



# McComb Local Schools Community Meeting

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May 21, 2026

Facilitated by



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**MCCOMB PANTHERS**

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**Welcome**

**Superintendent Jeremy Herr**

# Meet the



# team

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# We are



- Established 1993 in Minster
- U.S. top 50 K-12 facility planning and design firm
- 140+ team members across multiple design disciplines



# Agenda

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**Why  
we're  
here**



**What's  
been  
done**



**Preferred  
design  
option**



**Cost  
review &  
financing**



**Question  
& Answer**

# Exit tickets

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We want to hear  
from you!



 **EXIT TICKET** 

What other questions or concerns do you have regarding the facility master planning process?

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Name: \_\_\_\_\_

Email/phone: \_\_\_\_\_

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**MCCOMB PANTHERS**

Why we're here

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# Why we're here

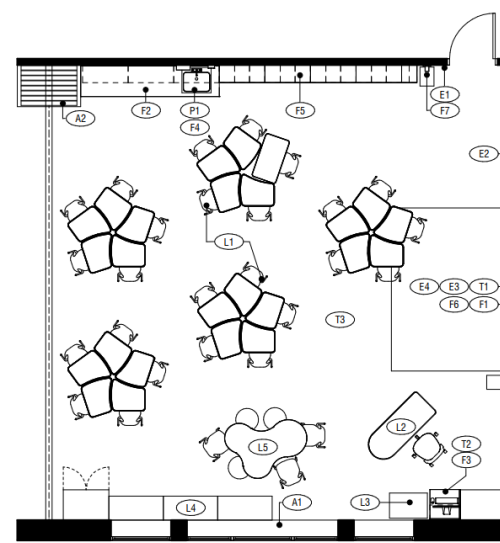
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- Changing academic needs
- Aging buildings
- Long-term campus master plan needed

# Why we're here

## Changing academic needs

- Gen Z and Gen Alpha Learners
  - True digital natives
  - Visual
  - Social connection
  - Mobile
- Learning Activities
  - Personalized
  - Hands-on
  - Project-based
  - Technology integration
  - Social emotional learning
  - Digital literacy



# Why we're here

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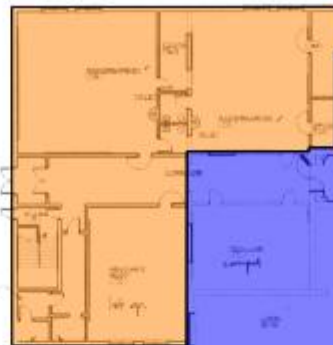
## Aging Buildings

1923 Original Building

Additions completed in 1976 & 1998



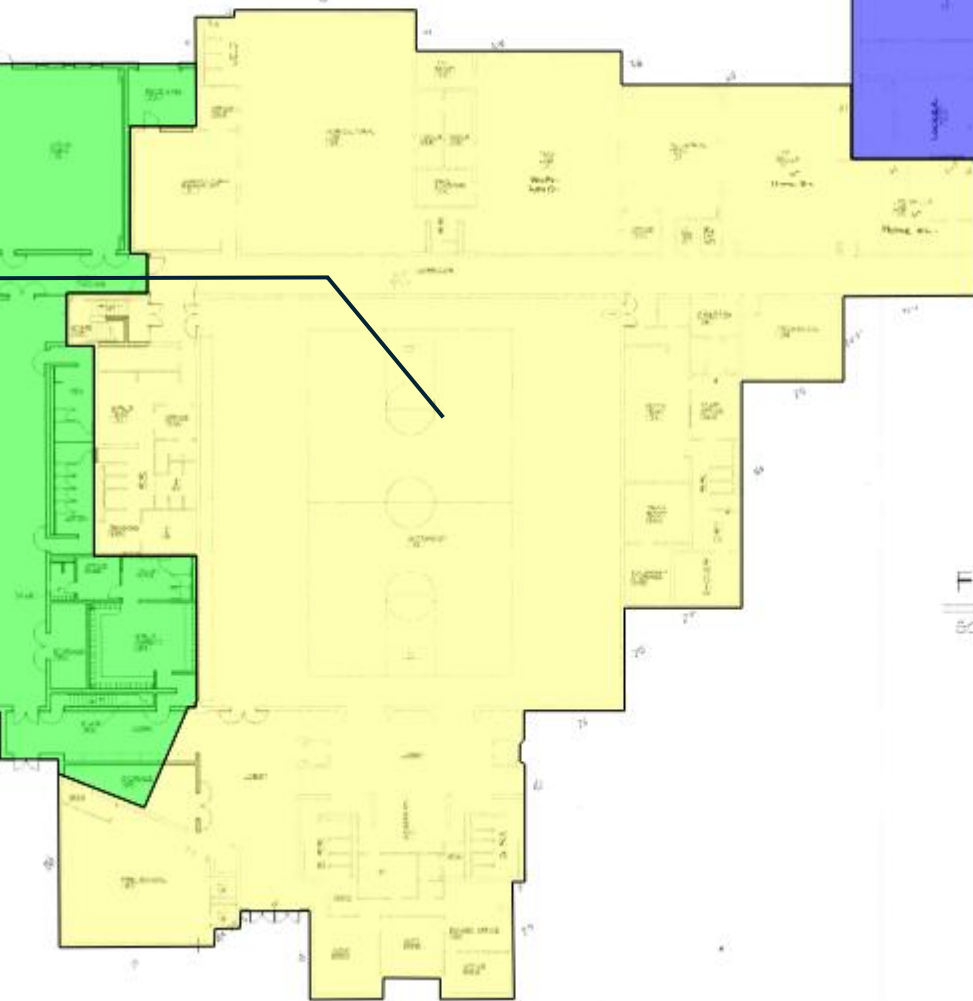
1998



1998



1976



1923



You are here



FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"



# Why we're here

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Long-term campus  
master plan needed



# Why we're here

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## The McComb Story

- **Early education:** The first school in the village (originally known as Pleasantville) was built in a log structure in 1838.
- **The 1923 building:** Present-day main school building was originally built in 1923.
- **Additions:** Key expansions were added in 1976 and 1998.
- **Consolidation:** Historically, the district used a building in nearby Hoytville for junior high students but consolidated it to a single K-12 location in 2013.
- **Athletic upgrades:** A renovated football stadium, featuring new bleachers and a press box, was completed in 2017.

A photograph of a group of people in a classroom or meeting room. A woman in a red shirt is standing and speaking to a group of men. One man is wearing a grey cap and a dark jacket, another is in a light blue shirt, and a third is in a white shirt. The room has tables and chairs, and a sign that says "Readers are Leaders".

# Our process

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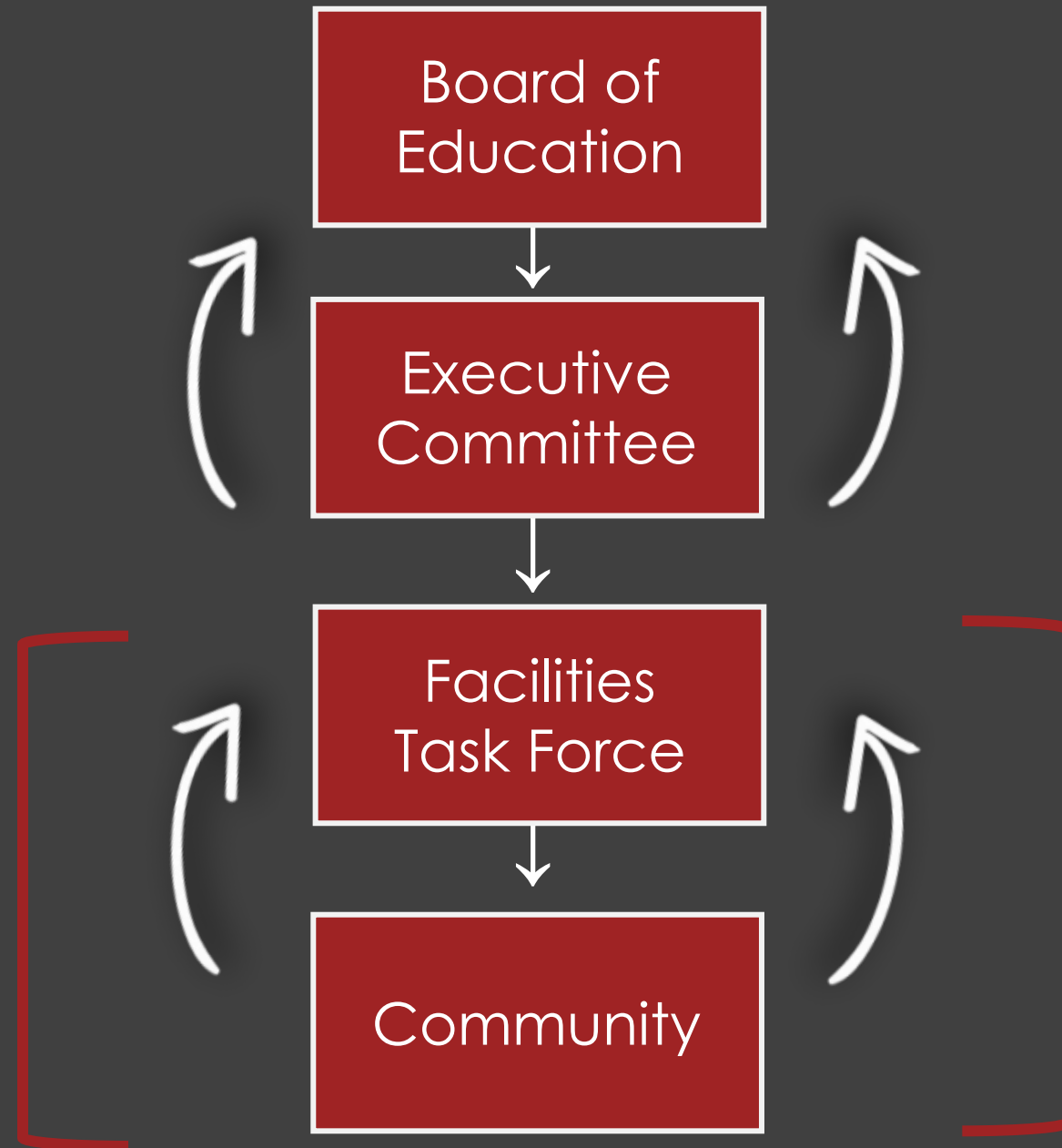
# Guiding principles

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- Open, community-driven process
- Emphasis on transparency and accuracy
- No predetermined outcomes
- For you. By you.

# Who's who in facility planning process

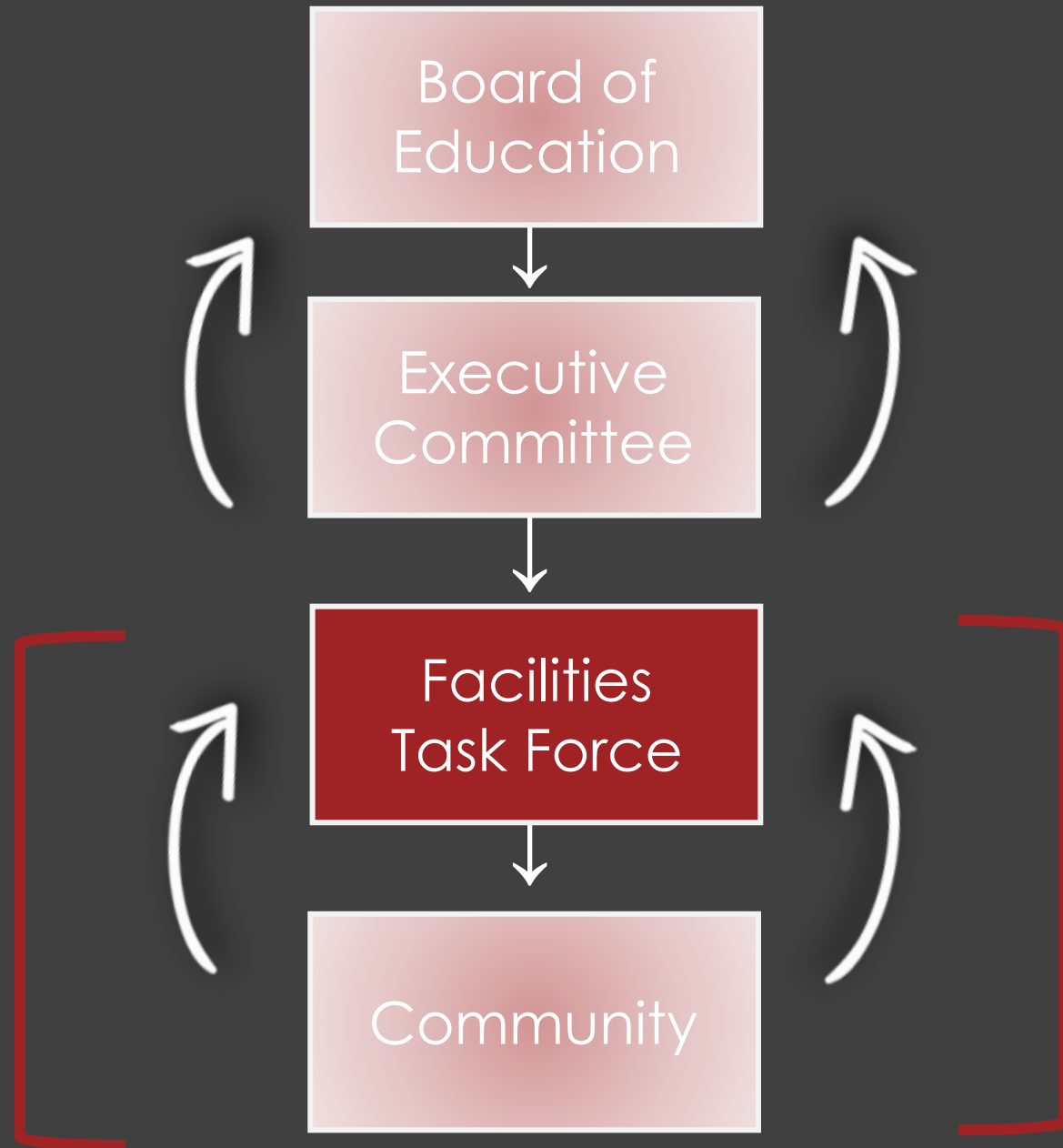
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# Who's who in facility planning process

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Thank you to all  
the Facilities  
Task Force  
volunteers!





# Garmann Miller

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Guides task force, co-facilitates community meetings, gives feedback and provides high-level options based on facility priorities.

# Where we've been

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Community meeting

March 10, 2025

Task force meeting

May 12, 2025

Task force meeting

September 23, 2025

Task force meeting

February 2, 2026

Task force meeting

April 16, 2026

Community Meeting

May 21, 2026



# Our 3D process

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**Define**



**Discover**



**Develop**



## Define

Engage stakeholders

- Define biggest need / challenge facing district
- Establish hopes, fears, dreams and priorities
- Initial community meeting, gather input



## Discover

Collect facts

- Enrollment projection
- Existing facility evaluation
- Educational visioning
- Share facts with community
- Tour nearby districts' buildings
- Feedback on design concepts



## Develop

Create options

- Generate design options
- Establish estimates for each option
- Share with community, gather additional input
- Repeat steps as needed
- Select best option for district to move forward
- Board resolution for final design concept and master plan

# What is the



**Facilities  
Construction  
Commission**



OFCC manages Ohio's school facility programs that provide support for construction and renovation of public K-12 schools.

## CFAP

Classroom Facilities Assistance Program

- Partnership with State of Ohio
- Ohio School Design Manual (OSDM) guidelines
- Data driven
  - Enrollment
  - Building Assessments

# OFCC: by the numbers

McComb's equity position: 344

54% local share / 46% state share

Assessment of existing facilities-  
renovation costs (2025): \$43.2M

McComb's latest OFCC enrollment  
projection from December 2025  
shows 617 students in 2030-2031

Based on facility assessments, OFCC  
funds are maximized by building a  
new K-12 facility instead of renovating  
and adding on to existing



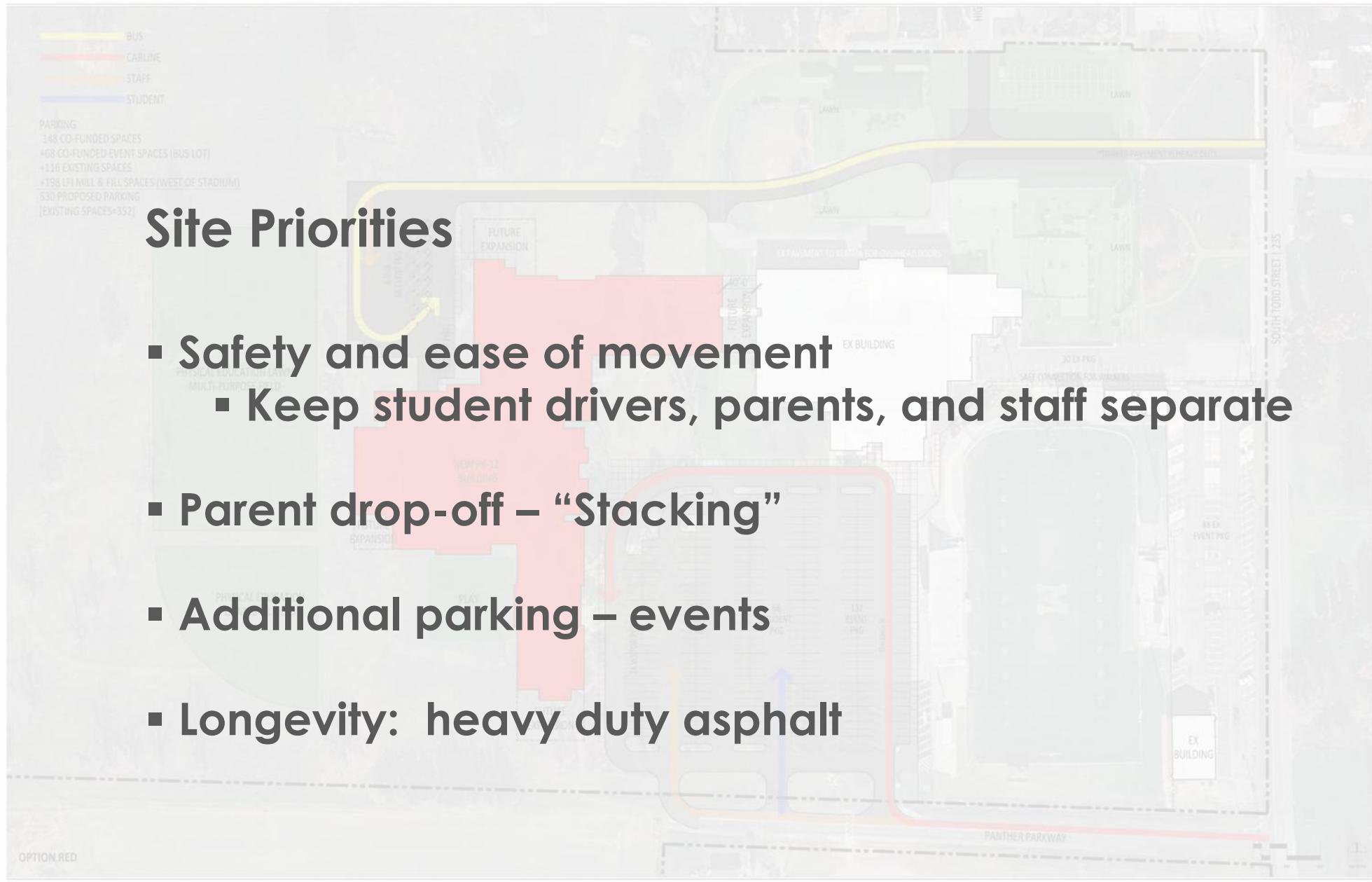
**Preferred design option**

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# Preferred design option

## Site Priorities

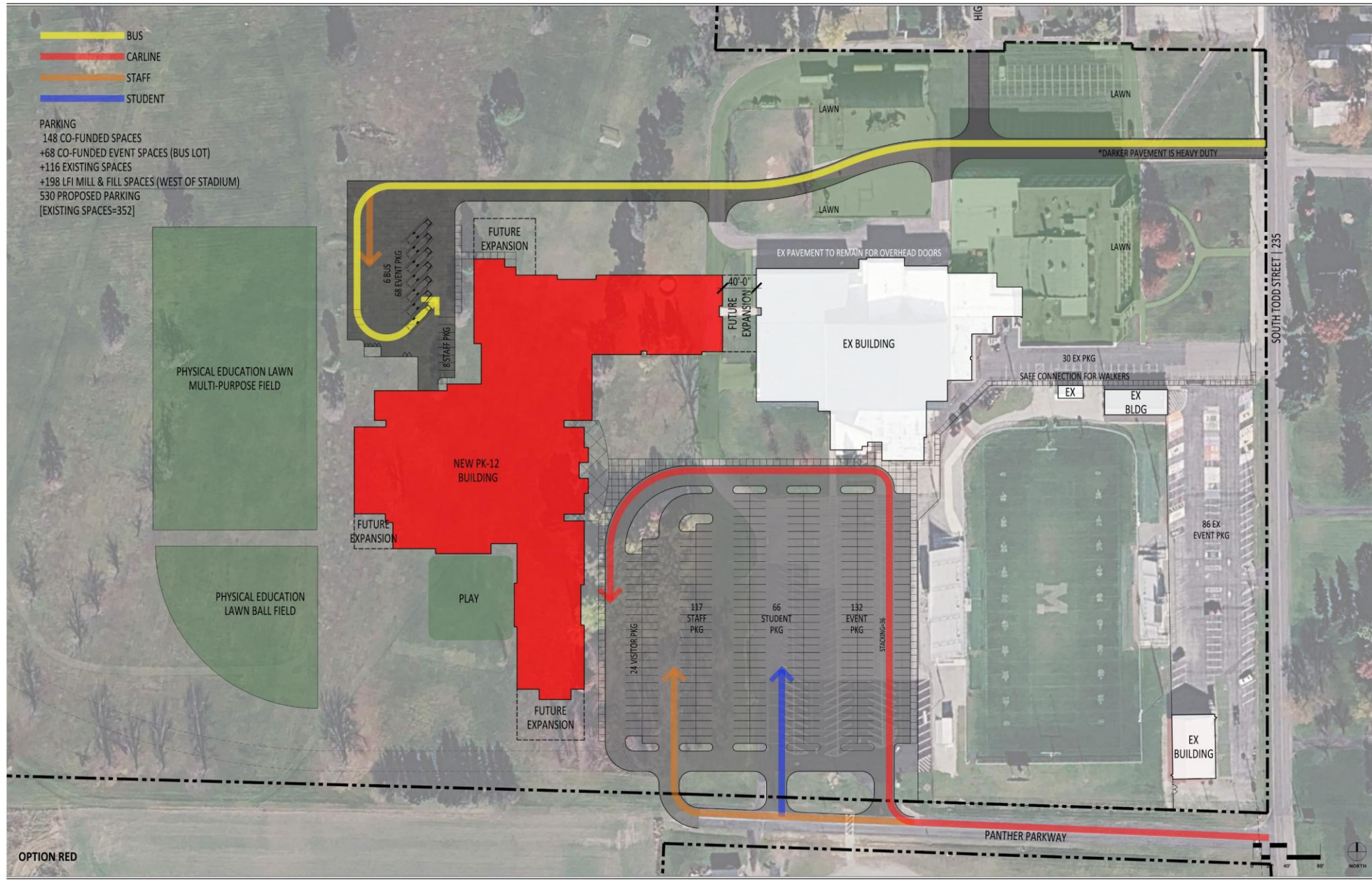
- Safety and ease of movement
  - Keep student drivers, parents, and staff separate
- Parent drop-off – “Stacking”
- Additional parking – events
- Longevity: heavy duty asphalt



# Preferred design option



# Preliminary site plan

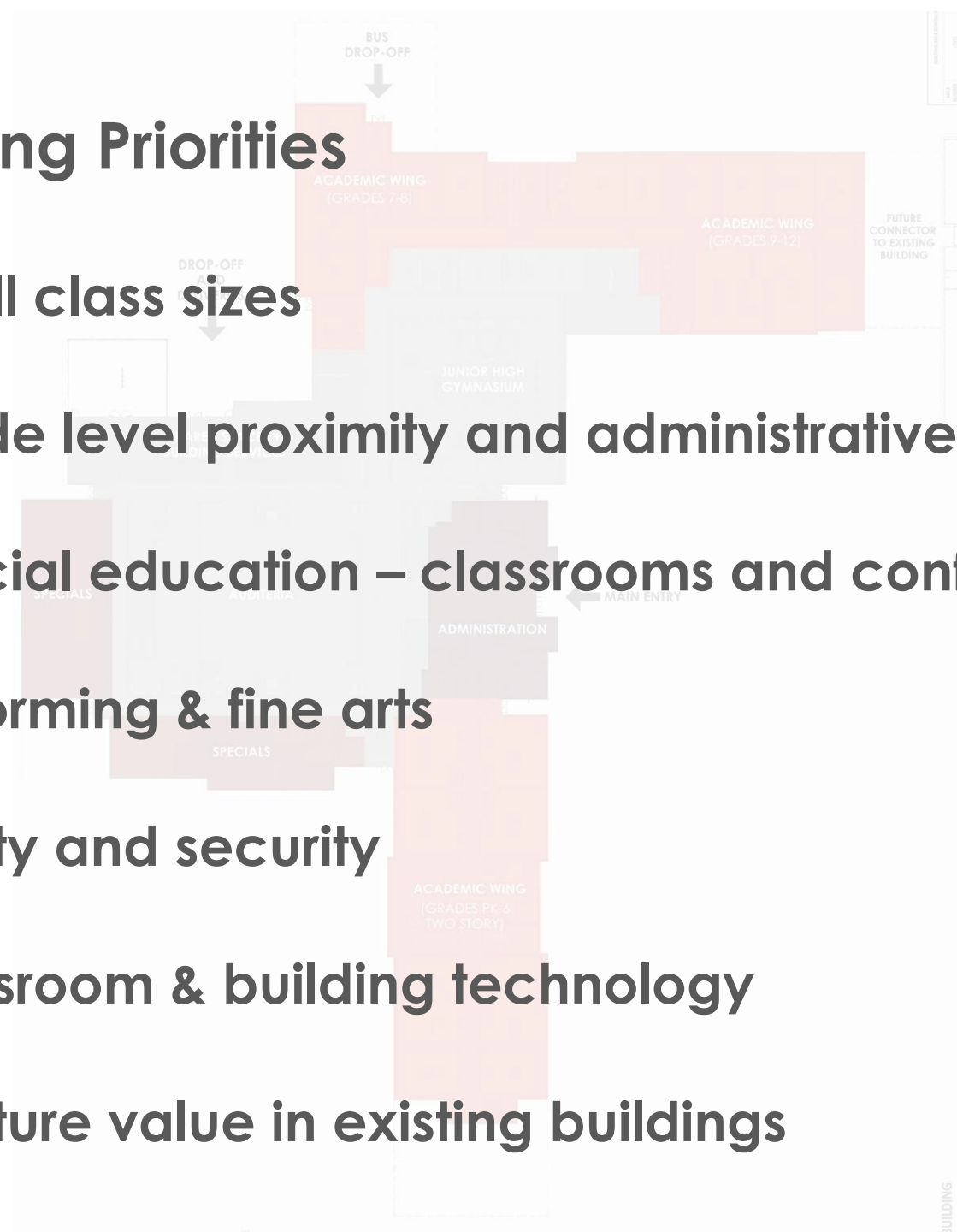


# Preferred design option

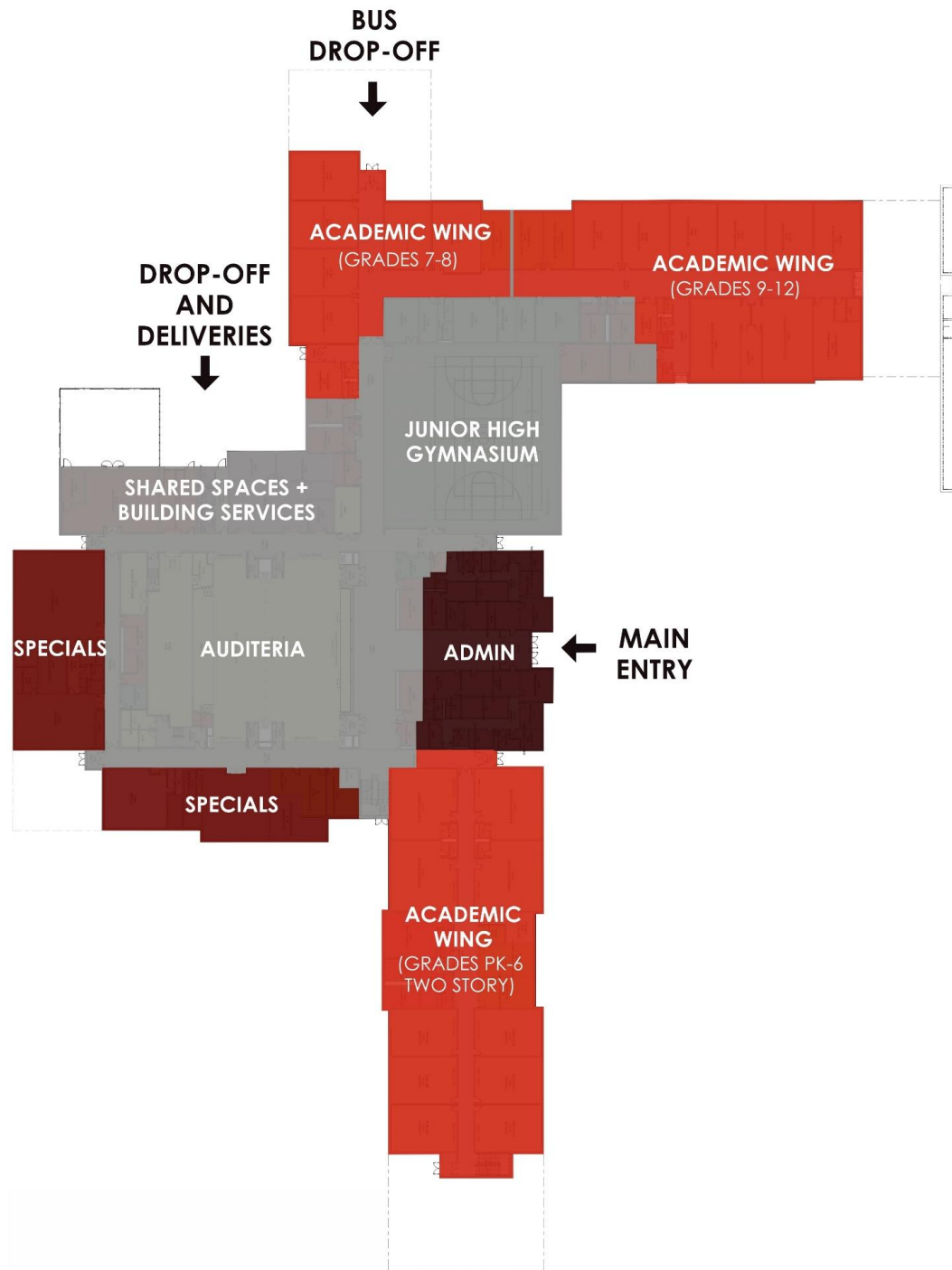
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## Building Priorities

- Small class sizes
- Grade level proximity and administrative structure
- Special education – classrooms and conference
- Performing & fine arts
- Safety and security
- Classroom & building technology
- Capture value in existing buildings



# Preferred design option



Preliminary floor plan

# Preferred design option



Preliminary site layout

Preferred  
design  
option

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Preliminary  
site layout

Preferred  
design  
option



Preliminary  
site layout

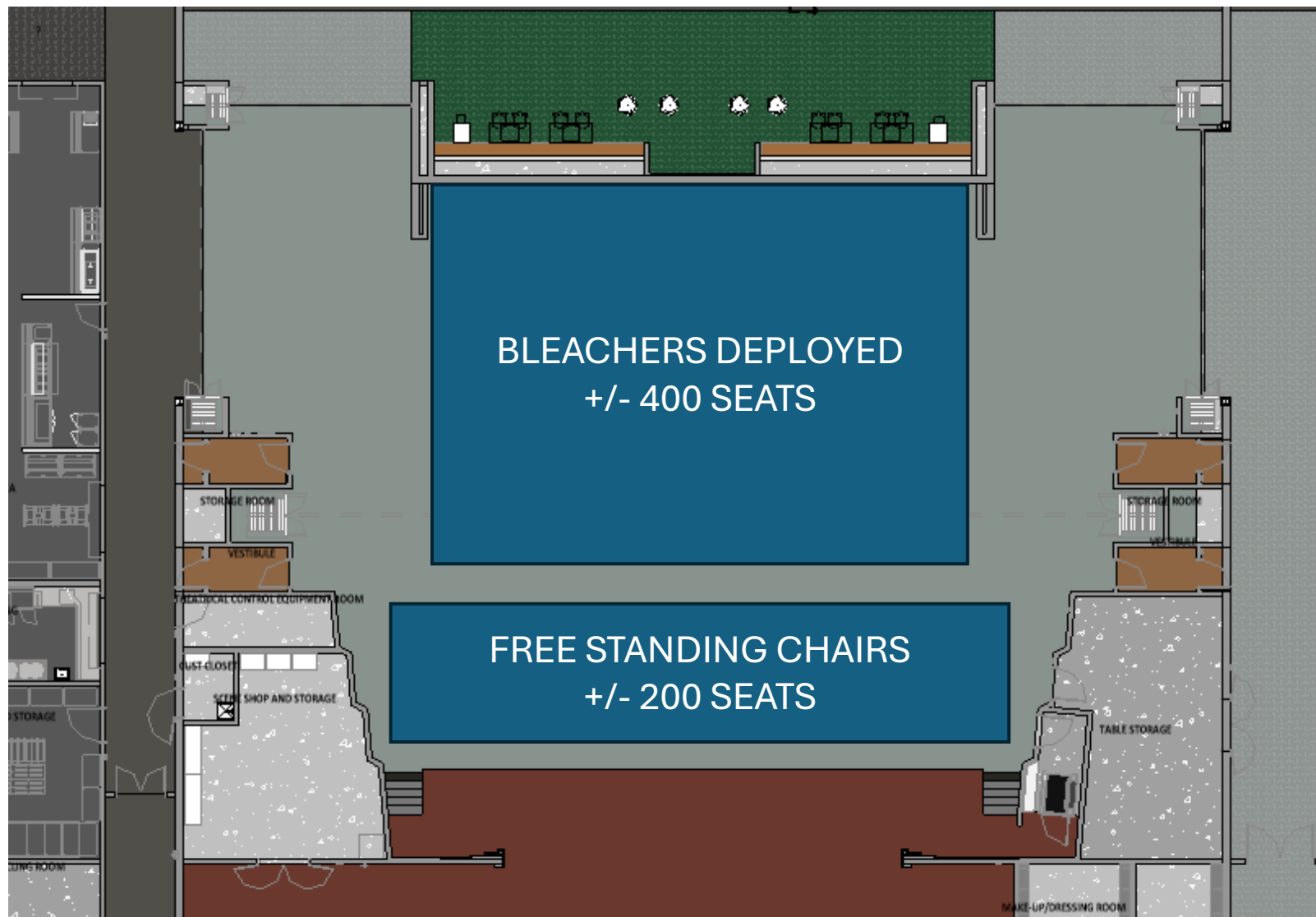
Preferred  
design  
option

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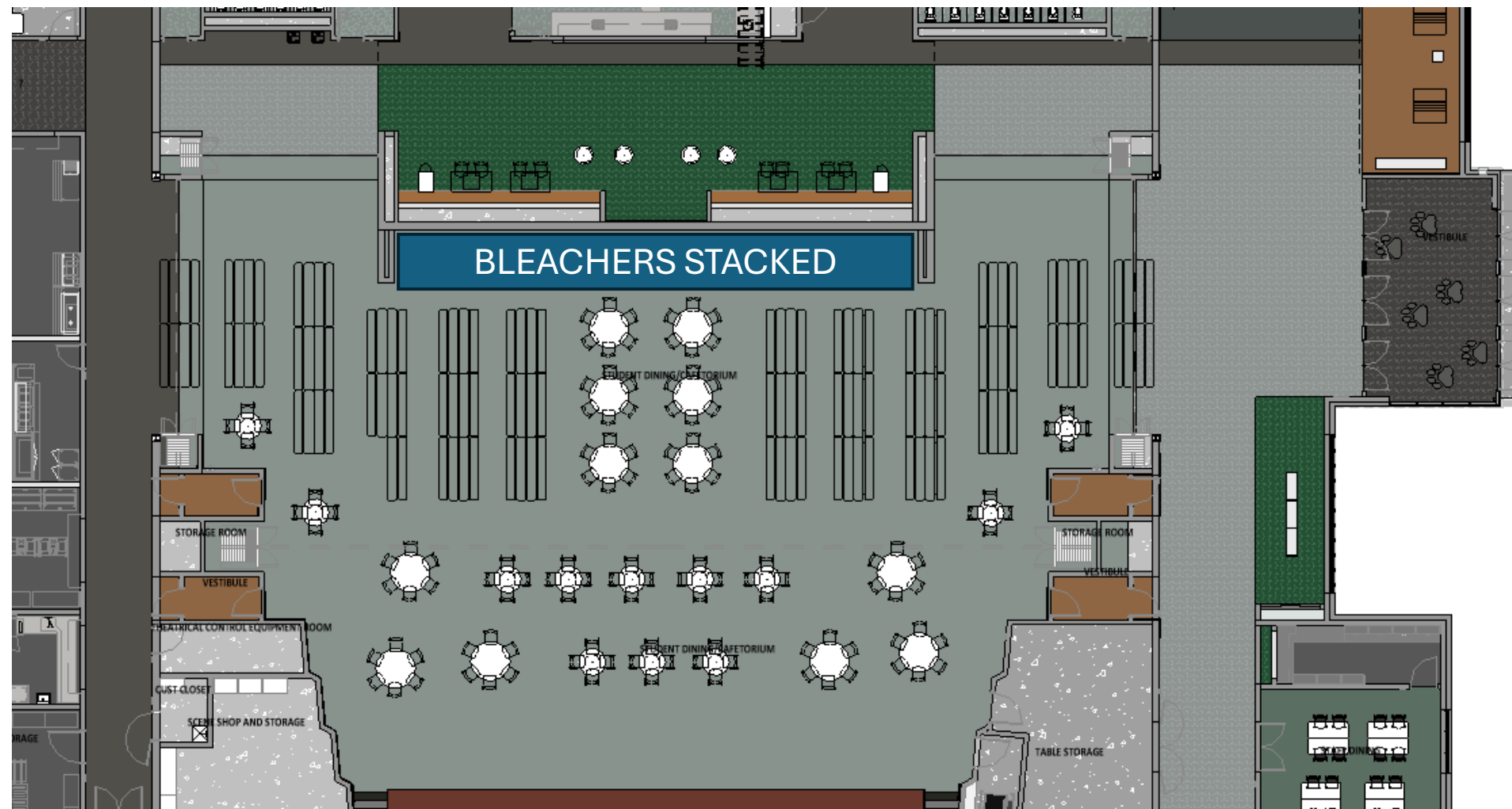
Preliminary  
site layout

# Preferred design option



auditeria  
concept

# Preferred design option



auditeria  
concept







CELINA HIGH SCHOOL



# Cost Review

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# Project Costs

Upgrades,  
additional SF,  
etc.

Locally Funded Initiatives (LFI)

OSDM-bound  
square footage  
and  
programming

54% McComb  
portion: OFCC **co-  
funded** project

46% OFCC  
portion: OFCC  
**co-funded**  
project

OSDM-bound  
square footage  
and  
programming

# Project Costs

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<b>OFCC total co-funded project cost:</b>	<b>\$46,929,170</b>
Local share (54%)	\$25,341,752
State share (46%)	\$21,587,418
<b>New building</b> co-funded square footage (99,166 SF)	<b>\$44,889,260</b>
<b>Specific Allowances</b> emergency responder radio coverage systems, new fire pump, enhanced ADA playground surface, site safety access allowance)	<b>\$593,827</b>
<b>Abatement / demolition of existing school buildings</b> existing school building abate / demo (for budgeting purposes, OFCC assumes complete demolition of existing building)	<b>\$1,446,083</b>

# Project Costs

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## Locally Funded Initiatives (LFIs) – Integral to Building

100% local district costs above and beyond OSDM)

Integral LFIs:

additional LFI square footage (6,559 SF @ +/- \$450/SF)	\$2,951,550
standing seam metal roofing system (105,680 SF @ \$15/SF)	\$1,585,200
enhanced flooring upgrades (16,000 SF @ \$10/SF)	\$ 160,000
auditeria upgrades (mobile seating, operable walls, etc.)	\$1,000,000
interactive monitor upgrades (50 monitors @ \$3,000 each)	\$ 150,000

Does not include: terrazzo flooring upgrades, brick veneer upgrades, or other enhancements beyond OSDM

# Project Costs

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## Locally Funded Initiatives (LFIs) – Site and Ancillary Buildings

100% local district costs above and beyond OSDM)

miscellaneous site demo. & improvements (utilities, infrastructure)	\$500,000
mill and fill of existing parking (above OFCC minimum)	\$ 93,000
off-site roadway improvements allowance	\$300,000
button-up of existing building (after demolition occurs)	\$200,000
locally funded other (LFO) miscellaneous allowance	\$400,000

Does not include: driveway through campus, track & field, ball fields beyond OSDM, or the re-programming of existing building space / renovations

# Project Costs

Co-funded Project Cost (local cost only)	\$25,341,752
Locally Funded Initiatives (LFIs) – integral to building	\$5,846,750
Locally Funded Initiatives (LFIs) – site and ancillary buildings	\$1,400,000
10% inflation / contingency for LFIs	\$733,975
<b>District's project cost</b>	<b>\$33,415,477</b>
OFCC's project cost	\$21,587,418
<b>Total project cost</b>	<b>\$55,002,895</b>

# McComb cost-saving efforts so far

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- Reduce building square footage
  - Close review of POR
  - Plan for renovation and continued use of existing building portions
- District finances – utilize in-hand funds from BOE to reduce financed, levy-supported project costs



# Financing Structure Review

## Baird Financial

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## McComb Local School District, Hancock County FINAL Pre-Ballot Financing Illustration and Annual Cost Summary



As of May 22, 2026

### Facility Project Funding Sources

Total Facility Project Costs	State Of Ohio CFAP Funding	McComb LSD Cash Contribution	Voter Approved Property Tax Bonds	Voter Approved Traditional Income Tax Financing
\$55,002,895	\$21,587,418	\$5,000,000	\$23,815,000	\$4,600,000

### Voted UTGO Property Tax - Bond Issue

UTGO Property Tax Bond Amount	Term <sup>(1)</sup>	Repayment Source	Est. Required Millage <sup>(2,3)</sup>	Est. All In TIC <sup>(4)</sup>	Est. Annual Cost Per \$100k Home	Est. Annual Cost Per Median Home (\$185,500)
\$23,815,000	37 Years	Voted Property Tax	6.99 Mills	5.20%	\$244.65	\$453.83

### Voted Continuing Traditional Income Tax Levy - COPs Issue

Income Tax Leverage COPS Amount	COPs Financing Term <sup>(1)</sup>	Repayment Source	Est. Traditional Income Tax Percentage <sup>(2)</sup>	Est. Annual Tax Revenues Generated <sup>(2)</sup>	Est. Average Annual Payment on COPs	Est. Annual Surplus	Est. Coverage	Est. All In TIC <sup>(3,4)</sup>	Est. Annual Cost Per Median Family Income (\$89,583)
\$4,600,000	30 Years	Voted Continuing Income Tax	0.25%	\$327,266	\$305,425	\$21,841	1.07x	4.99%	\$223.96



McComb Local School District, Hancock County, Ohio  
 Preliminary Pre-Ballot Millage Calculator  
 Cost Per Homeowner

BAIRD

Total Bond Principal →

\$23,815,000

Term of Bond Issue (Years) →

37

Estimated Total Ballot Millage →

6.99

Tax Cost in Dollars for a Standard Home

Home Price	Home Tax Value	Daily Cost	Weekly Cost	Monthly Cost	Semi-Annual Cost	Annual Cost
\$80,000	\$28,000	\$0.54	\$3.76	\$16.30	\$97.80	\$195.61
\$90,000	\$31,500	\$0.60	\$4.23	\$18.34	\$110.03	\$220.06
\$100,000	\$35,000	\$0.67	\$4.70	\$20.38	\$122.25	\$244.51
\$110,000	\$38,500	\$0.74	\$5.17	\$22.41	\$134.48	\$268.96
\$120,000	\$42,000	\$0.80	\$5.64	\$24.45	\$146.71	\$293.41
\$130,000	\$45,500	\$0.87	\$6.11	\$26.49	\$158.93	\$317.86
\$140,000	\$49,000	\$0.94	\$6.58	\$28.53	\$171.16	\$342.31
\$150,000	\$52,500	\$1.00	\$7.05	\$30.56	\$183.38	\$366.76
\$160,000	\$56,000	\$1.07	\$7.52	\$32.60	\$195.61	\$391.21
\$170,000	\$59,500	\$1.14	\$7.99	\$34.64	\$207.83	\$415.67
\$180,000	\$63,000	\$1.21	\$8.46	\$36.68	\$220.06	\$440.12
<b>\$185,500</b>	<b>\$64,925</b>	<b>\$1.24</b>	<b>\$8.72</b>	<b>\$37.80</b>	<b>\$226.78</b>	<b>\$453.56</b>
\$190,000	\$66,500	\$1.27	\$8.93	\$38.71	\$232.28	\$464.57
\$200,000	\$70,000	\$1.34	\$9.40	\$40.75	\$244.51	\$489.02
\$210,000	\$73,500	\$1.41	\$9.87	\$42.79	\$256.73	\$513.47
\$220,000	\$77,000	\$1.47	\$10.34	\$44.83	\$268.96	\$537.92
\$230,000	\$80,500	\$1.54	\$10.81	\$46.86	\$281.19	\$562.37
\$240,000	\$84,000	\$1.61	\$11.29	\$48.90	\$293.41	\$586.82
\$250,000	\$87,500	\$1.67	\$11.76	\$50.94	\$305.64	\$611.27
\$260,000	\$91,000	\$1.74	\$12.23	\$52.98	\$317.86	\$635.72
\$270,000	\$94,500	\$1.81	\$12.70	\$55.01	\$330.09	\$660.17

**Tax Cost in Dollars for people 65 and over**

Home Price	Home Tax Value	Daily Cost	Weekly Cost	Monthly Cost	Semi-Annual Cost	Annual Cost
\$80,000	\$18,200	\$0.34	\$2.40	\$10.39	\$62.35	\$124.70
\$90,000	\$21,700	\$0.41	\$2.87	\$12.43	\$74.58	\$149.15
\$100,000	\$25,200	\$0.48	\$3.34	\$14.47	\$86.80	\$173.60
\$110,000	\$28,700	\$0.54	\$3.81	\$16.50	\$99.03	\$198.05
\$120,000	\$32,200	\$0.61	\$4.28	\$18.54	\$111.25	\$222.50
\$130,000	\$35,700	\$0.68	\$4.75	\$20.58	\$123.48	\$246.95
\$140,000	\$39,200	\$0.74	\$5.22	\$22.62	\$135.70	\$271.40
\$150,000	\$42,700	\$0.81	\$5.69	\$24.65	\$147.93	\$295.86
\$160,000	\$46,200	\$0.88	\$6.16	\$26.69	\$160.15	\$320.31
\$170,000	\$49,700	\$0.94	\$6.63	\$28.73	\$172.38	\$344.76
\$180,000	\$53,200	\$1.01	\$7.10	\$30.77	\$184.60	\$369.21
<b>\$185,500</b>	<b>\$55,125</b>	<b>\$1.05</b>	<b>\$7.36</b>	<b>\$31.89</b>	<b>\$191.33</b>	<b>\$382.66</b>
\$190,000	\$56,700	\$1.08	\$7.57	\$32.80	\$196.83	\$393.66
\$200,000	\$60,200	\$1.15	\$8.04	\$34.84	\$209.06	\$418.11
\$210,000	\$63,700	\$1.21	\$8.51	\$36.88	\$221.28	\$442.56
\$220,000	\$67,200	\$1.28	\$8.98	\$38.92	\$233.51	\$467.01
\$230,000	\$70,700	\$1.35	\$9.45	\$40.96	\$245.73	\$491.46
\$240,000	\$74,200	\$1.41	\$9.92	\$42.99	\$257.96	\$515.91
\$250,000	\$77,700	\$1.48	\$10.39	\$45.03	\$270.18	\$540.36
\$260,000	\$81,200	\$1.55	\$10.86	\$47.07	\$282.41	\$564.82
\$270,000	\$84,700	\$1.61	\$11.33	\$49.11	\$294.63	\$589.27

Source: Ohio Municipal Advisory Council

<sup>(1)</sup> Median Home Value for the District is \$185,500 according to the US Census Bureau

<sup>(2)</sup> In order to qualify for the credit, homeowner must be 65 or older and a total household income less than \$41,000. This amount varies yearly, so it is recommended those who may qualify contact the County Auditor. If an individual qualifies, they receive a credit up to \$29,000 reduction in their home value (not a reduction in millage rate). The Net Cost is illustrated above.



**McComb Local School District, Hancock County, Ohio**  
**FINAL Pre-Ballot Continuing Traditional Income Tax Cost Per Resident**

**BAIRD**

Total Amount Financed →

**\$4,600,000**

Continuing Traditional Income Tax Levy on Ballot →

**0.25%**

<b>Cost Per Resident Based Upon Taxable Income Amount</b>				
<b>Taxable Income</b>	<b>Daily Cost</b>	<b>Weekly Cost</b>	<b>Monthly Cost</b>	<b>Annual Cost</b>
\$50,000	\$0.34	\$2.40	\$10.42	\$125.00
\$60,000	\$0.41	\$2.88	\$12.50	\$150.00
\$70,000	\$0.48	\$3.37	\$14.58	\$175.00
\$80,000	\$0.55	\$3.85	\$16.67	\$200.00
<b>\$89,583</b>	<b>\$0.61</b>	<b>\$4.31</b>	<b>\$18.66</b>	<b>\$223.96</b>
\$100,000	\$0.68	\$4.81	\$20.83	\$250.00
\$110,000	\$0.75	\$5.29	\$22.92	\$275.00
\$120,000	\$0.82	\$5.77	\$25.00	\$300.00
\$130,000	\$0.89	\$6.25	\$27.08	\$325.00
\$140,000	\$0.96	\$6.73	\$29.17	\$350.00
\$150,000	\$1.03	\$7.21	\$31.25	\$375.00
\$160,000	\$1.10	\$7.69	\$33.33	\$400.00
\$170,000	\$1.16	\$8.17	\$35.42	\$425.00
\$180,000	\$1.23	\$8.65	\$37.50	\$450.00
\$190,000	\$1.30	\$9.13	\$39.58	\$475.00
\$200,000	\$1.37	\$9.62	\$41.67	\$500.00
\$210,000	\$1.44	\$10.10	\$43.75	\$525.00
\$220,000	\$1.51	\$10.58	\$45.83	\$550.00
\$230,000	\$1.58	\$11.06	\$47.92	\$575.00
\$240,000	\$1.64	\$11.54	\$50.00	\$600.00
\$250,000	\$1.71	\$12.02	\$52.08	\$625.00

Source: Ohio Municipal Advisory Council

<sup>(1)</sup> Median Family Income for the District is \$89,583 according to the US Census Bureau

# BALLOT TIME FRAME

Earliest possible option: November 2026 ballot

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## PLANNING

May 2026

Finalize master plan with OFCC

June 2026

Board resolution to place bond issue on ballot

July 2026

Final ballot language and resolutions complete

November 2026

November ballot date

February-March 2027

Bond issuance

## POST-BOND

January-December 2027

Design

Late fall 2027

Construction to begin (early site package only first)

Late summer 2029

Construction completion

Fall 2029

Occupancy of new building

# Question & Answer

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# Exit tickets

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We want to hear  
from you!



 **EXIT TICKET** 

What other questions or concerns do you have regarding the facility master planning process?

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Name: \_\_\_\_\_

Email/phone: \_\_\_\_\_



McComb Local Schools  
**Thank you!**

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Facilitated by

