

UNDERSTANDING THE FACTS BEFORE THE TEUTOPOLIS UNIT #50 REFERENDUM

With the Teutopolis Unit #50 Board's recent approval of putting a referendum on the November ballot for the Grade School improvements, it is important for our community to understand the St. Francis Parish lease of the Grade School to Teutopolis Unit #50 .

From Then to Now

This unique partnership started in 1954 as a *handshake agreement* allowing the parish to provide daily religious education to children to help instill a strong foundation of faith.

- St. Francis Parish paid for the initial construction of the facility.
- The Grade School was built in 3 phases:
 - 1954: Auditorium and Middle Section
 - 1960 - 1965: West Wing
 - 1980: East Wing
- The first signed lease agreement was put in place in September 1983.
- Today, the facility provides 78,000 square footage of space.
- The current lease agreement was put into place in April 2008 and runs to August 14, 2038.



Why Not Build Their Own Facility?

If the school district were to build a new facility with 78,000 square feet, the estimated cost would be \$30+ million – This does not include land acquisition cost. Making much needed updates to the current facility would be much more cost effective to property tax owners.



KEY LEASE DETAILS



Use of Facility

St. Francis Parish leases the property to the school district from 9:00AM - 6:30PM Monday through Friday for daily learning, plus any additional time as requested and approved by the Parish.



Financials

St. Francis Parish charges minimal cost for the school district's use of the facility.

- Annual lease for Aug 15, 2008 - Aug 14, 2021 was \$40,000
- Annual lease for Aug 15, 2021 - Aug 14, 2038 is \$25,381.
- Any capital improvements annually done by school district can be deducted from the annual lease amount.

If the school district would have been paying fair market value for the lease, that would calculate out to approximately \$400,000 - \$500,000 annually.



Responsibilities

The school district is responsible for all operating and maintenance expenses for the facility, as well as completing architectural and environmental examinations. Any major renovations require approval from St. Francis Parish.

Lease Payment Since 2021

Year 2022 - \$0*
Year 2023 - \$0*
Year 2024 - \$0*
Year 2025 - \$0*

**Lease payments were \$0 because the school district spent more than \$25,381 on capital improvements each of those years.*

MOST IMPORTANTLY

St. Francis Parish does not look to gain a profit from this partnership. We want to make this affordable for the school district so we have a space for the children of our parish community to learn and grow in their faith through the daily religious education program.

Have questions?
Email sfc@stfrancischurch.com
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