

February 11, 2020

Everson & Gibbs, LLC.  
Attorney William B. Everson  
885 Western Avenue, Suite 100  
Fond du Lac, WI 54935

RE: St. John's Evangelical Lutheran School "public benefit" additional information

Bill,

Per your request for additional information for MEDC, I am providing you with further detail on the request for tax-exempt financing for a classroom expansion project at St. John's Evangelical Lutheran School of St. Johns Evangelical Church ("St. John's") in Milwaukee. Approval of the tax-exempt financing will help lower the cost of borrowing for the school, allowing the school to dedicate more of their revenues to school programming, hiring teachers and providing better facilities for the students. Indirectly, it also affords parents more choice in schools for their kids.

As mentioned in previous correspondence, the school began operations over 150 years ago and is open to anyone in the community. St. John's school is part of the Milwaukee Parental Choice Program (MPCP) and the Wisconsin Parental Choice Program (WPCP), that legally operates under Section 119.23 of the Wisconsin State Statutes.

Since 2005 the school has been part of the MPCP and according to the November 12<sup>th</sup>, 2019 Report Card, the overall school scores "5-stars" indicating they significantly exceed expectations, with more than 80% of the students qualifying for Choice. The state Report Card score places St. John's in the top three schools in the city of Milwaukee, both public and private.

- 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 School is growing, in the past five years the enrollment has doubled.
- St. John's School offers parents a safe, caring, Christian environment for their children.
- 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 teachers have obtained their Master's degree.
- More than 40% of the students are English Language Learners (ELL) and primarily speak a language other than English at home.
- The majority of the ELL students have an Asian heritage and come to Milwaukee at refugees. These families are primarily Chin and Karen from the country of Myanmar.
- In addition to a quality education, St. John's provides community assistance to many of these families such as food and clothing drives, furniture and cookware, and help transitioning their lives to the United States in Milwaukee.
- One of the primary purposes of the new addition is to offer a space to the community for events.
- One of St. John's core values is being a school that is community focused.

Regarding the private placement bond financing, National Exchange Bank and Trust has provided St. John's an interim \$3,750,000 construction loan for the 2 story, 23,500 sq. ft. eight new classroom expansion project. The expansion will additional teacher workspace and include much needed storage space, a community room and additional parking for the campus and is being built with very strong security emphasis. Catalyst Construction from Milwaukee is the general contractor.

If approved by MEDC and Milwaukee County board, the National Exchange Bank would purchase the bond directly and this will have no impact on any local or state taxpayer.

If you have any additional questions, please do not hesitate to call me.

Sincerely,



Michael Gryczka  
VP Commercial Lending