

Milwaukee County received this document from the applicant, St. John's Evangelical Lutheran Church, in support of the request outlined in File 20-116.

\$3,750,000

Public Finance Authority

Revenue Bond (St. John's Evangelical Lutheran Church), Series 2020

ECONOMIC IMPACT

This Bond being Issued by the authority of the Public Finance Authority (Issuer) to St. John's Evangelical Lutheran Church. The Issuer, based on representations of the St. John's Evangelical Lutheran Church but without independent investigation, has found and determined that the refinancing of the Project will promote significant economic, cultural and community development opportunities, including the creation or retention of employment, the stimulation of economic activity and the promotion of improvements in the health, safety and welfare of persons in the Project Jurisdiction.

Tax-exempt financing will lower the cost of borrowing for the school, allowing them to dedicate more of their revenues to school programming (e.g., hiring teachers) or providing better facilities for the students. Indirectly, it will also afford parents more choice in schools for their children. The direct economic benefit is it will add five (5) additional teachers, four (4) additional teacher aides and two (2) additional custodians to their workforce, which will be an economic benefit for Milwaukee County.

The City of Milwaukee and Milwaukee County are considered the Project Jurisdiction. This Bond is not a Milwaukee County Economic Development Bond issue or the City of Milwaukee. This is a Bond that is issued by the Public Finance Authority, which was given the authority by 66.0301, 66.0303 and 66.0304 of the Wisconsin Statutes, as amended.

St. John's Evangelical Lutheran School is a K-8 school that services approximately 260 children in the Milwaukee area and continues to grow. In the past five years, the enrollment has doubled. St. Johns has been a Milwaukee Parental Choice Program school for over 14 years and has received a 5-star rating on their State Report card. Approximately 80% of the students are Choice Program students. The state Report Card score places St. John's in the top three schools in the city of Milwaukee, both public and private. St. John's is accredited at both the state and national level. Every teacher at St. John's holds a four-year teaching degree; several obtaining their Master's degree.

The school is over 100 years old and one of the hallmarks of St. John's is the diverse student population. Over 40% of the students are English Language Learners (ELL) and speak a language other than English at home. The majority of the ELL students have an Asian heritage and come to Milwaukee as refugees. These families are primarily Chinese and Korean from the country of Myanmar. By offering a high-quality education to its students, St. John's is preparing the next generation of workers and leaders in the Milwaukee area.

St. John's Evangelical Lutheran School began operations in 1854 and is open to anyone in the community. The existing school building has gone through three additions since the first part of the building was erected in 1941 and currently houses 12 classrooms, smaller learning areas, a gym and a kitchen.

The Proposed project is to add and attach a new 23,500 square foot 2-story building to the existing school to add about 8 classrooms to be able to almost double the capacity of the school. The expansion will also include much needed storage space and additional parking for the campus and is being built with very strong security emphasis. Catalyst Construction from Milwaukee will be the general contractor and the Tredo Group was hired as the architect.

National Exchange Bank and Trust has approved an interim \$3,750,000.00 construction financing commitment to St. John's to assist with the completion of the project. National Exchange Bank and Trust is proposing to utilize tax-exempt bond funding for the project and will need to partner with the Public Finance Authority to assist St. John's in obtaining this type of lower cost funding. Based on the age of the existing facilities; and enrollment demand, as well as the necessary safety upgrades and community impact, we believe it is a perfect project to receive this kind of consideration.

Construction of the project has already begun, and the National Exchange Bank has construction financing in place.