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**BOARD OF EDUCATION**

Special Meeting - Tuesday, September 26, 2023 - 5:00 PM  
Creekside  
16000 41st Ave N.  
Plymouth, MN 55446

**Minutes of Special Regular Meeting Meeting**

A Special Regular Meeting Meeting of the Board of Education of Wayzata Public Schools was held Tuesday, September 26, 2023, beginning at 5:00 PM in the Creekside 16000 41st Ave N. Plymouth, MN 55446.

1. <b>CALL TO ORDER/ROLL CALL</b>	<b>2</b>
2. <b>APPROVAL OF AGENDA ITEMS</b>	<b>3</b>
3. <b>ADMINISTRATIVE REPORTS AND RECOMMENDATIONS</b>	
A. Finance and Operations	
1. Preliminary 2023 Payable 2024 Levy Certification	4
4. <b>CLOSED SESSION</b>	
The Board will go into a closed session pursuant to Minnesota Statutes Section 13D.05, subdivision 3(c)(3). The Minnesota Open Meeting Law allows the School Board to close a meeting to develop or consider offers or counteroffers for the purchase or sale of real or personal property. The property being considered is at 13305 12th Ave. N., Plymouth, MN 55441.	
5. <b>FINANCE AND OPERATIONS</b>	
A. Resolution Authorizing the Superintendent and Executive Director of Finance and Operations to Negotiate and Execute a Purchase Agreement for Purchase of Property Located at 13305 12 <sup>th</sup> Avenue North, Plymouth, Hennepin County, Minnesota	25
6. <b>ADJOURN</b>	<b>27</b>



**Board of Education**  
Regular Meeting – September 26, 2023

**AGENDA SECTION:** Call to Order

**ITEM:** Roll Call Attendance

**COMMENTS BY:** Sarah Johansen, Board Chair

	<b>PRESENT</b>	<b>ABSENT</b>
Milind Sohoni	_____	_____
Linda Cohen	_____	_____
Heidi Kader	_____	_____
Bonita Lucky	_____	_____
Cheryl Polzin	_____	_____
Sheila Prior	_____	_____
Sarah Johansen	_____	_____
Chace Anderson, ex-officio	_____	_____



### Board of Education

Regular Meeting – September 26, 2023

**AGENDA SECTION:** Approval of Agenda

**ITEM:** Approval of Agenda

**COMMENTS BY:** Sarah Johansen, Board Chair

Consent Agenda items are considered to be routine in nature and will be enacted by one motion. There will be no separate discussion of these items unless a Board member or citizen so requests, in which event, the item will be removed as a Consent Agenda item and addressed. Consent Agenda items are as follows:

- A. Administrative Reports and Recommendations
  - 1. Finance and Operations Recommendations
    - i. Preliminary 2023 Payable 2024 Levy Certification
- B. Closed session
  - 1. The Board will go into a closed session pursuant to Minnesota Statutes Section 13D.05, subdivision 3(c)(3). The Minnesota Open Meeting Law allows the School Board to close a meeting to develop or consider offers or counteroffers for the purchase or sale of real or personal property. The property being considered is at 13305 12th Ave. N., Plymouth, MN 55441.
- C. Finance and Operations Recommendations
  - i. Resolution- Purchase agreement of property 13305 12<sup>th</sup> Ave N., Plymouth, MN 55441

**Recommended Action:** Approve the full agenda as presented.

**Motion by:** \_\_\_\_\_

**ROLL CALL**

**Passed:** \_\_\_\_\_

**Second by:** \_\_\_\_\_

**Failed:** \_\_\_\_\_

**Abstentions:** \_\_\_\_\_



**BOARD OF EDUCATION**  
Special Meeting - September 26, 2023

**AGENDA SECTION:** Finance and Business Services

**ITEM:** Preliminary 2023 Payable 2024 Property Tax Levy

**COMMENTS BY:** DeeDee Kahring, Executive Director of Finance and Operations

**Preliminary Levy Limitation and Certification 2023 - Taxes Payable 2024**

Minnesota law requires school districts to certify their proposed tax levy payable in 2024 to the county auditor on or before September 30, 2023. We have recently received the levy data from the Minnesota Department of Education and have analyzed the details. A summary written analysis of the proposed levy is included for your review.

The Minnesota Department of Education is still in the process of adjusting school district levies and will provide districts with updated reports if changes are made. While most components of the levy are materially accurate and complete, the District administration recommends that the Board levy a preliminary amount in all funds. If the Board of Education approves the maximum allowed, the county auditor will automatically include any positive adjustments to the levy. Otherwise, the final levy amount cannot exceed the preliminary levy amount, except for some very limited exceptions. The District administration recommends that the Board of Education adopt this preliminary levy at the "maximum" amount allowed by state statute.

The Board will set the final levy certification amounts at its regular board meeting on December 11, 2023.

**Recommended Action:** Approve the Preliminary 2023 Payable 2024 Levy Limitation and Certification, at the "maximum" amount allowed by the state.

**Motion by:** \_\_\_\_\_

**ROLL CALL**

**Passed:**

\_\_\_\_\_

**Second by:** \_\_\_\_\_

**Failed:**

\_\_\_\_\_

**Abstentions:**



DeeDee Kahring, Executive Director, Finance & Operations  
210 County Road 101 North, P.O. Box 660 | Wayzata, MN 55391-0660  
763-745-5023 | Fax: 763-745-5091 | [DeeDee.Kahring@wayzataschools.org](mailto:DeeDee.Kahring@wayzataschools.org)

**To:** Members of the Board of Education  
Dr. Chace B. Anderson, Superintendent of Schools

**From:** DeeDee Kahring, Executive Director of Finance & Operations

**Date:** September 26, 2023

**Subject:** Recommendation of the 2023 Payable 2024 Preliminary Property Tax Levy Certification to Finance a Portion of the 2024-25 School Year Operations

The District has received the 2023 Payable 2024 Preliminary Levy Limitation and Certification document from the Minnesota Department of Education (MDE). Based on state authorization, enclosed are several exhibits summarizing the District’s preliminary property tax levy for your consideration.

The District’s 2023 Payable 2024 Preliminary Levy must be certified by the Board of Education by September 30, 2023. Therefore, it is necessary that the District certifies a preliminary tax levy at the special meeting scheduled for Tuesday, September 26, 2023. Typically, once the District has submitted its preliminary tax levy certification to the county auditor, it can only be increased with authorization from the Minnesota Department of Education. However, individual items may be decreased by the Board of Education prior to final approval, which will occur in December 2023.

The District’s property tax levy is allocated to individual parcels of property within the District using formulas based upon market values assessed by Hennepin County. The preliminary estimate of the District’s total assessed market value has increased by \$2.78 billion from \$16.44 billion to \$19.22 billion. This represents approximately a 16.9% increase in market value and includes existing and new properties. A sample of individual parcel school property tax estimates will be available prior to approval of the final levy scheduled in December.

Legislative actions combined with revenue formulas, student enrollment growth and fluctuations in individual taxpayer’s market value add complexity to a school district’s local property tax levy. The purpose of this document is to discuss the significant changes that have occurred in the 2023 payable 2024 preliminary levy and to provide clarity to the Board of Education and to the community.

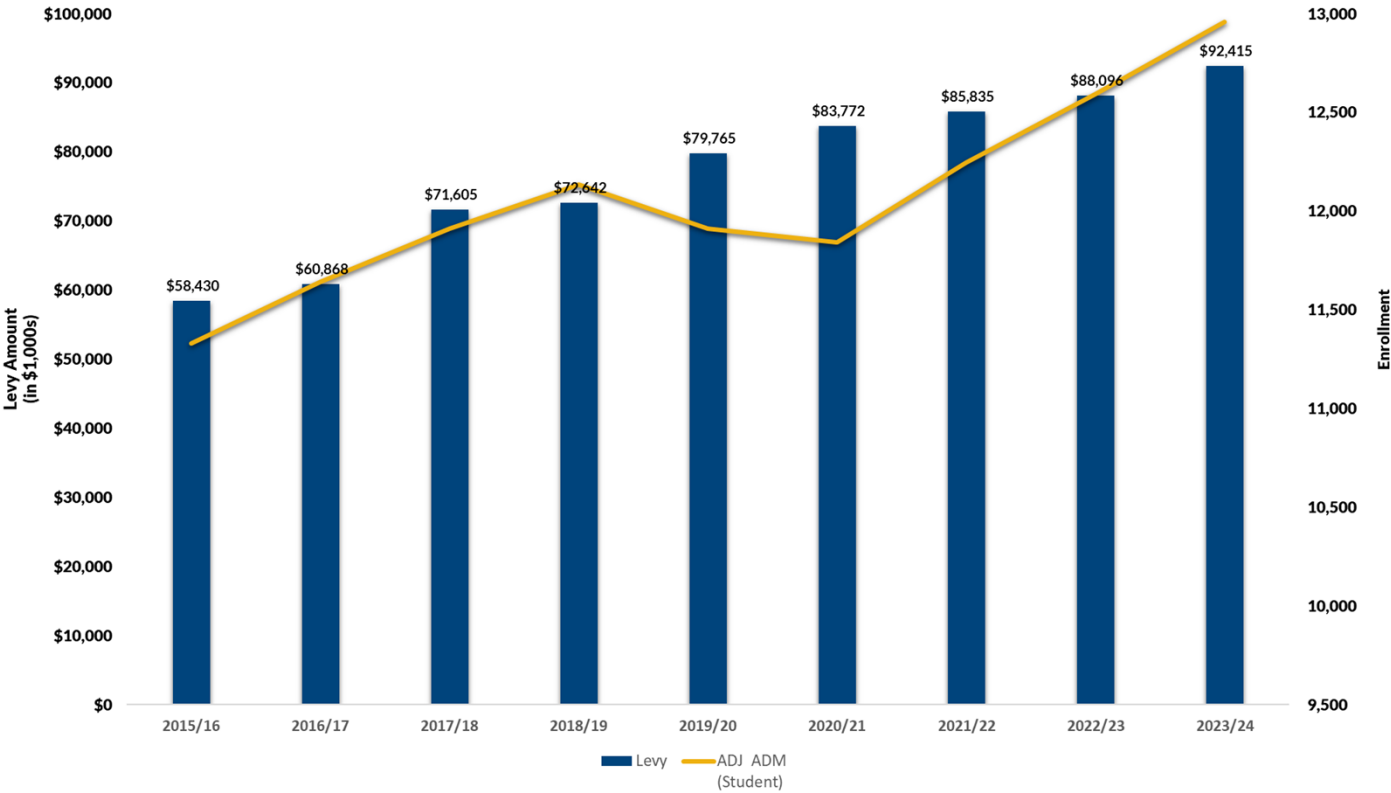
**PROPOSED PRELIMINARY PROPERTY TAX LEVY**

The District’s total preliminary levy for taxes payable in 2024 is \$92.4 million. This levy amount represents an overall increase of just over \$4.3 million or 4.67% from the previous year.

The table below shows a comparison of the preliminary levy payable in 2024 with the District’s certified levy payable in 2023. While the levy detail is presented by separate funds, it is important to focus on the District’s total payable 2024 levy when comparing it to the total payable 2023 levy.

Fund	2023 Certified Levy	2024 Proposed Levy	Change (\$\$\$)	Change (%)
General	\$69,973,660	\$72,659,112	\$2,685,452	3.84%
Community Service	2,153,956	2,023,442	(\$130,514)	(6.06%)
Debt Service	15,968,503	17,732,354	\$1,763,851	11.05%
<b>Total Levy</b>	<b>\$88,096,119</b>	<b>\$92,414,908</b>	<b>\$4,318,788</b>	<b>4.67%</b>

As displayed on the chart below, the District experienced strong student enrollment growth until the pandemic in March 2020. Over the last five years, the District’s total levy increase has averaged 4.97% while the Net Tax Capacity (NTC) has increased by 8.12% over the same period. This corresponding growth in NTC has served to minimize the tax impact to the property owners for increases to the District’s levy.



The following pages provide a detailed analysis of the levy by fund.

## **GENERAL FUND**

Exhibit I is a detailed analysis of the proposed levy recommendation for the General Fund. Overall, the General Fund levy increased by 3.84% or \$2,685,452.

The District's voter-approved operating referendum changed based on two main factors: enrollment and increase to the annual inflation factor.

- Enrollment is beginning to show signs of growth post-pandemic and surpassed the District's cautious projections used in prior levy certifications. This is depicted in the \$2.5 million referendum levy adjustment in 2024 compared to the 2023 adjustment of - \$358,547, causing an increase of \$2.8 million.
- It is worth noting that the annual inflation factor for the 2024 levy is 2.57% which increases the per pupil amount from \$2,101.74 to \$2,155.75.

District voters authorized an annual capital project levy which funds technology expenditures such as student and staff devices, district-wide technology infrastructure, and technology access and support.

- The payable 2024 capital projects levy at \$10.9 million is \$1.74 million (18.96%) more than the prior year as it is directly tied to the increase in the net tax capacity (NTC) of the District.

The District's Long-Term Facilities Maintenance (LTFM) levy finances deferred maintenance projects on school facilities, improve accessibility, and meets health and safety requirements. To receive revenue, the Board of Education must annually approve a ten-year plan which is subsequently submitted to the MDE for approval.

- LTFM revenue will finance projects throughout the District and can be carried over from year to year until projects are completed.
- For the taxes payable 2024 the District's LTFM levy of \$8.5 million, is a significant decrease from the prior year. It includes a large negative adjustment of \$5.4 million which is due to project timing and those projects which the district was unable to initiate
- Additionally, the district under levied (purposely lowering the levy) to offset the 2023A bond principal and interest payment which is recorded in the debt levy.

The General Fund levy also includes several other levies that are primarily formula driven and have changed either due to revised estimates, enrollment fluctuations or increases in the District's tax capacity. These levy amounts are authorized by statute and the District must levy for each component or risk losing the revenue, or in some cases, lose a corresponding state aid.

The Other Post-Employment Benefits (OPEB) levy represents the unfunded actuarial accrued liability (UAAL) as calculated by the District's actuary under the Government Accounting Standards Board Statement No. 75 (GASB 75). Due to changes in the discount rate and an increase in the liabilities, this levy is \$561,087 greater than the 2023 levy.

Overall, each individual component of the General Fund levy has been reviewed for reasonableness and accuracy with the corresponding formula that drives its calculation.

**Payable 2024 Property Tax Analysis  
Proposed General Fund Levy**

Exhibit I

	<u>2023 Certified Levy</u>	<u>2024 Proposed Levy</u>	<u>Change (\$\$\$)</u>	<u>Change (%)</u>
1 Referendum Levy Authority	\$26,994,417	\$30,686,517	\$3,692,099	
Prior Year Adjustments	(\$358,547)	\$2,511,429	\$2,869,976	
Local Optional (Location Equity)	9,398,626	10,239,480	\$840,854	
Prior Year Adjustments	(1,041,373)	347,738	\$1,389,111	
Equity Revenue	922,163	709,200	(\$212,963)	
Prior Year Adjustments	(94,291)	61,879	\$156,170	
Transition Revenue	15,367	16,737	\$1,370	
Prior Year Adjustments	(1,697)	518	\$2,215	
2 Capital Projects Levy (Tech Levy)	9,191,345	10,934,348	\$1,743,003	
Operating Capital	1,895,639	2,260,730	\$365,091	
Alternative Teacher Compensation (Q Comp)	1,124,356	1,152,931	\$28,575	
Achievement & Integration	684,159	611,829	(\$72,330)	
Reemployment (State Unemployment)	5,000	5,000	\$0	
Safe Schools	468,814	510,624	\$41,810	
Safe Schools Intermediate 287	195,339	212,760	\$17,421	
Ice Arena	270,000	270,000	\$0	
Career Technical Education	717,298	717,298	(\$0)	
Other Post-Employment Benefits (OPEB)	243,242	561,087	\$317,845	
Long-Term Facilities Maintenance	17,123,244	15,101,503	(\$2,021,741)	
Prior Year Adjustments	(231,700)	(6,585,302)	(\$6,353,602)	
Lease Levy	3,441,429	3,558,758	\$117,329	
Prior Year Adjustments		(1,507,277)	(\$1,507,277)	
Abatements	24,830	491,130	\$466,300	
3 Other Adjustments	(1,014,000)	(209,806)	\$804,194	
<b>Total General Fund Levy</b>	<b><u>\$69,973,660</u></b>	<b><u>\$72,659,112</u></b>	<b><u>\$2,685,452</u></b>	<b><u>3.84%</u></b>

Notes:

- 1 These levy categories represent voter-approved revenue sources indexed for inflation or student enrollment growth.
- 2 This voter-approved levy is based on Net Tax Capacity (NTC)
- 3 Includes several prior-year levy adjustments due to more current and accurate data.

## COMMUNITY SERVICE FUND

Exhibit II is a detailed analysis of the proposed levy recommendation for the Community Service Fund. These levies are based on statewide tax rates applied to all property in the state. Statewide revenue formulas remained stable.

- The largest component of the Community Service Levy, school age care, is estimated to be flat at \$975,000.
- Relatively stable figures for the Community Service Levy with the exception of a swing in the adjustments from a positive \$161,037 in 2023 to a negative \$28,487 causing a decrease of \$189,524. The positive adjustment in 2023 was related to the child care levy for FY 2022.

Payable 2024 Property Tax Analysis Proposed Community Service Fund Levy				Exhibit II
	2023 Certified Levy	2024 Proposed Levy	Change (\$\$\$)	Change (%)
1 Basic Levy	\$515,599	\$583,673	\$68,074	
2 Early Childhood Levy	483,539	466,567	(16,972)	
Home Visitation Levy	11,281	12,711	1,430	
Adults with Disabilities	7,500	13,978	6,478	
School Age Care	975,000	975,000	-	
Abatements & PY Adjustments	161,037	(28,487)	(189,524)	
<b>Total Community Service Fund Levy</b>	<b>\$2,153,956</b>	<b>\$2,023,442</b>	<b>(\$130,514)</b>	<b>(6.06%)</b>

1 Based on District population (not increased this year per Met Council)  
2 Based on District census

## DEBT SERVICE FUND

Exhibit III is a detailed analysis of the proposed levy recommendation for the Debt Service Fund. The District is required to levy 105.0% of scheduled principal and interest payments. To compensate for this, negative debt excess adjustments are made in subsequent years.

- The levy of 105% for principal and interest increased for two reasons.
  - First the district's overall debt is structured in a manner to achieve level principal and interest payments. When combining the \$15,372,771 of principal and interest in the first line with the \$3,011,156 of Alternative Facilities Bonds (LTFM) in the third line the amount is just over \$18 million compared to the prior year of \$17.3 million.

- Second, the district is levying for the 2023A bond principal and interest payments which is offset by an under levy in LTFM as noted in General Fund section of this memo.
- In total, the 2024 debt excess adjustments equal -\$764,000 versus -\$1.4 million in 2023. This decrease in a negative adjustment actually causes an increases in the debt service levy because there is less “take back” of debt excess.

<b>Payable 2024 Property Tax Analysis</b>				Exhibit III
<b>Proposed Debt Service Levy</b>				
	<b>2023 Certified Levy</b>	<b>2024 Proposed Levy</b>	<b>Change (\$\$\$)</b>	<b>Change (%)</b>
Levy of 105% of P&I	\$11,153,740	\$15,372,771	\$4,219,031	
Debt Excess	(897,052)	(639,029)	\$258,023	
Alt Facilities Bonds (LTFM)	6,199,901	3,011,156	(\$3,188,745)	
Debt Excess	(498,634)	(125,170)	\$373,464	
Abatements & PY Adjustments	10,548	112,627	\$102,079	
<b>Total Debt Service Fund Levy</b>	<b>\$15,968,503</b>	<b>\$17,732,354</b>	<b>\$1,763,851</b>	<b>11.05%</b>

**SUMMARY**

The 2023 Payable 2024 Preliminary Property Tax Levy represents the total impact, across all funds, of the legislated property tax levy authority. As the state continues to refine the more than 40 pages of formulas that derive the levy amounts, it is important to note that minor changes may still occur. The state allows local school boards to simply approve a “maximum” preliminary levy certification to allow changes made until September 30th which will then be reflected in the parcel specific notices mailed out this fall. The District administration recommends that the Board of Education approve the maximum levy amount. The Board of Education retains the option to subsequently reduce the amount of the levy prior to certifying the levy at its December 11, 2023 meeting.

**The District administration recommends approval of the presented preliminary amounts by allowing the maximum.**

**TRUTH IN TAXATION LAW**

The public will have the opportunity to speak to the Board of Education about Wayzata Public Schools’ Tax Levy at the regular school board meeting on December 11, 2023, at 7:00 p.m. If you have questions regarding the enclosed materials or desire additional information, please contact me at 763-745-5023 or [deedee.kahring@wayzataschools.org](mailto:deedee.kahring@wayzataschools.org)





# **Preliminary 2023 Payable 2024 Levy Certification**

Special School Board Meeting  
September 26, 2023

# Initial Levy Limitation



Deadline is September 30

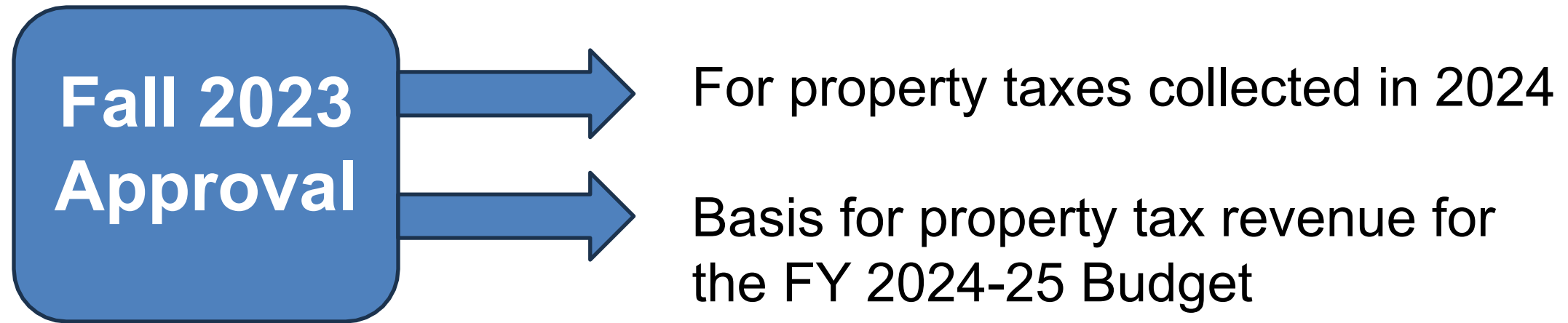


Provides information to Hennepin County Auditor for proposed tax statements



Final levy certification takes place in December

# MN Department of Education Calculates Tax Levy



# What Causes Increases/Decreases in Levies?

State Law

Pupil Units  
and  
Population

Market  
Value/Tax  
Capacity

Changes in  
Expenditures

# Proposed Payable 2024 vs. Final Payable 2023 Levy

<u>Fund</u>	<u>2023 Certified Levy</u>	<u>2024 Proposed Levy</u>	<u>Change (\$\$\$)</u>	<u>Change (%)</u>
General	\$69,973,660	\$72,659,112	\$2,685,452	3.84%
Community Service	2,153,956	2,023,442	(\$130,514)	(6.06%)
Debt Service	15,968,503	17,732,354	\$1,763,851	11.05%
<b>Total Levy</b>	<b>\$88,096,119</b>	<b>\$92,414,908</b>	<b>\$4,318,788</b>	<b>4.90%</b>

# Proposed Payable 2024 - General Fund

	<b>2023</b>	<b>2024</b>	<b>Change</b>	<b>Change</b>
	<b><u>Certified Levy</u></b>	<b><u>Proposed Levy</u></b>	<b><u>(\$\$\$)</u></b>	<b><u>(%)</u></b>
RM V - Voter Approved Levies	<b>\$26,635,870</b>	<b>\$33,197,946</b>	<b>\$6,562,076</b>	<b>24.64%</b>
RM V Other	<b>9,198,795</b>	<b>11,375,553</b>	<b>\$2,176,758</b>	<b>23.66%</b>
N TC Voter Approved	<b>9,191,345</b>	<b>10,934,348</b>	<b>\$1,743,003</b>	<b>18.96%</b>
N TC Other	<b>24,947,650</b>	<b>17,151,266</b>	<b>(\$7,796,384)</b>	<b>(31.25%)</b>
<b>Total General Fund Levy</b>	<b><u>\$69,973,660</u></b>	<b><u>\$72,659,112</u></b>	<b><u>\$2,685,452</u></b>	<b><u>3.84%</u></b>

# Proposed Payable 2024 – Community Service

	<b>2023</b>	<b>2024</b>	<b>Change</b>	<b>Change</b>
	<b><u>Certified Levy</u></b>	<b><u>Proposed Levy</u></b>	<b><u>(\$\$\$)</u></b>	<b><u>(%)</u></b>
1 Basic Levy	\$515,599	\$583,673	\$68,074	
2 Early Childhood Levy	\$483,539	\$466,567	(16,972)	
School Age Care	975,000	975,000	-	
Other Levies	18,781	26,689	7,908	
Abatements & PY Adjustments	161,037	(28,487)	(189,524)	
<b>Total Community Service Fund</b>	<b><u>\$2,153,956</u></b>	<b><u>\$2,023,442</u></b>	<b><u>(\$130,514)</u></b>	<b><u>(6.06%)</u></b>

1 Based on District population (not increased this year per Met Council)

2 Based on District census

# Proposed Payable 2024 – Debt Service Fund

	<b>2023</b>	<b>2024</b>	<b>Change</b>	<b>Change</b>
	<b><u>Certified Levy</u></b>	<b><u>Proposed Levy</u></b>	<b><u>(\$\$\$)</u></b>	<b><u>(%)</u></b>
Levy of 1.05% of P&I	\$11,153,740	\$15,372,771	\$4,219,031	
Debt Excess	(897,052)	(639,029)	\$258,023	
All Facilities Bonds (LTFM)	6,199,901	3,011,156	(\$3,188,745)	
Debt Excess	(498,634)	(125,170)	\$373,464	
Abatements & PY Adjustments	10,548	112,627	\$102,079	
<b>Total Debt Service Fund Levy</b>	<b><u>\$15,968,503</u></b>	<b><u>\$17,732,354</u></b>	<b><u>\$1,763,851</u></b>	<b><u>11.05%</u></b>

# Estimated Preliminary 2024 Tax Impact - Residential

	Actual Taxes Payable in 2023	Preliminary Estimate of Taxes Payable in 2024	Estimated Change in Annual Taxes	Estimated % Change
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Type of Property	Estimated Market Value	Estimated Annual School District Property Taxes			
Residential Homestead	\$150,000	\$571	\$560	-\$11	-1.9%
	200,000	791	771	-20	-2.5%
	250,000	1,011	982	-29	-2.9%
	300,000	1,231	1,193	-38	-3.1%
	350,000	1,451	1,404	-47	-3.2%
	400,000	1,671	1,615	-56	-3.4%
	450,000	1,883	1,820	-63	-3.3%
	500,000	2,093	2,022	-71	-3.4%
	600,000	2,571	2,476	-95	-3.7%
	700,000	3,049	2,929	-120	-3.9%
	800,000	3,527	3,383	-144	-4.1%

Key Assumptions:
1. Preliminary Pay 24 RMV is estimated to change by 8.95% and NTC by 10.42% as compared to taxes payable 2023.
2. Assumes no change in the value of individual parcels of property from 2023 to 2024 taxes. If the value of a parcel changed, the change in taxes will be different than shown above.
3. Taxes payable in 2024 are based on latest estimates of proposed levy, as of the date above.



# Estimated Preliminary 2024 Tax Impact – Commercial/Industrial and Apartments

	Actual Taxes Payable in 2023	Preliminary Estimate of Taxes Payable in 2024	Estimated Change in Annual Taxes	Estimated % Change
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Type of Property	Estimated Market Value	Estimated Annual School District Property Taxes			
Commercial/ Industrial*	\$250,000	\$1,111	\$1,064	-\$47	-4.2%
	500,000	2,338	2,224	-114	-4.9%
	750,000	3,565	3,384	-181	-5.1%
	1,000,000	4,792	4,545	-247	-5.2%
	2,000,000	9,701	9,185	-516	-5.3%
Apartments	\$500,000	\$2,391	\$2,268	-\$123	-5.1%
	1,000,000	4,782	4,536	-246	-5.1%
	2,000,000	9,563	9,072	-491	-5.1%
	4,000,000	19,126	18,144	-982	-5.1%

Key Assumptions:	
1.	Preliminary Pay 24 RMV is estimated to change by 8.95% and NTC by 10.42% as compared to taxes payable 2023.
2.	Assumes no change in the value of individual parcels of property from 2023 to 2024 taxes. If the value of a parcel changed, the change in taxes will be different than shown above.
3.	Taxes payable in 2024 are based on latest estimates of proposed levy, as of the date above.
*	For commercial-industrial property, the estimates above are for property in the City of Wayzata. The tax impact for commercial industrial property in other municipalities in the school district may be slightly different due to the varying impact of the Twin Cities Fiscal Disparity program.



# Next Steps



**Approve  
Preliminary Levy  
at Maximum  
9-26-23**



**Truth in Taxation  
& Public Comment  
12-11-23**



**Certify Final  
Levy 12-11-  
23**

## Recommendation – Approve at Maximum

Fund	2024 Proposed Levy	Change (%)
General	\$72,659,112	3.84%
Community Service	2,023,442	(6.06%)
Debt Service	17,732,354	11.05%
<b>Total Levy</b>	<b>\$92,414,908</b>	<b>4.90%</b>



**Board of Education**  
Special Meeting – September 26, 2023

**AGENDA SECTION:** \_\_\_\_\_

**ITEM:** Resolution Authorizing Superintendent & Executive Director of Finance & Operations to Negotiate and Execute a Purchase Agreement for Purchase of Property Located at 13305 12<sup>th</sup> Avenue North, Plymouth, MN 55441

**COMMENTS BY:** DeeDee Kahring, Executive Director of Finance & Operations

The district administration has identified a property consisting of a 31,780 square foot building located at 13305 12<sup>th</sup> Avenue North, Plymouth, MN 55441 that would become the district’s new administrative offices. The facility committee of the board has discussed the acquisition of the property.

The current District Administration Building has been repurposed this past summer to become the new location for the Wayzata Transition Program starting in the 2023-2024 school year. The district’s long-term goal has been to find a facility where our district leadership team members and administrative staff can be co-located for maximum efficiency and effectiveness, freeing up the space for student instruction. Currently, WPS administrative team members are housed in multiple locations throughout the district in spaces that could be used for student instructional spaces.

Legal counsel recommends that the school board authorize the Superintendent and/or the Executive Director of Finance and Operations, on behalf of the district, to negotiate, execute, enter into—and if determined necessary by the signer, terminate—a purchase agreement and the transactions and documents related to the property subject to terms that are acceptable to the district’s legal counsel and that meet the district’s requirements.

The seller and the district have arrived at mutually agreeable terms and the district’s legal counsel is preparing the purchase agreement.

The acquisition of this property would be financed by existing proceeds from the 2017 & 2023 Bond Issues and other capital related funds.

**Recommended Action:** Resolution Authorizing Superintendent and/or Executive Director of Finance & Operations to Negotiate and Execute a Purchase Agreement for Purchase of Property Located at 13305 12<sup>th</sup> Avenue North, Plymouth, MN 55441

**Motion by:** \_\_\_\_\_ **Yes:** \_\_\_\_\_ **Passed:** \_\_\_\_\_

**Second by:** \_\_\_\_\_ **No:** \_\_\_\_\_ **Failed:** \_\_\_\_\_

**WAYZATA PUBLIC SCHOOLS**

Independent School District 284  
Wayzata, Minnesota

**BOARD OF EDUCATION**

Special Meeting – September 26, 2023

**Resolution Authorizing the Superintendent and Executive Director of Finance and Operations to Negotiate and Execute a Purchase Agreement for Purchase of Property Located at 13305 12<sup>th</sup> Avenue North, Plymouth, Hennepin County, Minnesota**

**Whereas**, the School Board had a discussion in a closed meeting regarding submitting an offer for the purchase of real property located at 13305 12<sup>th</sup> Avenue North, City of Plymouth, County of Hennepin, Minnesota, containing a building that is approximately 31,780 square feet ("Property");

**Whereas**, the Board has determined that acquisition of the Property would serve the District's facility needs and would be economically advantageous to the taxpayers of the District; and

**Now, therefore be it resolved** that Chace B. Anderson as Superintendent and DeeDee Kahring as Executive Director of Finance and Operations, collectively or individually, are each authorized on behalf of the District to negotiate, execute, enter into—and if determined necessary by the signer, terminate—a purchase agreement and the transactions and documents contemplated therein, and any amendments thereof, to acquire the Property on the terms deemed necessary, desirable or appropriate by such signer, subject to the Board's reaffirmation of the fully executed purchase agreement.

**Recommended Action:** Approve the resolution Authorizing the Superintendent and/or Executive Director of Finance and Operations to Negotiate and Execute a Purchase Agreement for the Purchase of the Property.

WITNESS MY HAND officially as such recording officer this 26<sup>th</sup> day of September 2023

\_\_\_\_\_  
School Board Clerk



**Board of Education**  
Regular Meeting – September 26, 2023

**AGENDA SECTION:** Adjourn

**ITEM:** Adjourn

**COMMENTS BY:** Sarah Johansen, Board Chair

This agenda item brings closure to the School Board meeting.

**Recommended Action:** Call the meeting to a close.

**Motion by:** \_\_\_\_\_ **Yes:** \_\_\_\_\_ **Passed:** \_\_\_\_\_

**Second by:** \_\_\_\_\_ **No:** \_\_\_\_\_ **Failed:** \_\_\_\_\_

**Time of Adjournment:** \_\_\_\_\_ 27