

Bend-La Pine Schools
Bend, OR 97703
May 12, 2020

Regular Meeting at 6:00 p.m.

*** A supplemental budget will be considered ***

VIRTUAL MEETING NOTICE

To support Governor Brown's orders for social distancing, the Board of Directors for Bend-La Pine Schools will conduct the May 12, 2020 School Board Meeting by video or conference call only through [Cisco Webex](#).

Join by video conference or by phone – please click [here for access instructions](#)

Agenda

Call to Order	Co-Chair Craig
Review of Agenda	Co-Chair Craig

Public Input

The Board of Directors will only accept written public comment for the May 12 meeting. Public comments may be submitted the following ways: <ul style="list-style-type: none">Email to : school-board@bend.k12.or.us please clearly label the subject line as "public comment" and include the topicMail to : Bend-La Pine Schools Board of Directors, 520 NW Wall Street, Bend, OR 97703	Co-Chair Craig
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Consent Agenda

Approval of Minutes – April 14 & April 28, 2020 <i>Reference: ORS 192.650 and ORS 332.057</i>	Co-Chair Craig
Approval of Personnel Recommendations <i>Reference: ORS 332.505</i>	Jay Mathisen

Reports

Wishcamper Development Partners – Affordable Housing Development	Superintendent Mikalson
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Action Items

Resolution 1897 : Wishcamper Development Partners Property Tax Exemption	Co-Chair Craig
High Desert Education Service District (HDESD) Bend-La Pine Schools Board Position Election	Co-Chair Craig
Desert Sky Montessori Charter Contract Renewal	Co-Chair Craig
Resolution 1898 : 2019-20 Supplemental Budget	Brad Henry

Discussion Items

Visioning	Co-Chair Craig
Superintendent Search	Co-Chair Craig

Board Comments

Adjourn

Bend-La Pine Schools Board of Directors Meeting Minutes

Meeting Date: April 14, 2020

Meeting Location:

To support Governor Brown's executive orders for social distancing, the Board of Directors conducted the special session meeting virtually, through Cisco Webex.

Board Members Present

Julie Craig
Carrie Douglass
Shimiko Montgomery
Caroline Skidmore
Melissa Barnes Dholakia
Amy Tatom
Stuart Young

Call to Order

The meeting was called to order at 6:10 p.m. by Co-Chair Craig, roll call followed.

Public Input

There was no public input.

Consent Agenda

Amy Tatom moved to approve the Consent Agenda. Melissa Barnes Dholakia seconded the motion. Unanimous approval.

Action Items

❖ **Resolution 1895 : School Bus Purchase Financing**

Brad Henry reviewed the executive summary in the board packet and offered to answer any questions. Should the Board approve the financing, the district would begin to solicit quotes from financial institutions and look to close the financing in May.

Stuart Young moved to approve Resolution 1895 : School Bus Purchase Financing. Melissa Barnes Dholakia seconded the motion. Unanimous approval.

❖ **Resolution 1896 : Certified Employee Appreciation Week**

Melissa Barnes Dholakia read Resolution 1896 aloud and, noting that while certified employee appreciation week is celebrated May 4-8, 2020; all staff members should be celebrated and recognized for the tremendous work and efforts to support students and their families during the COVID-19 situation.

Melissa Barnes Dholakia moved to approve Resolution 1896 : Certified Employee Appreciation Week. Co-Chair Douglass seconded the motion. Unanimous approval.

❖ **Superintendent Nordquist Contract for the 2020-21 School Year**

Co-Chair Craig reviewed the contract proposed for Lora Nordquist to serve as interim Superintendent for the 2020-21 school year. There were no questions or discussion.

Stuart Young moved to approve Nordquist's contract as presented. Amy Tatom seconded the motion.

Unanimous approval.

Reports

❖ **EL 9 : Technology Policy Monitoring Report**

Lora Nordquist introduced and thanked Ben Hansen and Skip Offenhauser for their leadership and efforts over the past weeks as the district transitioned into remote learning as a result of the COVID-19 closures. Nordquist noted that their forethought and leadership allowed the district to implement remote learning options for students incredibly fast with minimal disruptions.

Offenhauser reviewed major accomplishments made in Instructional Technology over the past year. Remote learning, instructional tools and tutorials for staff, students and families, and the expansion of the Bend-La Pine Online program are just a few of the highlights of the work done in 2019-20. Hansen reviewed the major accomplishments in Information Technology over the past year. He noted the work to transition and implement remote learning, increased security measures, upgrades to the district's network storage system and implementation of a district-wide audio/video conference system are a few of the highlights of the work done in 2019-20. Offenhauser and Hansen each noted the priorities and work they would like to focus on in their respective areas for the 2020-21 school year.

Hansen shared the Cisco Webex system is being used by district staff and students for meetings and classes. Since the COVID-19 closures, over 2,000 individual Webex meetings are occurring each day. The district has been supporting students and families with connectivity limitations by partnering with BendBroadband for free or discounted internet services, and the district has ordered 1,000 hotspots from T-Mobile to distribute to students. 500 hot spots should arrive next week and Hansen reviewed the distribution plan established to serve students in need. Nordquist said schools and FAN Advocates have been collecting information for students in need and with initial numbers, the district will be able to deliver a hotspot to all identified students.

Co-Chair Craig asked about timing and process for the digital review. Offenhauser said the district is still planning to do the review, however timelines have been delayed. The district is hopeful to start the work in fall of 2020 and will follow the same process as previously discussed.

Stuart Young complimented Offenhauser, Hansen and their teams for their incredible work over the past weeks. He is looking forward to the digital review and learning more from the experiences with remote learning. Barnes Dholakia agreed and would like the district to use the current circumstances to reflect on experiences, effectiveness of devices, and access for all students.

❖ **Policy Update 3 of 4**

Andrea Wilson reviewed the executive summary and quarterly report of policies and regulations that have been updated and offered to answer any questions. There were no questions or discussion.

Discussion Items

❖ **Visioning**

Co-Chair Craig said the Board would be meeting on April 28 and May 26 in a Special Session, via Webex, to discuss the Board's vision. Co-Chair Douglass suggested she and Melissa Barnes Dholakia work together to develop an agenda and put materials together. Board members agreed.

Board Comments

Melissa Barnes Dholakia shared her appreciation to all staff members for their tremendous efforts and care during these unprecedented times.

Amy Tatom also shared her thanks and appreciation to staff members and added she is looking forward to next school year.

Shimiko Montgomery shared her appreciation for the work to shift to digital learning in a matter of weeks. She noted her concerns for students who are struggling with internet connectivity and appreciates the district's efforts to work with students and families to provide them resources during these times.

Co-Chair Craig thanked district staff for their work and would like to continue to look at ways to support students without or who have limited connectivity beyond the COVID-19 closures. Superintendent Mikalson said the district is continually working to provide equal access for all students, and access will be a key element in the digital review process. Offenhauser added that the work being done now, to identify student needs, will be very helpful as it provides hard data to plan for and implement next steps.

Caroline Skidmore thanked the district for the incredible work over the past few weeks and expressed her appreciation for the efforts being made by Special Education staff members to help support students and families.

Stuart Young echoed fellow Board members and shared his appreciation for all staff members. He congratulated Nordquist and thanked her for her willingness to step in as superintendent during these times. He added, her leadership over the next year will be vital and he is confident in her abilities. Young thanked Brad Henry and the finance team for their work to prepare and present the 2020-21 budget.

Co-Chair Craig and Douglass thanked all for attending and participating in a virtual meeting format.

Meeting adjourned at 7:09 p.m.

Recorded by: Andrea Wilson

Bend-La Pine Schools Board of Directors Special Session Meeting Minutes

Meeting Date: April 28, 2020

Meeting Location:

To support Governor Brown's executive orders for social distancing, the Board of Directors conducted the special session meeting virtually, through Cisco Webex.

Board Members Present

Julie Craig
Carrie Douglass
Shimiko Montgomery
Caroline Skidmore
Melissa Barnes Dholakia
Amy Tatom
Stuart Young

Call to Order

The meeting was called to order at 5:32 p.m. by Co-Chair Craig, roll call followed.

Discussion

❖ **Visioning**

Co-Chair Craig welcomed and thanked all for attending and thanked Melissa Barnes-Dholakia for her efforts to organize and lead the visioning conversation.

Barnes Dholakia provided a handout to all Board members and shared the objectives and agenda for the board's visioning work. Barnes Dholakia led Board members through a sharing exercise, asking each to share a "win" and a "challenge" over the past couple of months and how the wins and challenges can shape the way the Board leads and moves forward. Board members took turns sharing and highlighted the specific difficulties and challenges in the district and larger community as a result of COVID-19.

Barnes Dholakia reviewed the Center for Public Education's Eight Characteristics of an Effective School Board and models of wrong and right drivers for systems from the National Equity Project. She led Board members through a reflection and discussion on Board Governance. Board members shared the following:

- Are the current Board Ends the right ends to measure improvement?
- Should the Board's purpose, mission and goals be more aspirational?
- How does the Board engage all stakeholders and how do diverse families / students feel more empowered to share about their experiences?
- Are the Board Ends representing ALL members of the district? Do the Ends reflect student voice?
- Desire to have greater student voice on the Board
- Desire to make Board member professional development a priority
- Desire to review and possibly consolidate Executive Limitations and reports and make the EL's more meaningful for district staff and Board
- How can the vision of the Board be more understandable while also being grounded in the district's Comprehensive Plan?

Lora Nordquist reviewed the district's Comprehensive Plan and shared history on how the plan has evolved over recent years. She noted ways in which the Excellence and Equity Review can help update the plan and drive future work across the district. Nordquist shared her desire to emphasize both excellence and equity in the mission and vision of the district; both being priorities she is excited to lead on in the next year.

Barnes Dholakia thanked Nordquist for providing a deeper understanding of the district's priorities and asked Board members to reflect and consider how the priorities and Comprehensive Plan align with the Board Ends. She noted a sub-committee of the Board began working on revising the Board Ends last year and asked Board members to reflect on the updated Ends. Board members suggested ideas to incorporate or further expand on as part of the Ends:

- What other data could the Board review as a way of monitoring the achievement gap?
- Establishing Ends that could measure excellence vs. improvement
- Continue to focus on the element of student success and learn more about the various ways the Board could measure success
- Most of the current Ends are based on student output data and suggestion to include / review data to measure the impact of staff efforts (inputs vs. outputs)
- Incorporate curriculum and instruction
- How to measure student well-being and their social emotional health

Discussion ensued on how elements of the Ends could continue to be incorporated in the superintendent evaluation process or could be more of a check in throughout the school year. Nordquist suggested the Board consider the superintendent job description they recently developed as a way to help capture the values of the Board. She felt the job description was thoughtful and well written and that elements of it could be used throughout the Board's visioning work.

Barnes Dholakia said the Board will continue the vision discussion at the May 26 Special Session. She asked Board members to continue to think about priorities, desired Ends, and to reach out to her with any thoughts they might have after tonight.

Meeting adjourned at 7:22 p.m.

Recorded by: Andrea Wilson

DATE: May 7, 2020

TO: Shay Mikalson, Superintendent
Board of Directors for Bend-La Pine Schools

FROM: Debbie Watkins, Director of Human Resources – Classified
Jon Lindsay, Director of Human Resources – Certified

RE: Administrative and Licensed Recommended Hires, Resignations, and Retirees

The Human Resource Department recommends approval of the following hires, resignations and retirees at the school board meeting on May 12, 2020. All Hires are subject to successful drug testing, background check, and Oregon licensure.

CERTIFIED HIRES

NAME	POSITION	LOCATION	STATUS	HIRE DATE
Dart, Berit PS108199	SPED Teacher	Special Programs	Regular Full Time	08/31/2020
Fader, Riley PS108199	SPED Teacher	Special Programs	Regular Full Time	08/31/2020
Johnson, Kenneth PS108199	SPED Teacher	Special Programs	Regular Full Time	08/31/2020

CERTIFIED RESIGNATIONS

NAME	POSITION	LOCATION	HIRE/RESIGNED DATES
Davidson, Magdelana	K-8 Grade Teacher	Westside Village	08/25/2008 – 06/30/2020
King, Suzanne	Spanish/French Teacher	High Desert MS	09/10/1998 – 06/30/2020
Masterson, Kristel	Intermediate Teacher	RE Jewell Elementary	08/30/1999 – 06/30/2020
McHenry, Patrick	Social Studies Teacher .50 of 1.0 FTE	Bend Senior HS	08/29/2005 – 06/30/2020
Othart, Nicolas	PE/Health Teacher	Pacific Crest MS	08/29/2016 – 06/30/2020
Squires-Ong, Jennifer	Spanish Teacher	Bend Senior HS	08/28/2006 – 06/30/2020

ADMINISTRATIVE HIRES

NAME	POSITION	LOCATION	STATUS	HIRE DATE

ADMINISTRATIVE RESIGNATIONS

NAME	POSITION	LOCATION	HIRE/RESIGNED DATES



HUMAN RESOURCES

Education Center

*520 N.W. Wall Street
Bend, Oregon 97703-2699
(541) 355-1100
Fax (541) 355-1109*

May 7, 2020

TO: Shay Mikalson, Superintendent
Bend-La Pine School Board of Directors

FROM: Jon Lindsay, Director of Human Resources – Licensed Staff
Debbie Watkins, Director of Human Resources – Classified Staff

RE: Classified Recommended Resignations and Retirements.

The Human Resources Department recommends approval of the following resignations and retirements at the School Board meeting on May 12, 2020.

Classified Resignations

Name	Position	Location	Resign Date
Coronado, Efraim (EJ)	EA - Inclusion	Mountain View	08/28/18 – 04/30/20
Hansen, Elsemarie (Elsa)	Nutrition Secretary II	Nutrition Services	03/05/12 – 04/29/20
Jones, Ellen	Office Secretary II	Teaching and Learning	03/30/20 – 04/10/20
Peery, Allison	EA – Inclusion	Mountain View	08/29/17 – 04/23/20

Classified Retirements

Name	Position	Location	Resign Date
Bennett Gossett, Janelle	Transportation Specialist	Transportation	09/02/16 – 06/30/20
Emerson, Regina	Distribution Delivery Person	Warehouse	09/21/87 – 06/30/20
Sparks, Gail	Bus Driver	Transportation	09/11/17 – 05/29/20

Stillwater Crossing

240 Affordable Apartment Homes in Bend, Oregon

Project Start: August 31, 2020

Project Completion: April 30, 2022

Wishcamper Development Partners

- Wishcamper Development Partner's (WDP) principals have over 80 years of combined experience across 23 states; having developed or redeveloped over 15,000 units of affordable apartment housing since the early 1970's.
- Margaret Salazar moved from HUD to Oregon Housing and Community Services, (OHCS) and in 2018 contacted Tom Amdur, President of the National Housing & Rehabilitation Association, (NH&RA) for ideas on how to better leverage the 4% Low Income Housing Tax Credit (LIHTC) to create affordable housing in Oregon.
- Tom put together a group of 5 national developers, who spent a full day working session with OHCS, to discuss the issues and potential solutions to create more affordable housing in Oregon.
- Following this meeting, WDP shifted its new construction focus to Oregon, with a plan to create 1500 units of affordable housing in the state.
- WDP has proposed affordable housing projects in Bend, Woodburn, Beaverton, and Roseburg.

Soft Funding and Other Resources

- Oregon has a number of resources to help create affordable housing:
 - Real Estate Tax Exemption
 - SDC Fee Waivers
 - Local Innovation and Fast Track (LIFT) Funding
 - Metro Bonds
 - Affordable Housing Funds (AHF)
- WDP is using LIFT funds and Metro Bonds for their other Oregon projects, but the Bend Project will not receive either of these funds...but can happen by combining 4% LIHTCs and AHFs with a \$34.5mm private loan.
- In order to cover the development costs, designate 100% of the units as affordable, and raise sufficient loan proceeds, the project needs an SDC waiver and a full real estate tax exemption.

LEGEND:

- 48" SANITARY SEWER
- DW DRYWELL
- CATCH BASIN
- DCDA
- DCVA
- WATER METER
- FIRE HYDRANT

SITE LAYOUT NOTES:

SITE ZONING:	RM
MAX BUILDING HEIGHT:	40'
ONSITE PARKING REQ'D:	240 SPACES
ONSITE PARKING PROVIDED:	263 REGULAR 11 COMPACT 23 ADA 297 TOTAL ONSITE
ON-STREET PARKING:	44 PARALLEL SPACE
TOTAL PARKING:	341 TOTAL PARKING
TOTAL SITE AREA:	373,309 SF (8.57 A)
BUILDING COVERAGE:	261,621 SF
UNITS PROPOSED:	240
LANDSCAPE AREA REQUIRED:	55,996 SF (15%)
LANDSCAPE PROVIDED:	111,688 SF (30%)
COMMON OPEN SPACE REQUIRED:	37,330 SF (10%)
COMMON OPEN SPACE PROVIDED:	47,824 SF (13%)
PARKING AND DRIVE AISLE AREA:	227,000 SF
PARKING LANDSCAPE AREA REQUIRED:	22,700 SF (10%)
PARKING LANDSCAPE AREA PROVIDED:	29,637 SF (13%)

GENERAL NOTES:

ALL EXISTING UTILITIES SHOWN ARE BASED ON THE BEST KNOWLEDGE AVAILABLE. CONTRACTOR TO POT-HOLE ALL POINTS OF CONNECTION AND VERIFY ALL UTILITIES, MATERIALS, DEPTHS AND LOCATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.



encompass
design
inc.

"dba encompass design + architecture"

WISHCAMPER

Development Partners

STILLWATER CROSSING

BEND, OREGON



WISHCAMPER
Development Partners

STILLWATER CROSSING

BEND, OREGON

Administrative School District No. 1
Bend-La Pine Schools

RESOLUTION NO. 1897

Property Tax Abatement

WHEREAS, Bend-La Pine Schools has received a request from Wishcamper Development Partners LLC to abate its portion of property taxes for a period of 20 years for an affordable housing project, Stillwater Crossing. Stillwater Crossing will contain 240 apartment units in SW Bend, near SW Atwood Drive and HWY 97.

WHEREAS, ORS 307.515 – 307.523 permits local taxing authorities to exempt property taxes for qualifying affordable housing projects for a period of 20 years; and

WHEREAS, the request has been reviewed by district staff to verify negligible future financial impacts to the school district;

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors for Bend-La Pine Schools authorizes property tax exemption for Wishcamper Development Partners LLC affordable housing project, Stillwater Crossing, in accordance with ORS 307.515 – 307.523, by adopting the provisions of ORS 307.515 – 307.523.

Moved by: _____

Seconded by: _____

Yes votes: _____

No votes: _____

Dated this _____ day of _____, 2020

Signed:

Co-Chair

Co-Chair

Attest:

Board Secretary

WISHCAMPER

oregon 503.819.3521
montana 406.728.3040
wishcamperpartners.com

March 24, 2020

Bend-La Pine Schools
Attn: Sharon Smith
520 NW Wall
Bend Oregon 97703
Via Email: sharon.smith@bend.k12.or.us

RE: Request for 20-year real estate tax exemption for Stillwater Crossing affordable housing project

Dear Ms. Smith and Bend-La Pine Schools:

This letter is a formal request that Bend-LaPine Schools exempt real estate taxes for 20 years on an affordable housing project to be developed by Wishcamper Development Partners LLC ("WDP"). WDP has applied for and expects to receive tax exempt bonds and 4% Low Income Housing Tax Credits ("LIHTCs") by April 1, 2020, from the State of Oregon Housing and Community Services ("OHCS").

Governing Law

In 2003, the City of Bend recognized the difficulty in providing affordable housing and adopted a real estate tax exemption program allowing local taxing authorities to exempt real estate taxes for 20 years for qualifying affordable multifamily rental projects. *See Oregon Revised Statutes 307.515 to 307.537*. To qualify, projects must serve households earning 60% or less of the Area Median Income ("AMI") for Deschutes County (as determined by the US Department of Housing and Urban Development ("HUD")). The statute allows qualifying low-income housing projects to receive a 100% exemption of real estate taxes if taxing authorities accounting for 51% or more of the total tax rate agree to the exemption.

Proposed Project and Developer

WDP is a national developer of affordable housing located in Missoula, Montana. The principals have over 80 years of combined experience across 23 states; having developed or redeveloped over 15,000 units of affordable apartment housing since 1970.

WDP has submitted a Land Use Application to the City of Bend for a 240-unit apartment project known as Stillwater Crossing ("The Project"). The Project qualifies for a real estate tax exemption as all 240 units (100% of the project) will be serving households earning 60% or less of AMI. For 2019, this is a 2-person household earning under \$36,720. *See Exhibit 1: signed City of Bend Certification of Income Levels*. The rents at the Project will be \$239-295 per month more affordable than market rate rents, with a 19-22% savings. The Project will be rent restricted for 30 years.

Without the property tax exemption the Project will not go forward because it was designed, both in unit count and unit mix, assuming there would be a \$257,903 savings in property tax. The savings transfer directly to the residents in the 240 affordable units. Without the property tax exemption, 108

units would need to be market rate units to support the same loan amount, as projected with the property tax exemption. This conversion of 108 affordable units to market units and the corresponding reduction in affordable units from 240 to 132 would also result in the loss of \$5,867,766 in Low Income Housing Tax Credit Equity (LIHTC), creating a terminal financing shortfall in the project. *See Proforma Income Statement with required Rent Payments with and without Real Estate Tax Exemption.*

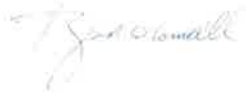
We are also submitting exemption requests to Deschutes County, Parks & Recreation, and the City of Bend in order to meet the required 51% threshold.

Need for Affordable Housing in Bend

Bend has been working to address housing affordability for lower income residents for many years. As noted in the enclosed Market Study completed by Colliers in November 2019 (see Exhibit 4) there is a shortage of rental housing in Bend with "the market currently operating well below average vacancy (well below 5%). Demand for safe, clean, affordable rental housing "indicates a supply shortage for restricted rent projects similar to the subject property...Anticipated future population growth, coupled with the fact that home prices in the competitive market area ("CMA") are generally above the affordability for families at the target income demographic, indicate high demand for the subject's units." There are fewer housing options for people in need of similar affordable housing in the Bend area and overall Deschutes County...All of the market participants and property managers surveyed for the [market study] felt there is a shortage of affordable housing for the subject's target market.

Thank you for your time and consideration of our request. Please do not hesitate to contact me with any questions you may have.

Sincerely,

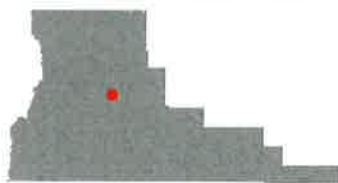
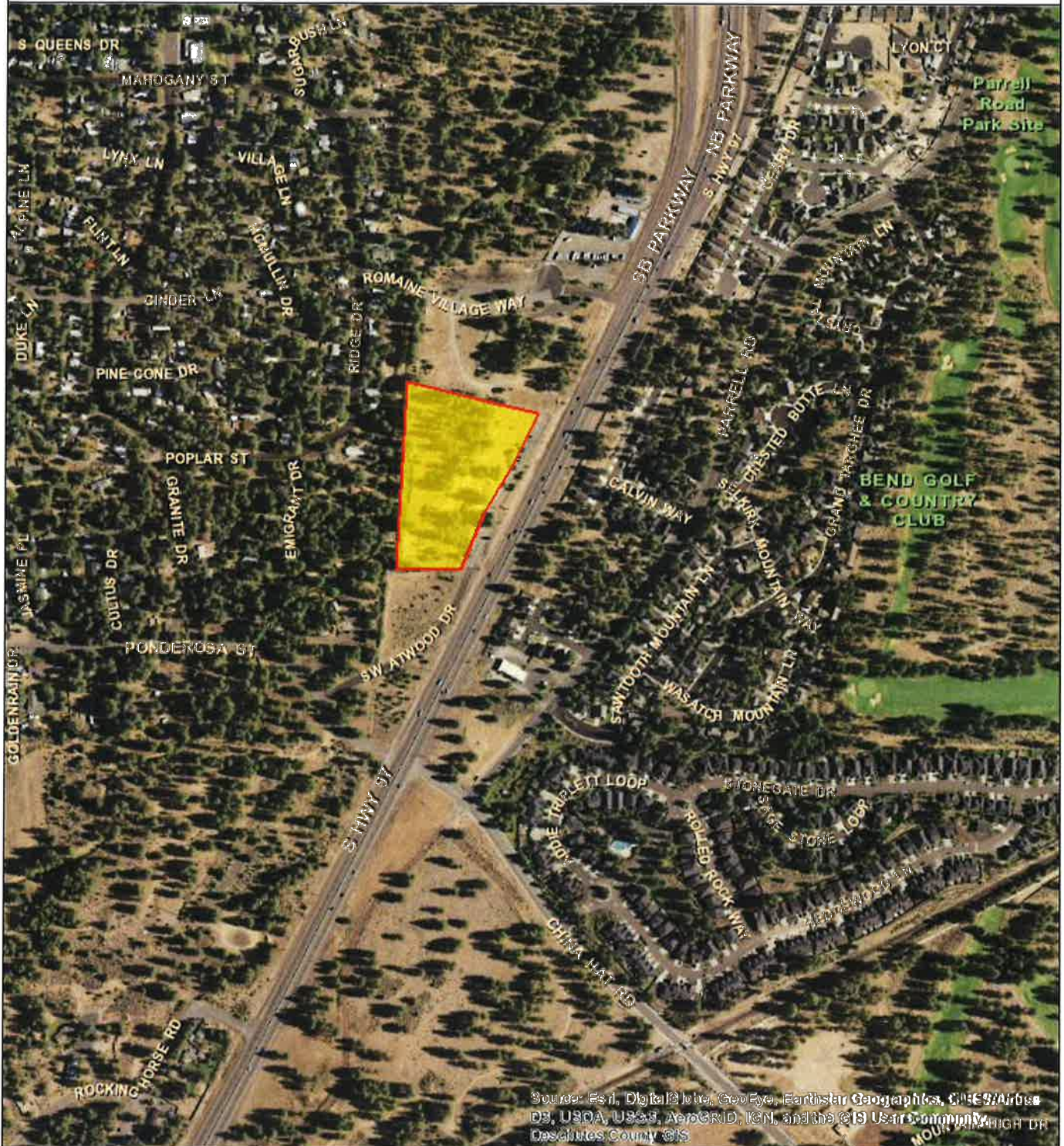


Tyson O'Connell
Wishcamper Development Partners
toconnell@wishcamperpartners.com
406-728-3040; Ext 106

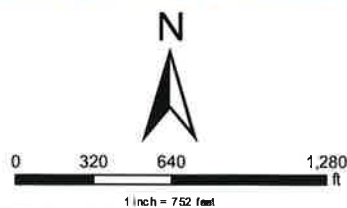
Enclosures:

- Exhibit 1: Certification of Income Levels*
- Exhibit 2: Proforma Income Statement with required Rent Payments with and without Tax Exemption*
- Exhibit 3: Building Elevations*
- Exhibit 4: Market Study Colliers December 2019*
- Exhibit 5: Proof of Funding Sources*
- Exhibit 6: Legal Description of Property*
- Exhibit 7: Purchase Agreement for Property*
- Exhibit 8: List of Secured Lien Holders with Addresses*

tax exemption request



Date: 4/16/2020



Property Tax Exemption - Bend, OR Analysis

Conclusion

Without the property tax exemption the project will not go forward because it was designed, both in unit count and unit mix, assuming there would be a \$257,903 savings in property tax. The savings transfer directly to the residents in the 240 affordable units. Without the property tax exemption, 108 units would need to be market rate units to support the same loan amount, currently projected with the property tax exemption. This conversion of 108 affordable units to market units and the corresponding reduction in affordable units from 240 to 132 would also result in the loss of \$5,867,766 in Low Income Housing Tax Credit Equity (LIHTC), creating a terminal financing shortfall in the project.

Breaking Down Exemption

	% of Bill	Annual	20-Yr. Exemption
School	42.7%	\$110,125	\$2,202,492
County	14.8%	\$38,170	\$763,393
City	21.2%	\$54,675	\$1,093,509
Parks	10.3%	\$26,564	\$531,280
Other	11.0%	\$28,369	\$567,387
Total	100.0%	\$257,903	\$5,158,060

*#110,125 state-wide formula
3% BLS
\$3,304 per year reduction to BLS*

Affordable to Market Rent Gap

	Units	UA	2019	2020	2021	Market Rate [2]
1-Bed	42	\$56	\$861	\$863	\$921	\$1,100
2-Bed	170	\$68	\$1,034	\$1,035	\$1,106	\$1,300
3-Bed	28	\$80	\$1,194	\$1,196	\$1,277	\$1,525
Total / GPR	240		\$2,749,378	\$2,753,698	\$2,954,218	\$3,718,800
Market Advantage % (Weighted Avg.)			21%	21%	15%	
Market Advantage \$ PUPY (Weighted Avg.)			-\$269	-\$268	-\$198	

[1] 2018-2019 Actual, 2020-2021 Novogradic Projection

[2] As per Colliers December 2, 2019 Market Study

Pro-Forma Income Statement With Required Rent Payments With & Without Tax Exemption

	With Exemption	Without Exemption	Difference
2021 P&L Projection			
Gross Potential Rent	\$2,954,218	\$3,212,121	\$257,903 * Annual value of total real estate taxes
Avg. GPR Per-Unit Per-Month	\$1,026	\$1,115	\$90
Units of Affordable Housing	240	132	-108 * 108 units would need to be market-rate without exemption.
Other Income	\$38,571	\$38,571	\$0
Vacancy	-\$147,711	-\$160,606	-\$12,895
Net Revenue	\$2,845,078	\$3,090,086	\$245,008
Admin	\$204,227	\$204,227	\$0
MGMT Fee	\$115,200	\$115,200	\$0
Utilities	\$96,000	\$96,000	\$0
Maintenance	\$270,039	\$270,039	\$0
Property Tax	\$0	\$257,903	\$257,903
Insurance	\$65,755	\$65,755	\$0
Cost of Labor	\$61,916	\$61,916	\$0
Total Operating Expenses	\$813,136	\$1,071,039	\$257,903
Less Reserves	-\$84,000	-\$84,000	\$0
Net Operating Income	\$1,947,942	\$1,935,047	-\$12,895

LIHTC Income Limits for 2019
(Based on 2019 MTSP Income Limits)

	Charts	60.00%	140.00%
1 Person	▲▲	32,160	45,024
2 Person	▲▲	36,720	51,408
3 Person	▲▲	41,340	57,876
4 Person	▲▲	45,900	64,260
5 Person	▲▲	49,620	69,468
6 Person	▲▲	53,280	74,592
7 Person	▲▲	56,940	79,716
8 Person	▲▲	60,600	84,840
9 Person	▲▲	64,260	89,964
10 Person	▲▲	67,920	95,088
11 Person	▲▲	71,580	100,212
12 Person	▲▲	75,300	105,420

LIHTC Rent Limits for 2019
(Based on 2019 MTSP/VI Income Limits)

Bedrooms (People)	Charts	60.00%	FMR
1 Bedroom (1.5)	▲▲	861	884
2 Bedrooms (3.0)	▲▲	1,033	1,071
3 Bedrooms (4.5)	▲▲	1,194	1,540

Before using the numbers from the Rent & Income Limit Calculator®, we strongly recommend that you check with the applicable state housing agency to verify that the state agrees with the numbers. The numbers round down to the nearest \$1.

This Rent & Income Limit Calculator® does not calculate low-income housing tax credit (LIHTC) limits greater than 50% LIHTC or 60% LIHTC limits, depending on the minimum set-aside elected with the IRS on Form 8609 in accordance with Internal Revenue Code Section 42(i)(3)(A). In other words, if the 20/50 minimum set-aside was elected then 50% LIHTC is the maximum rent calculated and allowed to qualify as a tax credit unit; or if the 40/60 minimum set-aside was elected then 60% LIHTC is the maximum allowed to qualify as a tax credit unit.

[Revenue Ruling 89-24](#) require that the LIHTC rent & income levels start their calculations with the HUD published very low-income (VLI) amounts because the HUD published VLI amounts include certain HUD adjustments, such as high housing cost for high FMR areas to increase income, and state non-metropolitan median income to provide a floor for income limits. The result is that many counties have VLI amounts that are different than 50% of the AMI published by HUD (the 4-person AMGI we have shown above). The Novogradac Rent & Income Calculator® starts by default with the HUD published VLI amounts in accordance with [Revenue Ruling 89-24](#).

(1) The rent and income limits for each year are effective beginning with the effective date shown above. There is a grace period for 45 days to implement the new rent and income limits, which means that the old limits can be relied upon for 45 days after the effective date of the new limits. For example income limits effective 12/04/2012, can be relied on until 1/17/2013. For more information, see [Revenue Ruling 94-57](#).

[IRS LIHC Newsletter #48](#) and [IRS LIHC Newsletter #50](#) clarify that for projects placed in service during the 45-day grace period, the owner may choose the new or the old income limits. For example, if a project was placed in service on 1/8/2013 and the 2012 income limits are higher than the 2013 income limits, an owner may use the higher income limits from 2012 to income qualify tenants and set rents accordingly because the project was placed in service with the 45-day grace period.

Please note, the Rent & Income Limit Calculator® does not apply a 45-day grace period automatically. The user needs to indicate that the placed in service date and/or gross rent floor date occurred 45 days earlier (in the prior HUD Fiscal Year) if they want to apply the 45-day rule under [Revenue Ruling 94-57](#) that allows owners to rely on the prior year. Therefore, projects that were placed in service during the 45-day grace period, and want to use the prior year, should select that they were placed in service as of the prior year. For example, if a project placed in service on 1/8/2013, and the project wanted to use the 45-day grace period, the user should select that their project was in service prior to 12/4/2012. Similarly, projects that have a gross rent floor effective as of the carryover allocation date (or reservation letter date for bond projects) during the 45-day grace period, and want to use the prior year, should select that the gross rent floor was effective as of the prior year. For example, if a project received a carryover allocation letter on 1/8/2013, and the owner did not elect placed in service date as the gross rent floor, and the project wanted to use the 45-day grace period, the user should select that their gross rent floor was effective prior to 12/4/2012.

(2) For HUD FY 2013 HUD originally issued income limits on December 4, 2012 then issued revised income limits on December 11, 2012. In [IRS LIHC Newsletter #50](#), the IRS has stated that the effective date for the revised FY 2013 income limits is December 4, 2012. Based on this guidance, the Rent & Income Limit Calculator® uses December 4, 2013 for the effective date for the revised FY 2013 limits. Please see [IRS LIHC Newsletter #50](#) for more detail.

(3) An area may lose its rural area status. There is no clear guidance that a project is held harmless at the national non-metropolitan income limits when an area loses its rural status. The Rent & Income Limit Calculator® assumes that a project that is not indicated as rural in the current year was also not rural in the prior year, and therefore, does not receive hold harmless treatment based on the prior year national non-metro amount.

Please consult your state agency and tax advisor for further clarification.

(4) USDA may change their determination of what projects qualify as rural during the course of a year. Please periodically check with USDA to determine the continued rural eligibility of your project.

The national non-metropolitan median income has been adjusted for household size based on the family size adjustments outlined in the HUD Briefing Materials and as shown in each year's [HUD FAQ](#). The IRS did not specify whether or not to round to the nearest \$50, however, the Rent & Income Limit Calculator® will round to the nearest \$50 in accordance with the methodology referenced in HUD Briefing Materials.

(5) A project uses HERA Special if income was determined prior to 1/1/2009 and the project is in a HERA Special county. A project's income limits are held harmless at the prior year income limits if income was determined in the prior year or earlier and the income limits have decreased. Please note that the IRS has informally indicated that the definition of "determined" for purposes of the HERA Special and MTSP Hold Harmless income limits means that a project was placed in service. Please see [IRS LIHC Newsletter #35](#) for more information about "determined" and projects with buildings that were placed in service before and after HUD income limit effective dates. Therefore, projects placed in service prior to 1/1/2009 are generally eligible for HERA Special. Please see footnote 7 for information about acquisition/rehabilitation projects.

(6) Internal Revenue Code Section 142(d)(2)(i) indicates that hold harmless applies on a calendar year. The Rent & Income Limit Calculator® assumes that "calendar year" in the hold harmless rule means the HUD Fiscal Year. For

example, the 2009 calendar year means the HUD Fiscal Year from 3/19/2009 through 5/13/2010. In other words, the Rent & Income Limit Calculator® assumes that "calendar year" in the hold harmless rule means the highest income level achieved during any HUD Fiscal Year.

The Rent & Income Limit Calculator® assumes that a rural project will receive hold harmless treatment at the national non-metro amount based on the prior year national non-metro amount if the national non-metro median income were to fall from year to year. If a rural project qualifies for HERA Special and the HERA Special is higher than the national non-metro, then the HERA Special amount will be used. Please note that the IRS has not issued guidance that specifically allows hold harmless treatment at the national non-metro amount for rural projects, however, Internal Revenue Code 42(g)(4) by reference to Internal Revenue Code 142(d)(2)(E) implies that hold harmless treatment would apply at the national non-metro amount for rural projects. Please consult your tax advisor for further clarification.

(7) Please note that for acquisition/rehabilitation projects, the IRS guidance indicates that income and rent limits are determined at the later of the acquisition date or when management begins income-qualifying households in the project. For example, if a project was acquired in 2011, the rehabilitation was placed-in-service in 2012, and management began income-qualifying households in 2011 then the project would be considered placed in service in 2011 for income and rent purposes. If a project was acquired in 2011, the rehabilitation was placed-in-service in 2012, and management began income-qualifying households when the rehabilitation placed-in-service in 2012, then the project would be considered placed in service in 2012 for income and rent purposes. Please see [IRS LIHC Newsletter #35](#) for more detail. Please consult your tax advisor for further clarification.

(8) [Revenue Procedure 94-57](#) gives guidance on the gross rent floor election.

Tax credit projects without bond financing:

"The Internal Revenue Service will treat the gross rent floor in section 42(g)(2)(A) as taking effect on the date an Agency initially allocates a housing credit dollar amount to the building [generally referred to as the 42M letter] under section 42(h)(1). However, the Service will treat the gross rent floor as taking effect on a building's placed in service date if the building owner designates that date as the date on which the gross rent floor will take effect for the building. An owner must make this designation to use the placed in service date and inform the Agency that made the allocation to the building no later than the date on which the building is placed in service."

Tax credit projects with bond financing:

"The Service will treat the gross rent floor as taking effect on a building's placed in service date if the building owner designates that date as the date on which the gross rent floor will take effect for the building. An owner must make this designation to use the placed in service date and inform the Agency that issued the determination letter to the building no later than the date on which the building is placed in service."

(9) The Rent & Income Limit Calculator® assumes all buildings in a project have a rent floor effective date under [Revenue Procedure 94-57](#) in the same HUD Fiscal Year. However, if your buildings have rent floor effective dates under [Revenue Procedure 94-57](#) in different HUD Fiscal Years, then you should run the calculator separately for each group of buildings in a particular HUD Fiscal Year.

The Rent & Income Limit Calculator® assumes that different AMGI limits (40%, 35%, 30%, etc.) chosen by the user will also have a rent floor election under [Revenue Procedure 94-57](#) from the same HUD Fiscal Year that applies to the federal level of 50% or 60%.

(10) The Consolidated Appropriations Act of 2014 changed how the 30% income limits is calculated. The 30% limit, which is now called the extremely low income limit, is determined by taking the greater of the 30% income limit as calculated by HUD or the poverty level as determined by the Department of Health and Human Services, which is then capped at the 50% Very Low Income Limit ("VLI") published by HUD. HUD has only published the data up to 8 people. For household sizes above 8 people please visit the following website:

<https://www.huduser.gov/portal/datasets/mtsp.html>

Terms of Use:

Utility allowances are inputted by the user and are not reviewed or verified by Novogradac & Company LLP. Novogradac & Company LLP provides no assurance of the accuracy of the particular results you may obtain from the Rent & Income Limit Calculator®; which is designed only to be a quick reference tool and is no substitute for professional tax and accounting advice. The Rent & Income Limit Calculator® should not be used for any final financial decisions. IRS guidelines and actual HUD amounts should be used for any final decisions. Novogradac & Company LLP does not guarantee the accuracy of the amounts shown above. As consideration for your use of this tool, free of any requirement to pay any related monetary compensation to Novogradac & Company LLP, you agree to hold Novogradac & Company LLP harmless from any damages and claims related to use of the Rent & Income Limit Calculator®. If you do not agree with the terms of this paragraph, you may not use the Rent & Income Limit Calculator®.

City of Bend

Property Tax Exemption Program for
Low-Income Rental Housing



CITY OF BEND

Applicant name: Tyson O'Connell
Company name: Wishcamper Development Partners
Company address: 131 S Higgins Ave, Suite P-1, Missoula, MT 59802
Phone #: 406-728-3040, Ext 106 Fax #: _____ Email: toconnell@wishcamperpartners.com
Project name: Stillwater Crossing Apartments
Project location: 60885 SW Atwood Drive (AKA 60885 Highway 97), Bend OR 97702

Are you receiving federal and/or state affordable housing funding for this project?

☒ Yes ☐ No

If so, what agencies are funding your project?

Agency	Funding amount
OHCS Tax Exempt Bonds	\$25,650,000
_____	_____

Please attach the following:

1. A copy of the completed funding application for at least one secured funding source, and proof of funding (e.g., award letter or grant contract).
2. A description of:
 - a. The purpose of the project and whether all or a portion of the property is being used for that purpose;
 - b. A description of how tax exemption will benefit project residents; and
 - c. If the property is being held for future development, a description of the plans for development of the property.
3. A legal description of the property for which tax exemption is requested. If only a portion of the property is eligible for tax exemption, please describe the portion of the property for which the exemption is requested, including the number of affordable units.
4. Proof of ownership or interest in the property.
5. A list of secured lienholds with address of the lienholders.
6. A pro forma income statement showing the rent payments (per unit per month) that would be required without the tax exemption **AND** a pro forma income statement showing the rent payments (per unit per month) that will be required with the tax exemption. The rents in the latter income statement must reflect the full value of the tax exemption.
7. A signed City of Bend Certification of Income Levels.

By applying for tax exemption through the City of Bend's Property Tax Exemption Program for Low-Income Rental Housing, the applicant is consenting to inquiries by the City with the applicant's funding sources.


Signature of applicant

3/24/20
Date

Please submit application to the City Manager at 710 NW Wall St, PO Box 431, Bend, OR 97709

City of Bend

**Property Tax Exemption Program for
Low-Income Rental Housing**

Certification of Income Levels

The undersigned certifies, to the best of his or her knowledge and belief, that:

- (1) The property for which tax exemption is requested is offered for rent, or is held for the purpose of developing low income rental housing.
- (2) If occupied, the income levels of all occupants of the property for which tax exemption is being requested, at the time of this application or within 30 days of the filing of this application, are at or below 60 percent of the area median income as determined by the State Housing Council based on information from the United States Department of Housing and Urban Development.
- (3) The required rent payments reflect the full value of the property tax exemption for the duration of the tax exemption period.
- (4) Each year for the duration of the tax exemption period, the undersigned shall supply the City of Bend with a copy of the Certificate of Compliance from each state and/or federal affordable housing funding source listed in this application. Certificates of Compliance must be received by the City within 45 days from the date they are issued by the state or federal agency.


Signed _____

Wishcamper Development Partners
Organization/Company _____

Member _____
Title _____

3/24/20
Date _____



ACTION ITEM: High Desert Education Service District (HDES) Bend-La Pine Schools Board Position Election

PRESENTED BY: Co-Chair Craig

EXECUTIVE SUMMARY:

The HDES Board of Directors is a nine-member board, of which six seats are elected by a school district. Peggy Kinkade, currently representing Bend-La Pine Schools on the HDES Board, term ends on June 30, 2020.

The HDES advertised the elected board position opening in the local newspaper and on their website with a request for applications to be filed with the HDES by May 1, 2020. Peggy Kinkade was the only applicant for the position. Kinkade's application materials follow this executive summary.

Bend-La Pine School Board Members are asked to review applicant materials cast their votes to elect their representative in a public meeting. The newly elected HDES board member representing Bend-La Pine Schools will serve a four year term.

RECOMMENDED MOTION:

I move to elect _____ to serve as Bend-La Pine Schools' District
Representative on the High Desert Education Service District Board of Directors.

Peggy Kinkade
2616 NW Sargent Way
Bend, OR 97703
541.408.7819
pskinkade@gmail.com

April 27, 2020

Paul Andrews
Superintendent, High Desert ESD
Via email: paul.andrews@hdesd.org

Dear Paul and members of the Bend-La Pine School Board:


Thank you for considering my application for re-appointment to the High Desert ESD Board as a representative of the Bend-La Pine School District.

It has been a pleasure to become better acquainted with the HDESD. I always believed our ESD was an exemplar in Oregon, but after spending the last 9 months seeing ESD programs and employees in action, I understand why. Each employee and program to which I have been introduced has inspired me with a dedication to mission and understanding of purpose. Our region's children are fortunate to have such dedicated and resolute advocacy at the ESD. There's a can-do attitude at the ESD—a commitment to innovative and effective solutions. I'd like to continue to stand as a witness to it and hope that I can also contribute to the work.

I hope that the ESD Board and staff find me to be a collaborative partner, eager student, and reliable team member. I recognize that our individual opinions matter, but we are most effective as a high functioning team.

I hope we can work in concert for the success of Central Oregon's children, and I hope to continue to represent Bend-La Pine Schools at the ESD.

Sincerely,



Peggy Kinkade



High Desert Education Service District

Elected Board Positions

Qualifications of Positions

A person is eligible to serve as a Board member if he/she is an elector of the district. An "elector" means an individual qualified to vote under Section 2, Article II of the Oregon Constitution. The individual must be 18 years of age or older, registered to vote at least 20 calendar days immediately preceding any election in the manner provided by law and must have been a resident within the district for one year immediately preceding the election or appointment.

No person who is an employee of the district is eligible to serve as a Board member while so employed. A person who is an employee of a public charter school may not serve as a member of the Board of the district in which the public charter school that employs the person is located.

Elected Positions Available

- ✚ Bend-La Pine School District – 1 position – Term 7/1/20-6/30/24
- ✚ Sisters School District – 1 position – Term 7/1/20-6/30/24

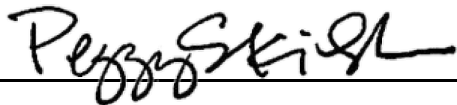
Please submit **this application with a cover letter and current resume or curriculum vitae**. Explain how you meet the above qualifications, and how your experience will bring value to the High Desert ESD Board of Directors. **Deadline – Friday, May 1, 2020**

DECLARATION AND AFFIDAVIT OF CANDIDACY

For membership on the High Desert Education Service District Board of Directors

Declaration

I, Peggy Kinkade, solemnly swear (or affirm): that I have resided for at least one year within the boundary of High Desert Education Service District and within the boundary of Bend-La Pine School District that I am a registered voter of High Desert Education Service District; that I am not an employee of the High Desert Education Service District for which I am seeking election; that I understand if elected I will serve on the High Desert Education Service District Board of Directors beginning July 1, 2020; and, I hereby request my name be placed on the ballot of the High Desert Education Service District.



Signature

April 27, 2020

Date

BIOGRAPHICAL INFORMATION
Required Information
(Prepared by candidate)

1. Occupation (please give present employment, and previous employment)

Employer	Title/Position	Years of Service (from – to)
Armanino LLP	Tax Administration	1/2019-present
Bend-La Pine School Dist.	Board of Directors	July 2007-June 2017

2. Educational Background (list schools attended)

Name of School	Last Grade Completed	Diploma/Degree/Certificate (Diploma AA, BA, BS, MA, Ph.D., etc.)
Brigham Young University	Graduate	B.A. Political Science
Helena High School		Diploma

3. Other Relevant Experience (memberships, awards, honors, distinctions)

Resume included

4. Why are you interested in serving on the High Desert Education Service District Board of Directors?

I've enjoyed getting better acquainted with the programs and services of the HDES. The ESD is a vital partner that serves and advocates for children in the region. Many of the programs serve our most vulnerable children and endeavor to provide equity and address sometime-unique needs.

I would appreciate the opportunity to continue serving as an appointee of the Bend-La Pine School district and continue my long-standing advocacy for children and education.

By signing this document, I hereby state: That I shall qualify for said office if elected; that all information provided by me on this form is true to the best of my knowledge.



Candidate's Signature

April 27, 2020

Date Signed

The Declaration of Candidacy, Biographical Information, Cover Letter and Resume or Curriculum Vitae must arrive in the office of Paul Andrews, Superintendent of the High Desert ESD no later than 4:00 p.m. Friday, May 1, 2020.

Mail: High Desert ESD
Attention: Paul Andrews
2804 SW Sixth Street
Redmond, OR 97756

Email: paul.andrews@hdesd.org

Peggy Sharp Kinkade

2616 NW Sargent Way
Bend, OR 97703

541-408-7819
pskinkade@gmail.com

Educational Background

B.A., Political Science, Brigham Young University, 1990

Volunteer History

High Desert Educational Service District, July 2017-present

- Board of Directors (appointed by Bend-La Pine School District)

Board of Directors, Bend-La Pine School District (enrollment 18,000 students). 7/2007-6/2017

- Elected in 2007 (re-elected in 2011 and 2015); Board chair, 2009-11, 2016-17
- Led policy governance re-write in 2015-16
- Hiring and evaluation of superintendent
- Collective bargaining team member 4 times (trained in Interest Based Bargaining)
- District construction committee
- Speaker at various events

Instructor, Seminary, September 2017-current

- Prepare for and present daily religious instruction and discussions with high school seniors

President, church women's group, 2013-17

- Oversight of welfare needs, Sunday religious instruction, and activities for 200 members
- Member of congregation's leadership council

Board of Directors, Education Foundation for Bend-La Pine Schools, 2007-2014

- Promoted the charitable work of the Foundation which provides athletic and activity scholarships to students and funds innovative classroom grant proposals
- Executive Committee, 2011-12
- Chair of Resource Development Committee, 2012-14
- Trivia Bee (fundraising event) chair, 2014

Co-chair, Central Oregonians for Responsible Education (CORE), 2005-06

- Led the campaign for a \$116M school bond measure (passed with 60% yes vote)

Skills

Organized and thorough
Writing and editing
Team leadership

Open-minded and collaborative
Attention to detail
Microsoft Office 365



ACTION ITEM: Desert Sky Montessori School – Charter Renewal Contract

PRESENTED BY: Superintendent Mikalson

EXECUTIVE SUMMARY:

Desert Sky Montessori's charter request was approved by the Board in September of 2016 and in the 2017-18 school year, Desert Sky Montessori opened its doors. Desert Sky Montessori's initial charter contract with the district will expire on June 30, 2020.

Oregon law has set the following timelines for the charter renewal process:

- A charter school must submit a written renewal request to the district at least 180 days prior to the extension of the charter.
- Within 45 days after receiving a renewal request, the district must hold a public hearing regarding the request for renewal.
- Within 30 days after the public hearing, the district must either approve the renewal or state in writing the reasons for denying the renewal.
- Should the district choose to renew the charter, the charter school and district must negotiate a new charter contract within 90 days after the date on which the district approved the renewal, unless both parties agree to an extension of time.

The Board approved Desert Sky Montessori's Charter Contract Renewal request at the March 10, 2020 Board Meeting. The district and Desert Sky Montessori entered into negotiations and the proposed contract, following this executive summary, has been verbally agreed upon by the district and Desert Sky Montessori.

The renewal contract includes a few changes from the original contract:

- Total maximum enrollment limits have been increased to the following:
 - For the 2020-21 school year, maximum of 224 students
 - For the 2021-22 school year, maximum of 238 students
 - For the 2022-23 school year, maximum of 250 students
- Bend-La Pine Schools' assessment team will administer the DIBELS test three times each year.
- The district will continue to provide funding for students in grades K-5 at 80% of the amount of the district's General Purpose Grant. The district will increase funding for students in grades 6-8 from 80% to 95%.

RECOMMENDED MOTION:

I move to approve to approve Desert Sky Montessori's Charter Renewal Contract as presented.

CHARTER CONTRACT RENEWAL

THIS CHARTER CONTRACT RENEWAL is made and entered into by and between Bend-La Pine Schools (“District”) and Desert Sky Montessori, an Oregon nonprofit corporation (“DSM”).

RECITALS

A. The parties entered into a Charter Contract on April 7, 2017 regarding the governance and operation of the DSM.

B. The parties desire to renew that Charter Contract in accordance with the terms of this Contract and ORS Chapter 338 (“Renewal”) from July 1, 2020 through June 30, 2023.

CONTRACT RENEWAL

1. In consideration of the foregoing recitals and the mutual understandings, the parties agree on the following terms.

2. The Charter Contract is hereby amended as follows (new language is indicated by underlining and deleted language is indicated by strikethrough):

3.A. (iv) The total maximum enrollment will not exceed ~~180~~ 224 students for DSM’s first year of ~~operation renewal~~, ~~180~~ 238 students for the second year of ~~operation renewal~~, and ~~210~~ 250 students for the third year of ~~operation renewal~~. All students who reside in the school district in which the public charter school is located are eligible for enrollment in the public charter school if space is available. Students who do not reside in the school district in which the public charter school is located are eligible for enrollment in the public charter school if space is available (and in accordance with ORS 338.125 (2)).

4. C. (ii) DSM will utilize assessments set forth in its Application, including the Smarter Balanced and OAKS standardized tests. DSM will also use formative assessments, including the administration of DIBELS three times each year by the district’s assessment team, to assess levels of student learning both at the beginning of the year and throughout the school year.

5.A. (i) For full-time Kindergarten through ~~8th~~ 5th grade students: The District shall provide funding to DSM in an amount per resident average daily membership (ADMr) of DSM that is equal to 80 percent of the amount of the District’s General Purpose Grant as calculated under ORS 327.013. For DSM full-time students in grades sixth through eighth: The District shall provide funding to DSM in an amount per resident average daily membership (ADMr) of DSM that is equal to 95 percent of the amount of the District’s General Purpose Grant as calculated under ORS 327.013. For students attending less than full-time, the funding will be prorated in the same

manner that funding to the District is prorated for students attending less than full-time. Initial funding will be based on an estimate considered reasonable by the District. So long as DSM is not in violation of ORS Chapter 338, this funding will be made available to DSM, commencing on the date set forth and according to the distribution schedule set forth in Section 5, paragraph C, subparagraph (vi) below. The District, at its sole discretion, may advance funds to DSM upon request. The District will adjust the funding to reflect the actual ADM periodically throughout each year. District will reconcile to the actual ADM once the actual ADM is known. Any overpayment made by the District to DSM will be collected within 60 days of District knowledge of the overpayment, unless both parties agree to different terms. In the event of underpayment of funds from District to DSM, the funds will be paid to DSM within 60 days of District knowledge of the underpayment, unless both parties agree to different terms. In addition, to the extent the District experiences any reduction or increase in its state funding "General Purpose Grant" under ORS 327.013, proportionate reductions or increases will be made to DSM by adjustment or setoff in subsequent months. The District agrees that at such time that DSM is no longer receiving state and federal grant funding attributable to the start-up of school operations, DSM may request an increase in the funding level set forth in Section 5.A.(i) of this Agreement and the District agrees to consider such request in good faith.

3. Except as expressly amended above, all other terms and conditions of the original Charter Contract are still in full force and effect. The Parties agree that the representations, warranties and certifications contained in the original Charter Contract are true and correct as of the effective date of this Renewal and with the same effect as though made at the time of this Renewal.

DATED this ____ day of _____, 2020

Bend-La Pine Schools:

Desert Sky Montessori:

By:
Its: Board Chair

By:
Its: Board Chair



ACTION ITEM: Resolution 1898 : 2019-20 Supplemental Budget

PREPARED BY: Cindy Wallskog

EXECUTIVE SUMMARY:

On July 24, 2019 the District sold the remaining \$93,300,000 in general obligation bonds that were authorized by the voters on May 16, 2017. The repayment schedule in the settlement paperwork requires a higher principal and interest payment in the 2019-20 fiscal year than was estimated at the time the 2019-20 budget was adopted. The budget resolution is to increase the debt service appropriations to cover the higher principal and interest payments. The resources for the increased debt service payments will come from the greater-than-budgeted collection of prior years' taxes.

Statute allows the Board to increase appropriations approved by the Budget Committee by up to 10% per fund without republishing the budget and holding a hearing. The increase included in the appropriations resolution is well below this threshold.

There is no change to the tax we are imposing for debt service from the amount approved by the Budget Committee.

RECOMMENDED MOTION:

I move to approve Resolution 1898 : 2019-20 Supplemental Budget as presented.

**BEND-LA PINE SCHOOLS
ADMINISTRATIVE SCHOOL DISTRICT NO. 1
DESCHUTES COUNTY, OREGON
2019-20 SUPPLEMENTAL BUDGET
RESOLUTION NO. 1898**

BE IT RESOLVED, the Board of Directors of Administrative School District No. 1, Deschutes County, hereby increases the 2019-20 Debt Service Fund budget in the amount of \$329,475.

BE IT FURTHER RESOLVED, the Board of Directors of Administrative School District No. 1, Deschutes County, hereby directs that for the fiscal year beginning July 1, 2019 the adopted appropriations are hereby increased by the amounts shown below for the purposes indicated within the funds listed:

DEBT SERVICE

Resources:

1112 Prior Year's Taxes
Total Resources

\$	329,475
\$	329,475

Requirements:

5100 Debt Service
Total Requirements

\$	329,475
\$	329,475

Notes: This budget appropriation increase is necessary to meet the debt service payments on the bonds sold in July 2019. The district is using higher than anticipated prior years' tax receipts as a resource.

Moved by _____ Seconded by _____

YES votes _____ NO votes _____

ADOPTED this 12th day of May, 2020

ATTEST:

Board Secretary

Chair

Director