing in 2008 after a major fire.

Sample Recent Sales



Sample Recent Listings

Facility/Site Name	Facility Size	Acres	Low Range (\$1.50 per SF)	High Range (\$2.00 per SF)
Bulman Site (vacant)	--	9.31	\$608,315	\$811,087
Roosevelt (vacant)	--	3.52	\$229,343	\$305,791
Beck Building	39,234	6.46	\$422,096	\$562,795
Keeler Building	55,867	7.51	\$490,703	\$654,271
Stuckey Building	45,795	7.66	\$500,504	\$667,339





# Election Considerations

## **RUS worked with its financial advisor and bond counsel relative to timing options**

- RUS and Plante Moran-Cresa met with Dept. of Treasury on December 23, 2020
- Commencement of Ballot Material for Public Information
  - January 2021 through May 2021
- Unanimous approval by Redford Union School Board favoring bond proposal on May 4<sup>th</sup> ballot
- Election Date: May 4, 2021
  - District can remain at 8.75 mills and generate approximately \$59,270,000

***ZERO TAX-RATE INCREASE!***



# For More Information...

Visit: <https://www.redfordu.k12.mi.us/district/2021-bond-initiative/>

OR

Contact a Building Administrator

OR

Contact Superintendent Jasen Witt at [wittj@redfordu.k12.mi.us](mailto:wittj@redfordu.k12.mi.us) or  
313-242-6001



*TRADITION-RICH, FUTURE-FOCUSED!*



*VOTE MAY 4<sup>th</sup>!*

**Thank You!**