

QUICK REFERENCES

REFERENDUM MARCH 2026

 **SOLUTIONS**
ARCHITECTURE
FRANK A. MESSINEO • AIA



Norwood Public School

Strong School, Strong Community!

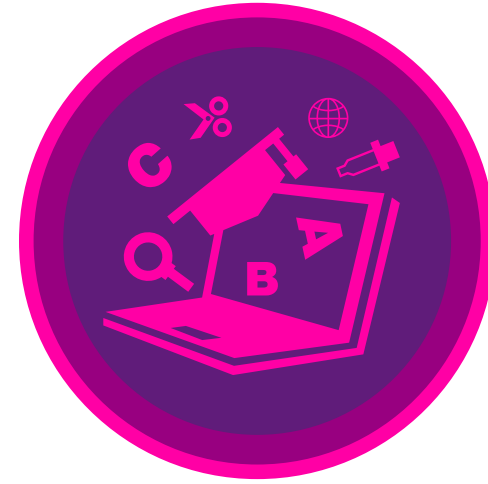
» THE REFERENDUM GOALS...

SOLUTIONS ARCHITECTURE WAS ENGAGED TO...

- » Work with school administration and staff to **IDENTIFY AND PRIORITIZE** needed facility improvements.
- » **IMPROVE** the existing facility with projects that ensure safe and functional schools.
- » **IMPROVE** the student experience with projects that directly impact students.
- » Make the recommended improvements AND take advantage of **DEBT SERVICE ROLLING OFF = NET NEUTRAL TAX IMPACT** to the Community - **ZERO TAX INCREASE.**



» REFERENDUM PRIORITIES



ENHANCED LEARNING ENVIRONMENTS

- » Educational Programs drive the need to update facilities.



STUDENT & STAFF SAFETY

- » Ensure physical systems and technologies are in place to protect our students and staff.



KEEP UP-TO-DATE WITH OPERATIONS

- » Systems and infrastructure “behind the scenes.” Roofing, windows, and much more are at the core of keeping a building running. Although they go unnoticed in day to day use, it is crucial to keep these systems in good condition.

» WHAT WE ARE PROPOSING?



The Norwood Public School District will request funding for a School Facility renovation program that includes **FACILITY UPGRADE PROJECTS: TOILET ROOMS, ROOFING SYSTEM REPLACEMENTS AND A TWO CLASSROOM MODULAR ADDITION** via a Referendum Vote on **MARCH 10th, 2026.**

“STRONG SCHOOL, STRONG COMMUNITY”



FACILITIES SUPPORT LEARNING

» WHY NOW?



- » In spite of the 2% Tax Levy Cap, the Board of Education and Administration have successfully addressed many facility needs within the operating budget.
 - Roofing Systems Replacements - Various Sections
 - Door & Hardware Replacements
 - Mechanical Equipment Upgrades 1951 & 1994
 - Main Office and Business Office Renovations
- » We are dealing with an aging school building with the oldest sections dating back to 1952 & 1967 - with over 30 year-old roofing, windows and doors; items that have reached the end of their life expectancy.

WE NEED TO CONTINUE TO DO MORE...

***District cannot complete a significant amount of work out of their capital budget and still stay below the 2%.*

***Projects completed out of capital reserve are ineligible for state aid. They are paid at 100% of the cost.*

» WHY NOW? - THE RIGHT TIME...



- » The District has **DEBT SERVICE ROLLING OFF** which could allow for significant work to be completed with a “**Net Neutral Tax Impact**” or **Zero** increase to the taxpayers.
- » Current **INTEREST RATES** have stabilized and we want to secure the lowest rate possible.
- » By allowing the School District to finance these substantial facilities improvements over many years, future families who benefit will also help pay.

» STATE AID IS APPROVED ...

TAXES WILL **NOT** GO UP
AND **DEBT SERVICE WILL**
ACTUALLY BE REDUCED

CURRENT DEBT SERVICE PAYMENTS WILL BE ENDING IN MARCH OF 2026

This can offset any new debt being assumed
under a targeted March 2026 Referendum.

\$1.57MM
IN SAVINGS FOR
NORWOOD



REFERENDUM
TOTAL



ANTICIPATED
STATE AID



TOTAL AFTER
STATE AID

- » Project Approvals and Financial Assistance have been received from the Department of Education.
They have been approved because...
 - » We are funding the projects through a **REFERENDUM**
 - » They are tied to **EDUCATION OR MAINTENANCE**
- » **25.7% OF DEBT SERVICE AID** is **APPROVED** for eligible projects for Norwood Public Schools.
- » Debt Service Aid from the state helps to pay down the bond and this helps reduce the impact on the taxpayer.

THE PROCESS

» HOW DID WE GET HERE?



» DECEMBER OF 2024:

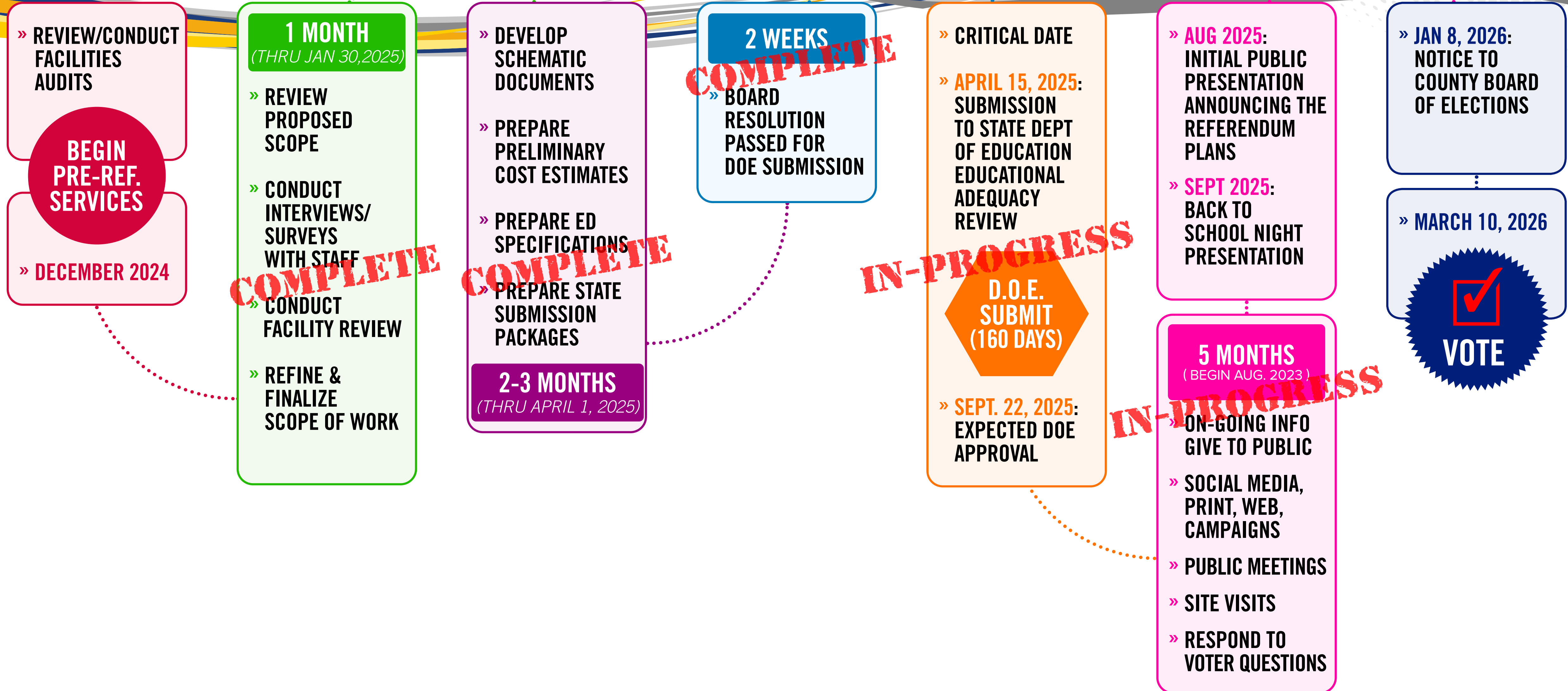
The District broached the subject of a potential Referendum that would address needed projects and take advantage of retiring debt that would result in a net neutral or zero tax impact.

» WINTER OF 2025

Solutions Architecture and Consultant Engineers, met with the Administration and reviewed facilities improvements to be entertained.

- Obtained District/Board approval of selected projects including an understanding of balancing costs that result in a net neutral Referendum for the Norwood Public School Community.
- Issued a Community Engagement Survey.
- We established Proposed Budget Costs for the proposed projects attempting to maximize Debt Service Aid and capitalize on the Debt Service Roll Off with ZERO TAX IMPACT.

» PRE-REFERENDUM TIMELINE



OVERALL PROJECT COSTS

» PROJECTED COSTS - REFERENDUM

PROJECT COSTS - EDUCATIONAL + CAPITAL PROJECTS

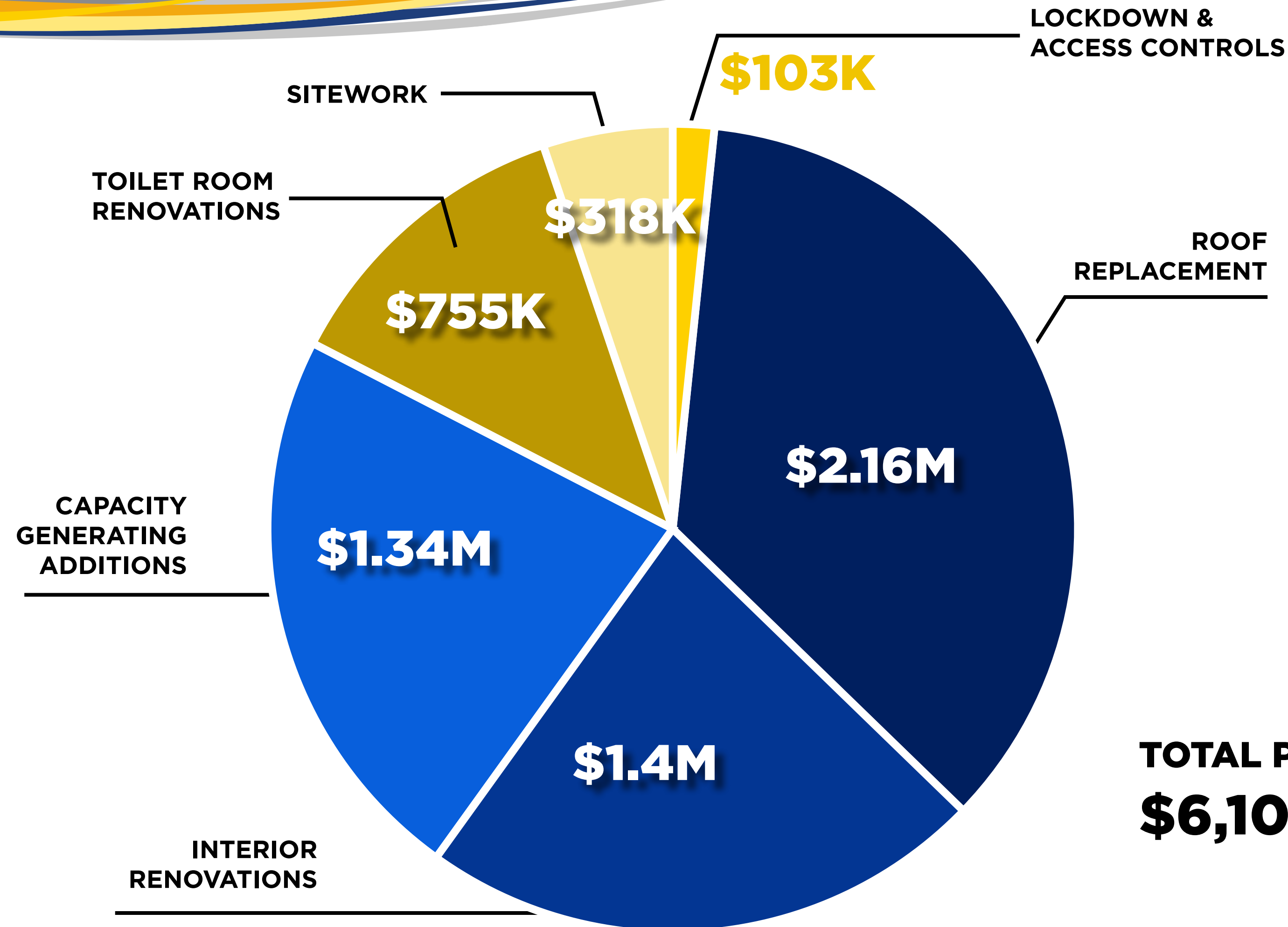
NORWOOD PUBLIC SCHOOL	TOTAL EDUCATIONAL PROJECT COSTS	TOTAL CAPITAL / INFRASTRUCTURE PROJECT COSTS	TOTAL PROJECT COSTS
TOTAL: PROJECT COSTS EDUCATIONAL + CAPITAL WORK	\$ 3,105,478.00	\$ 3,002,000.00	\$ 6,107,478.00

» PROJECTED COSTS AT A GLANCE:

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**TAXES WILL NOT GO UP
AND DEBT SERVICE WILL
ACTUALLY BE REDUCED**

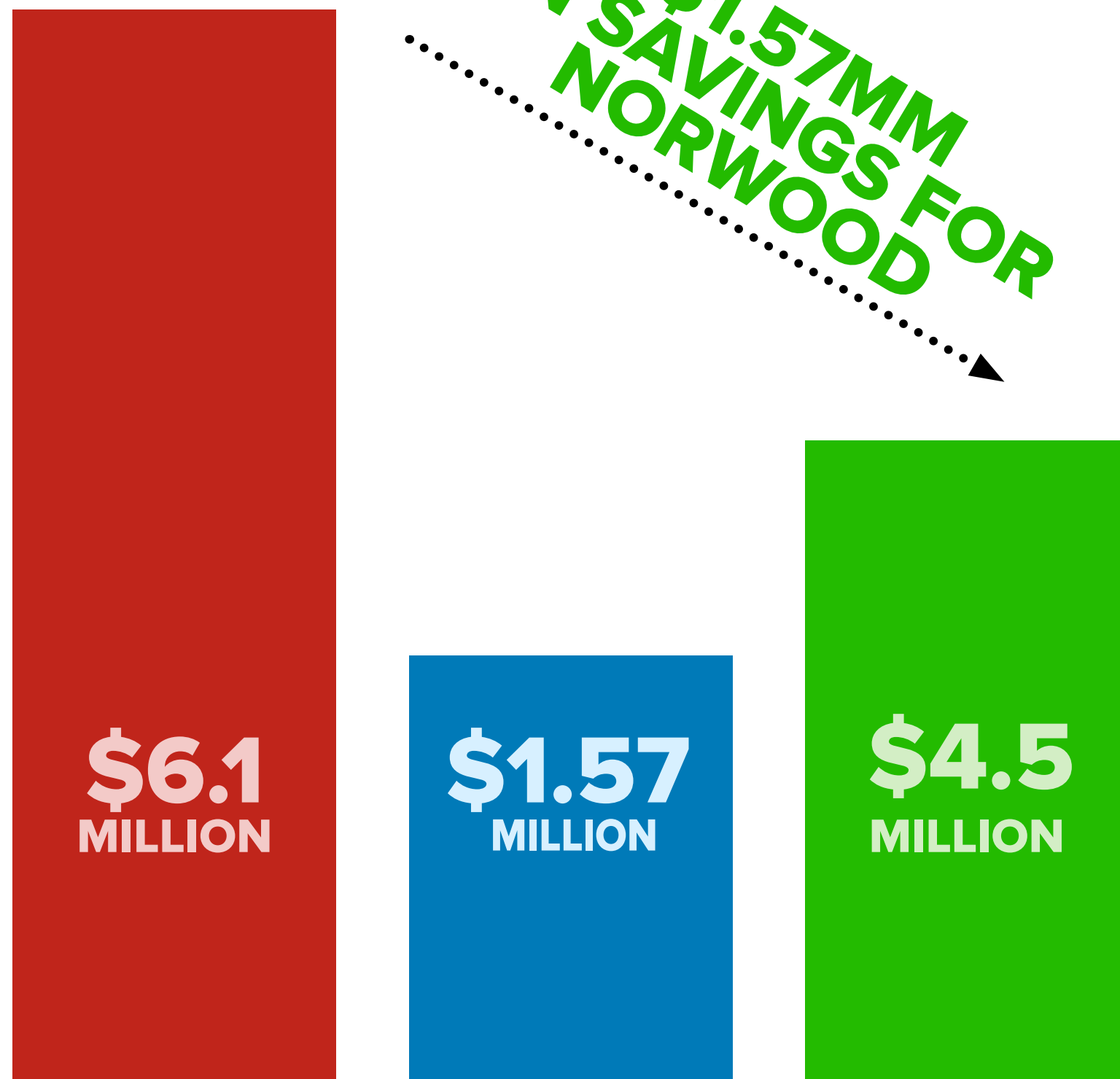


**TOTAL PROJECT COST =
\$6,107,478**

» STATE AID IS APPROVED ...

TAXES WILL **NOT** GO UP
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ACTUALLY BE **REDUCED**

**\$1.57MM
IN SAVINGS FOR
NORWOOD**



REFERENDUM
TOTAL

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» PROJECTED COSTS - THE FACTS

**TAXES WILL NOT GO UP
AND DEBT SERVICE WILL
ACTUALLY BE REDUCED**

- » *Current Debt Service Aid Calculations are APPROVED as noted.*
- » All costs projections are based on an assumed a 4.1% interest rate over a 20-year term.
- » **The District is intent upon being fiscally responsible with this Referendum and made every effort to deliver a Net Neutral / ZERO TAX IMPACT scenario.**
- » **Ultimately, through their work with the Architect, Bond Counsel, and Financial Consultants, the Board of Education was able to include all of the needed scope and actually deliver a TAX REDUCTION to the taxpayers of Norwood.**

ESTIMATED TAX IMPACT

» TAX IMPACT SHOULD REFERENDUM PASS...

ADDITION, RENOVATIONS, SITE WORK

Comprised of all Capital / Educational & Facilities Infrastructure projects including new addition, renovations and sitework.

**TAXES WILL NOT GO UP
AND DEBT SERVICE WILL
ACTUALLY BE REDUCED**

**TAX
REDUCTION**
FOR THE AVERAGE
ASSESSED HOME
(\$558,615)

TOTAL
PROJECT COST:
\$6,107,478.00
STATE AID:
\$1,569,109.00
=
\$4,539,368.00

**\$-29⁰⁰
PER YEAR**

- » The tax impacts have been calculated and result in a lower rate for debt service than currently paid.
- » Current Debt Service Aid Calculations are APPROVED.
- » All costs projections are based on an assumed 4.1% interest rate; costs may fluctuate slightly prior to vote.

UNDERSTANDING DEBT SERVICE AID & FUNDING FORMULA IF REFERENDUM PASSES...

CURRENT TAX IMPACT ROLLING OFF IN '25-'26

ON THE AVERAGE
ASSESSED HOME:
\$558,615

\$171⁰⁰
PER YEAR

NEW TAX IMPACT RESULT

\$142⁰⁰
PER YEAR

NEW DEBT SERVICE IS REDUCED

\$-29⁰⁰
PER YEAR

- » The 2006, 20-Year District Bond Issue will be paid off in the current 2025-2026 school year.
- » The School District has no other outstanding debt.
- » The decrease takes into consideration the current Debt Service Aid Roll-Off which offsets that Taxable impact for the Referendum.
- » Current Debt Service Aid Calculations are estimated and subject to approval by DOE.
- » Assumed interest rate is 4.1% for a 20 year term.
- » Projected Tax Impact considers the cost of the Referendum ONLY; IT DOES NOT CONSIDER OTHER POTENTIAL BOROUGH TAX INCREASES.

(IF THE COMMUNITY VOTES "YES" FOR THE CAPITAL/EDUCATIONAL PROJECTS)

**TAXES WILL NOT GO UP
AND DEBT SERVICE WILL
ACTUALLY BE REDUCED!**

» SENIOR FREEZE PROGRAM | F.A.Q.

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**TAXES WILL NOT GO UP
AND DEBT SERVICE WILL
ACTUALLY BE REDUCED**

Q: How will my taxes be impacted if I'm part of the NJ Senior Tax Freeze Program?

A: If you are currently participating in the NJ Senior Tax Freeze Program, your taxes will remain unaffected by this Bond Sale.

» Your taxes will be decreased with the sale of this bond.

B: If you are not participating - application is a simple form if you meet the eligibility requirements.

Q: Are there other programs that could benefit us?




A: YES: Anchor - Property Tax/Rent Relief Program (*same application*)
Stay NJ - Tax Credit for Seniors

» WHAT DOES MY VOTE MEAN?

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BOND PROPOSAL	IF YOU VOTE	YOU GET
TOTAL PROJECT COST: \$6,107,478.00 STATE AID: \$1,569,109.00 = \$4,538,368.00	YES <input checked="" type="checkbox"/>	<p>\$6.1 Million Dollars of Educational & Capital Projects, Site Upgrades, Classroom Additions and Renovations at Norwood Public School as described herein, less \$1.57MM in pending State Aid.</p> <div></div> <p>Learning Safety Operations</p>
	NO <input type="checkbox"/>	<p>EXISTING FACILITY REMAINS AS IT IS...</p> <p>NO UPGRADES will be made and the District will continue to make operational upgrades out of the capital budget.</p> <p><i>(and without any state funding, in this case \$1.57MM)</i></p>



For further information and to keep updated on the District-wide Facilities Renovation Program Referendum, please scan the QR Code to the left or visit the district website:

www.wearenorwood.org/page/referendum

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