



Hiawatha Valley Education District

HVED District Office, 1410 Bundy Blvd, Winona, MN 55987

No. 61-6013 P: 507.452.1200 F: 507.452.3422 www.hved6013.org

February 26, 2025

Page 1 of 8

HVED on ONE CENTRAL SITE FACTS and FIGURES

WHY is it important for HVED to secure a central site?

- HVED has been searching for appropriate facilities throughout its 30+ year existence; and especially in the last ten years. HVED initiated a facilities study with Kraus-Anderson in 2018 which resulted in three options: 1. Build/Renovate one central site 2. Build/renovate two separate sites 3. Do nothing.

HVED SITES currently:

- HVED owns two (2) sites:
 1. District Office, 1410 Bundy Blvd., Winona, MN
 2. SAIL Behavior Program Site and PAES Lab-Kellogg, 51 Red School Lane, Kellogg, MN (built 1962)
- HVED leases three (3) sites: at a lease cost of \$57,441.09 per year (2022-2023).
 1. River Valley Academy ALC Program Site, within Minnesota State College SE, 1250 Homer Road, Winona, MN. **Total of \$361,647.12 estimated costs for the space over 15 years.**
 2. SPECTRUM Autism Program Site, Hokah City Center, 200 Main Street, Hokah, MN (built 1958) **Total of \$544,246.41 estimated costs for the space over 15 years.**
 3. PAES Lab, within Caledonia Area MS/HS, 825 North Warrior Lane, Caledonia, MN

Operational Costs?

Operational costs are multiplied by the various sites for various costs: garbage, cleaning, etc.

HVED is a PEOPLE BUSINESS resulting in current STAFFING realities:

- 75.8% of our FY23 adopted budget is dedicated to employee wages and benefits
- Because of the separate sites, the struggles in educational staffing are compounded within HVED:
 - staff isolation, disconnectedness, communications
 - double staffing, short staffing, emergency or crisis staffing

HVED Is Moving Forward to a Brighter Future!

- Meet the challenges through HVED's vision of *Exceptional Teams Empowering Exceptional Students*
- Unify our membership
- Solidify our collaborative efforts
- Capitalize on our collective membership
- Provide the necessary and productive programming for our highest needs and most at-risk students

HOW does HVED secure one central site?

- Complete a new Joint Powers Agreement (JPA)
- Secure member district funding of a new central site
- Make project plans and complete construction of a new central site
- HVED's collective capacity is sufficient to accomplish this task!
- HVED's exceptional ability to create and sustain excellent programming for **all** students is reinforced!
- HVED's staff and students depend on us to move forward now!

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[Page 2 of 8](#)

LOCATION: Whole of Winona Mall, 1213 Gilmore, Ave., Winona, MN 55987

PURCHASE COST: \$4.2M **TENTATIVE CONSTRUCTION COST:** ~\$9M **TOTAL COST:** \$15M

Note: The decision was made on August 15, 2023 by Superintendents present to cap spending at \$15M.

ACTION TIMELINE:

February	Gathering information from the HVED design team, Oversight Committee Members, and staff to share ideas, review documents, and make decisions. Coordinating with contractors and service providers integral with the design, demolition, renovation, and transformation of the property.
2.4.2025	West-end quote walk with Jacob Nicklay, OWA Architects, LLC, with potential contractors.
2.5.2025	Special Board Meeting approved long-term lease with St. Martin's Evangelical Lutheran Church for Restored Blessings retail space at the east and west ends of the mall and quotes for renovation of the west end retail space.
2.12.2025	Special Board Meeting approved the quote from Southern Lock and Glass to repurpose doors within the mall. Approved the quote from Roger Sultze to construct a temporary wall on the west end of the mall to separate educational and retail spaces. Approved the quote from John Frisch Construction for the east end retail space renovation.
2.13.2025	MAVO on site for asbestos abatement.
2.13.2025	John Frisch Construction on site for planning meetings.
2.14.2025	East-end building permit posted. Roof walk scheduled by K-A. IEA on site for air certification testing.
2.17.2025	Roger Sultze Construction, Shari Schuh Painting, Dick's Electric, and Choice Tile and More all scheduled to be on site for the west end renovation.
2.21.2025	Dick's Electric repaired lights to northwest main entryway.
2.24.2025	Southern Lock and Glass on site to repurpose doors for Restored Blessings.
2.25.2025	Tremco roof inspectors on site to inspect the roof, take samples, and prepare report for the Board. Bid walk with Kraus-Anderson for re-bids for the roof. Established regular meetings with Todd Nelson, Regional Manager of Dashir HVED's facilities consulting company. Received quote for securing doors for northwest mall entry.

PROJECT TIMELINE:

Initiated	TASK	Completed
2.23.2023	1. Survey Property to establish the legal description (field work only)	3.21.2023
10.12.2023	2. Purchase Agreement (PA) Revised Final presented to owner on 10.12.2023. Signed by owner on 10.23.2023 and approved by HVED on 10.25.2023.	10.23.2023 10.25.2023
2.28.2023	3. Joint Powers Agreement (JPA) for Purchase of Property process presented to HVED as a DRAFT on 5.24.2023. Expected by July 10.	8.17.2023
ASAP –	4. All Member District School Boards will be requested to adopt an additional JPA for the Winona Mall. Approved by all 12 member districts!	9.25.2023

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Page 3 of 8

2.23.2023	5. Securing Zoning Authority, City of Winona, minus parcel sold in July 2023 (confirmed in writing)	8.8.2023
2.28.2023	6. Request HVED Board of Directors hire an architect for concept drawings	3.22.2023
	7. HVED Board of Directors approved the Purchase Agreement of the Winona Mall.	10.25.2023
11.2.2023	8. Project Oversight Committee (POC) organized and initial meeting held	11.2.2023
11.2.2023	9. Project Oversight Committee meeting with real estate attorney in preparation to meet December 31, 2023 governmental approval deadline within the Purchase Agreement. The PA due diligence period ends on January 31, 2024.	11.10.2023
11.6.2023	10. Submitted Minnesota Department of Education (MDE) Review & Comment (K-A) allow 60 days for response	11.13.2023
11.14.2023	11. Submitted Site Plan Application to the City of Winona – Planning Commission to meet their agenda deadline for review on December 11, 2023.	11.20.2023
12.19.2023 1.16.2024	12. Received letter from City of Winona with Approval of Site Plan with contingencies to be completed prior to occupancy. Confirmation on January 16.	3.26.2024
11.27.2023 1.11.2024 2.12.2025	13. IEA initiated site testing for asbestos and lead paint. Follow-up initiated on January 11 and samples taken January 15. Report/estimate provided 1.24.2024 Testing scheduled for East and West end (retail space).	
4.10.2024	14. Issuance of Certificates of Participation (CoP) to Finance Project	4.12.2024
11.1.2024	15. ISG anticipated submission date of construction plan to state for approval on December 13.	12.18.2024
TBD	15. Construction begins with an estimated date of March 15.	
2024-2025	16. Occupancy of the new facility moved back to a tentative date of October 15, 2025. MDH requires 14-18 weeks to review. K-A estimates an 8-month build out. As of 2.18.2025 occupancy at 1213 Gilmore moved to a tentative date as late as December, 2025.	
2.26.2025	The 2025-2026 HVED Program Calendar will reflect transition period between Thanksgiving and Christmas of 2025.	

TAX IMPACT Important factors for taxpayers:

- The Joint Powers Agreement provides the formula for each District allocation in Exhibit B of the JPA.
- Taxes were approved in FY24, will be collected in FY25, and will be available to school districts in FY26.
- Estimated tax impact calculations have been provided for a 15-year \$15M. These calculations can be found on HVED's website under About Us > Board of Directors > Board Minutes, Policies & Supporting Documents > Board Documents > Supporting Documents > 2023 > June or directly at:
<https://www.hved6013.org/page/2687/categories/22181>
- HVED will own this building at the conclusion of the process.

If you have any questions or comments about this project, you are welcome to contact:

Debbra C. Marcotte, Ed. D., HVED Executive Director, 1410 Bundy Blvd, Winona, MN 55987

Cell: 507-429-1721 Email: dmarcotte@hved.org

HVED website: www.hved6013.org

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Page 4 of 8

UPDATED INFORMATION provided to the HVED Board of Directors on pages 4-8 constituting information provided to member districts requesting an update in July 2024.

HVED Update Prepared for School Board Meetings July 17, 2024

The HVED Board of Directors' receive monthly updates at the HVED regular meetings scheduled for the 4th Wednesday of each month. HVED Board of Director meetings are available to attend via zoom at the link provided on the HVED website main page at www.hved6013.org under Upcoming Events/News. The information provided includes:

- **HVED on ONE Central Site (history, timeline, monthly events, documents)**
 - Provided to HVED Board of Directors in paper copy and electronically
 - Provided to the Public on HVED's website located at www.hved6013.org under Upcoming Events/News
 - Direct link: <https://www.hved6013.org/page/4053>
- **Executive Director's Highlights (monthly recognitions and activities)**
 - Provided to HVED Board of Directors in paper copy and electronically
 - Provided to the Public on HVED's website located at www.hved6013.org under About Us>Executive Director>Executive Director Highlights>select year>select month
 - Direct link: <https://www.hved6013.org/page/2899/categories/22454>
- **HVED Program Staffing and Student Enrollment (monthly update)**
 - Provided to the HVED Board of Directors and public in Board Supporting Documents on HVED's website located at www.hved6013.org under About Us>Board of Directors>Board Agendas, Minutes, Policies, and Supporting Documents>2024 Supporting Documents then choose a month
 - Direct link: <https://drive.google.com/drive/folders/1mjEEsdhgGVzKP4Exuld1uS1M3ARc6KYx>
- **Strategic Plan Oversight Committee Report**
 - Quarterly report scheduled for quarterly presentation at the March, June, September, and December (check meeting date)
 - Provided to the Public on HVED's website located at www.hved6013.org under About Us>Board of Directors>Strategic Plan
 - Direct link: <https://www.hved6013.org/page/4045>

Debbra C. Marcotte, Ed.D., Executive Director

Available via email at dmarcotte@hved.org or via cell phone at 507-429-1721

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[Page 5 of 8](#)

Note: Information Supplied by Ehlers as a Closing Memorandum of Taxable Certificates of Participation, Series 2024A, April 16, 2024

Attachment A

Hiawatha Valley Education District

\$15,000,000 Taxable Certificates of Participation, Series 2024A

Dated: April 16, 2024

Sources & Uses

Dated 04/16/2024 | Delivered 04/16/2024

Sources Of Funds

Par Amount of Bonds	\$15,000,000.00
Original Issue Discount (OID)	(199,920.35)
Total Sources	\$14,800,079.65

Uses Of Funds

Total Underwriter's Discount (0.825%)	123,750.00
Costs of Issuance	141,525.00
Deposit to Capitalized Interest (CIF) Fund	929,729.29
Deposit to Project Construction Fund	13,605,075.36
Total Uses	\$14,800,079.65

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[Page 6 of 8](#)

Note: Information Supplied by Ehlers as a Closing Memorandum of Taxable Certificates of Participation, Series 2024A, April 16, 2024

Attachment B

Hiawatha Valley Education District

\$15,000,000 Taxable Certificates of Participation, Series 2024A

Dated: April 16, 2024

Debt Service Schedule

Date	Principal	Coupon	Interest	CIF	Net D/S	Net New D/S	Fiscal Total
04/16/2024	-	-	-	-	-	-	-
10/01/2024	-	-	444,653.14	(444,653.14)	-	-	-
04/01/2025	-	-	485,076.15	(485,076.15)	-	-	-
10/01/2025	-	-	485,076.15	-	485,076.15	485,076.15	-
04/01/2026	700,000.00	6.107%	485,076.15	-	1,185,076.15	1,185,076.15	1,670,152.30
10/01/2026	-	-	463,701.65	-	463,701.65	463,701.65	-
04/01/2027	745,000.00	6.107%	463,701.65	-	1,208,701.65	1,208,701.65	1,672,403.30
10/01/2027	-	-	440,953.08	-	440,953.08	440,953.08	-
04/01/2028	790,000.00	6.107%	440,953.08	-	1,230,953.08	1,230,953.08	1,671,906.16
10/01/2028	-	-	416,830.43	-	416,830.43	416,830.43	-
04/01/2029	835,000.00	6.107%	416,830.43	-	1,251,830.43	1,251,830.43	1,668,660.86
10/01/2029	-	-	391,333.70	-	391,333.70	391,333.70	-
04/01/2030	885,000.00	6.107%	391,333.70	-	1,276,333.70	1,276,333.70	1,667,667.40
10/01/2030	-	-	364,310.23	-	364,310.23	364,310.23	-
04/01/2031	940,000.00	6.288%	364,310.23	-	1,304,310.23	1,304,310.23	1,668,620.46
10/01/2031	-	-	334,756.63	-	334,756.63	334,756.63	-
04/01/2032	1,000,000.00	6.288%	334,756.63	-	1,334,756.63	1,334,756.63	1,669,513.26
10/01/2032	-	-	303,316.63	-	303,316.63	303,316.63	-
04/01/2033	1,065,000.00	6.570%	303,316.63	-	1,368,316.63	1,368,316.63	1,671,633.26
10/01/2033	-	-	268,331.38	-	268,331.38	268,331.38	-
04/01/2034	1,135,000.00	6.570%	268,331.38	-	1,403,331.38	1,403,331.38	1,671,662.76
10/01/2034	-	-	231,046.63	-	231,046.63	231,046.63	-
04/01/2035	1,210,000.00	6.570%	231,046.63	-	1,441,046.63	1,441,046.63	1,672,093.26
10/01/2035	-	-	191,298.13	-	191,298.13	191,298.13	-
04/01/2036	1,290,000.00	6.625%	191,298.13	-	1,481,298.13	1,481,298.13	1,672,596.26
10/01/2036	-	-	148,566.88	-	148,566.88	148,566.88	-
04/01/2037	1,375,000.00	6.625%	148,566.88	-	1,523,566.88	1,523,566.88	1,672,133.76
10/01/2037	-	-	103,020.00	-	103,020.00	103,020.00	-
04/01/2038	1,465,000.00	6.800%	103,020.00	-	1,568,020.00	1,568,020.00	1,671,040.00
10/01/2038	-	-	53,210.00	-	53,210.00	53,210.00	-
04/01/2039	1,565,000.00	6.800%	53,210.00	-	1,618,210.00	1,618,210.00	1,671,420.00
Total	\$15,000,000.00	-	\$9,321,232.33	(929,729.29)	\$23,391,503.04	\$23,391,503.04	-

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February 26, 2025

Page 7 of 8

Note: Preliminary Information Supplied by Ehlers for MDE Proposal for Review and Comment October 30, 2023

Hiawatha Valley Education District Analysis of Tax Impact, 15 Year Term														October 27, 2023	
Estimated Impact of Additional Taxes Beginning in Taxes Payable 2025															
Type of Property	Estimated market value	Chatfield	Lanesboro	Mabel-Canton	Rushford- Peterson	Spring Grove	Caledonia	La Crescent- Hokah	Dover-Eyota	Wabasha- Kellogg	Lewiston- Altura	St. Charles	Plainview- Elgin-Millville		
Residential Homestead	\$75,000	\$7	\$7	\$5	\$6	\$8	\$8	\$7	\$7	\$5	\$7	\$7	\$6		
	100,000	9	10	7	8	11	10	10	10	7	10	10	8		
	125,000	14	14	11	12	16	15	15	15	10	14	14	12		
	150,000	18	18	14	16	21	19	19	19	12	18	18	16		
	175,000	22	23	17	19	26	24	24	23	15	23	22	19		
Commercial/ Industrial	200,000	26	27	20	23	31	29	28	28	18	27	26	23		
	225,000	30	31	24	26	36	33	33	32	21	31	31	27		
	250,000	34	36	27	30	41	38	37	37	24	36	35	30		
	300,000	42	44	33	37	51	47	46	46	30	44	43	38		
	400,000	59	61	48	52	71	65	64	63	42	61	60	52		
Agricultural Homestead** (average value per acre of land & buildings)	\$50,000	75	79	59	66	91	84	82	81	53	78	77	67		
	100,000	111	112	89	100	144	133	132	132	88	112	112	100		
	150,000	164	167	136	150	216	205	205	204	136	167	167	150		
	200,000	215	225	189	213	290	279	279	278	190	225	225	200		
	250,000	266	276	240	267	366	355	355	354	241	276	276	250		
Agricultural Non-Homestead** (average value per acre of land & buildings)	\$2,000	\$0.16	\$0.16	\$0.12	\$0.13	\$0.18	\$0.17	\$0.16	\$0.16	\$0.11	\$0.16	\$0.15	\$0.13		
	4,000	0.32	0.32	0.24	0.27	0.36	0.34	0.33	0.33	0.21	0.31	0.31	0.27		
	6,000	0.48	0.48	0.36	0.40	0.55	0.50	0.49	0.49	0.32	0.47	0.46	0.40		
	8,000	0.60	0.63	0.48	0.53	0.73	0.67	0.66	0.65	0.43	0.63	0.62	0.54		
	10,000	0.75	0.79	0.59	0.66	0.91	0.84	0.82	0.81	0.53	0.79	0.77	0.67		
Agricultural Non-Homestead** (average value per acre of land & buildings)	\$2,000	\$0.30	\$0.32	\$0.24	\$0.27	\$0.36	\$0.34	\$0.33	\$0.33	\$0.21	\$0.31	\$0.31	\$0.27		
	4,000	0.60	0.63	0.48	0.53	0.73	0.67	0.66	0.65	0.43	0.63	0.62	0.54		
	6,000	0.90	0.95	0.71	0.80	1.09	1.01	0.98	0.98	0.64	0.94	0.93	0.81		
	8,000	1.21	1.26	0.95	1.06	1.46	1.34	1.31	1.30	0.85	1.26	1.24	1.08		
	10,000	1.51	1.58	1.19	1.33	1.82	1.68	1.64	1.63	1.07	1.57	1.55	1.35		
Agricultural Non-Homestead** (average value per acre of land & buildings)	12,000	1.81	1.89	1.43	1.59	2.19	2.01	1.97	1.95	1.28	1.89	1.85	1.61		
* Estimated tax impact includes principal and interest payments. The amounts in the table are based on school district taxes for this project only, and do not include tax levies for other purposes. Tax increases shown above are gross increases, not including the impact of the homestead credit refund ("Circuit Breaker") program. Owners of homesteaded property may qualify for a refund, based on their income and total property taxes. This will change the net effect of the proposed bond issue for those property owners.															
** For all agricultural property, average value per acre is the total estimated market value of all land & buildings divided by total acres. If the property includes a home, then the tax impact on the house, garage, and one acre of land will be calculated in addition to the taxes per acre, on the same basis as a residential homestead or non-homestead property. If the same property owner owns more than approximately \$1.5 million of agricultural homestead land and buildings, a portion of the property will be taxed at the higher non-homestead rate.															

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February 26, 2025

Page 8 of 8

Winona Mall updates as of Wednesday, July 17 2024: (updated on 9.25.2024)

1. HVED closed on the Winona Mall purchase on Tuesday, April 16 concluding months of work dedicated to:
 - a. passing the Joint Powers Agreement for twelve (12) member districts
 - b. negotiating the conditions of sale for the property
 - c. completing the process of approval from the Minnesota Department of Education
 - d. completing the process for site approval from the City of Winona and other authorizing agencies
 - e. completing the due diligence phase for all elements associated with environmental testing required for planned renovation of the property
 - f. completing the financing process for the sale of Certificates of Participation
2. Tenants with exit clauses in their leases are actively moving out of the Winona Mall on a regular basis from May 31 – October 31, 2024. During May 2024 HVED collected \$21,050.22 in rent payments.
3. HVED is in conversation with tenants holding leases without exit clauses to consider alternative options.
4. Two tenants, Backyard BBQ and Ocean Sushi, are expected to stay in their current locations for the long-term.
5. HVED has \$9.3M available for construction currently earning interest.
6. Due to the timing of the issuance of the Certificates of Participation, the first year's debt service payments will be made from the proceeds of the Certificates. Member districts are not responsible for the first year of payments.
7. Member districts have the option of levying their debt service responsibility or utilizing such other district funds that may be available.
For a lease levy: In December 2024 Member Districts will have the opportunity to levy their taxpayers for their share of debt service. Taxpayers would be levied in calendar year 2025 and corresponding revenues would be recognized in fiscal year 2026.
8. Construction timeline (noting unforeseen variables and delays):
 - a. Design – expected to be completed by ~~September~~ October (updated on 9.25.2024)
 - b. State approval – expected to be completed in 16 – 18 weeks
 - c. Construction processes and requirements in the fall of 2024
 - d. Demolition – expected as soon as January 2, 2025
 - e. Construction – to be determined
 - f. Occupancy – to be determined

Embracing Partnerships and Possibilities to Improve Lives

CALEDONIA • CHATFIELD • DOVER-EYOTA • LACRESCENT-HOKAH • LANESBORO • LEWISTON-ALTURA • MABEL-CANTON
PLAINVIEW-ELGIN-MILLVILLE • RUSHFORD-PETERSON • ST. CHARLES • SPRING GROVE • WABASHA-KELLOGG
BLUFFVIEW MONTESSORI CHARTER SCHOOL • RIDGEWAY COMMUNITY CHARTER SCHOOL • ROLLINGSTONE COMMUNITY CHARTER SCHOOL