



May 5, 2026 Bond Proposal

FAQs: Frequently Asked Questions and Answers

Introduction: *The Brighton Area Schools community will have the opportunity to consider a bond proposal at an election to be held on May 5, 2026. If approved, the proposal would authorize the district to borrow \$156,285,000 million for building and site improvements to address identified and ongoing capital projects based on facility assessments, community surveys, and community focus group feedback. If the bonds are issued, it is estimated that the district's overall debt millage levied in 2026 would increase by 1.08 mills from 2025 levels, restoring the millage to 4.00, but below the 2024 debt millage rate of 6.19.*

1. What is a bond proposal, and how can bond funds be spent?

A bond proposal is how a community authorizes its school district to borrow money to pay for capital expenditures. Voter-approved bond funds can be spent on projects identified in the bond proposal, such as additions, remodeling, site improvements, furnishings, equipment, and other capital needs. Funds raised through the sale of bonds cannot be used for operational expenses such as employee salaries and benefits, school supplies, and textbooks. Bond funds must be kept separate from operating funds and must be audited by an independent auditing firm.

2. What are the key projects in this bond proposal?

This bond proposal would address only the **highest priority projects** as determined by the district and community feedback, with projects that are focused on safety, classroom updates, and replacing building systems that have reached the end of their useful lives:

Hawkins Elementary School:

- Security lockout system
- Add 2 additional classrooms by:
 - Building a new music classroom
 - Redesigning special education classrooms/Add changing room with ADA Toilet
- Renovate cafeteria/Friendship Center
- Replace Selected Flooring
- ADA accessible walkway to athletic fields

Hilton Elementary School:

- Security lockout system
- Add 2 additional classrooms and sensory space
- Build new gymnasium with storage and exterior restrooms
- Renovate cafeteria
- Drive loop, parking lot improvements and second well

Hornung Elementary School

- Security lockout system
- New access road onto Brighton Rd/Parking lot redesign
- Add 2 additional classrooms

- Build new gymnasium with storage and exterior restrooms
- Add sensory room with ADA changing and toilet
- New office addition with secure vestibule for security
- Enclose walkways to access back classrooms for safety
- Replace chiller

Spencer Elementary School:

- Security lockout system
- Drive loop and parking lot expansion
- Add 2 additional classrooms
- Build new gymnasium addition with storage and exterior restrooms
- Add sensory room with ADA changing and toilet
- Build office addition with secure vestibule for security
- Replace chiller and boiler

Maltby Intermediate School:

- Security lockout system
- New access road onto Brighton Rd/Parking lot redesign
- Roof replacement with natural lighting for main atrium
- Remodel science lab sinks, cabinetry, and countertops
- Additional playground equipment and outdoor learning space
- Add A/C to the gymnasium
- Add temperature-controlled orchestra equipment storage
- Replace classroom furniture
- Elevator replacement

Scranton Middle School

- Security lockout system
- Build an orchestra classroom with temperature-controlled storage
- Add A/C to the gymnasium and replace bleachers
- Add parking lot near stadium
- Build two team rooms in the stadium
- Update interior restrooms
- Replace select classroom furniture, casework, and flooring
- Locker room updates
- Elevator replacement

Brighton High School

- Security lockout system
- Build new bandroom
- Build or renovate for new orchestra room with temperature-controlled storage
- Renovate science rooms
- Add team room in stadium
- Add A/C in gyms & replace bleachers
- Update interior locker rooms
- Add baseball/softball turf, team rooms, and restrooms
- Roof replacement in select areas
- Replace sound system in gym and pool scoreboard
- Renovate stadium press box, digital scoreboard, new sound system
- Select flooring replacement in classrooms

- Elevator replacement

Center for Performing Arts:

- Replace theater seating
- Update dressing rooms
- Install virtual music shell
- Upgrade sound, lighting, and camera system
- Replace elevator

Brighton Education & Community Center (BECC)

- Security lockout system
- Select roof replacement
- Loading dock concrete replacement
- New corridor doors for security/egress code

Miller Early Childhood Center

- Security lockout system
- Parking lot improvements
- Replace gym floor
- Replace door glass

Transportation & Maintenance Building

- Build or renovate to create a centralized scratch kitchen
- Repair and resurface the bus lot

3. What was the process to determine what is in this bond proposal?

The District has consistently studied the current and projected needs of school buildings and educational programs to determine a facility plan. Using this information, supplemented with the District’s strategic plan initiatives, an independent facility assessment that was published in [2025 by School Finance Research Foundation](#), staff and student focus groups, a community survey, and input from our Architect/Engineers and Construction Manager bond partners, District leaders and the Board of Education are now asking voters to consider a school bond proposal on the May 5, 2026 ballot that include only the **highest priority projects**.

4. Why a bond proposal now?

Historically low tax rates and the sudden drop of rates from 7.19 mills to 2.92 have created an opportunity to address current and emerging needs, as well as opportunities to move this district forward.

The 2026 bond proposal is planned to address the currently identified issues over the next nine years – through the year 2035. There are core infrastructure needs, such as providing a secure entries, or core building system needs, such as cooling systems and roofs that have reached the end of their useful lives. Replacing these systems would extend the lifecycle of our school buildings, comply with student safety standards, and improve our classroom learning environments.

5. How would the bond proposal impact my property taxes?

Brighton Area Schools currently levies 2.92 mills of overall debt millage . If the May 2026 bond proposal is approved by voters and the bonds are issued, *it is estimated that the district's overall debt millage levied in 2026 would return to 4.00 mills, which is below the 2024 levels of 6.19 mills:*

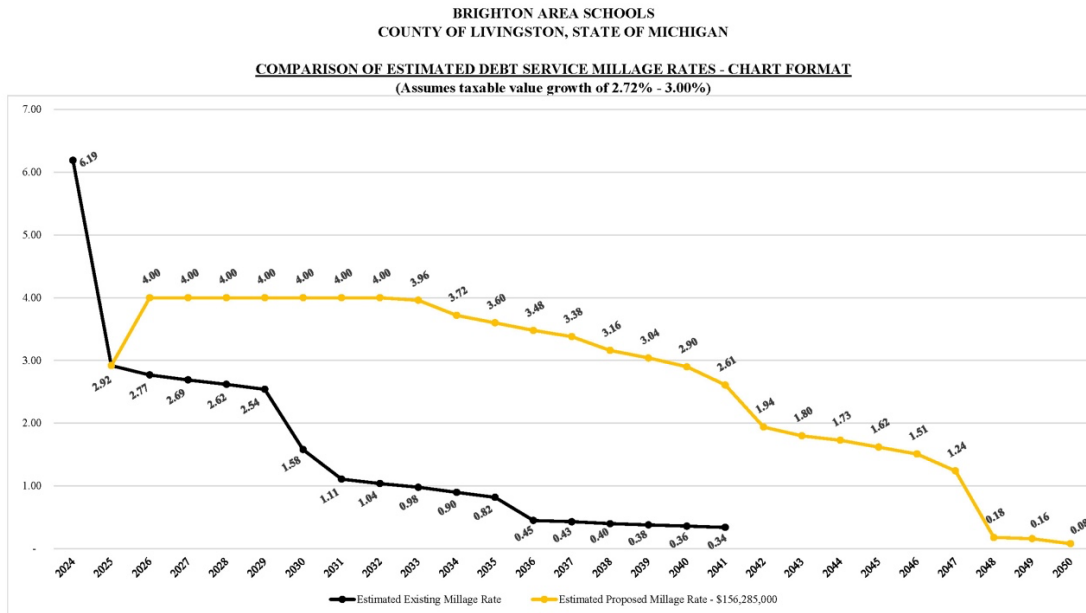
The following chart calculations are based on the estimated millage increase of 1.08 mills:

HOME MARKET VALUE	HOME TAXABLE VALUE	YEARLY COST	MONTHLY COST	DAILY COST
\$200,000	\$100,000	\$108.00	\$9.00	\$0.30
\$300,000	\$150,000	\$162.00	\$13.50	\$0.44
\$400,000	\$200,000	\$216.00	\$18.00	\$0.59
\$500,000	\$250,000	\$270.00	\$22.50	\$0.74

NOTE: If taxpayer qualifies for the State Homestead Property Tax Credit, the "net" tax rate could be less than shown above. Talk to your tax preparer to see if you qualify.

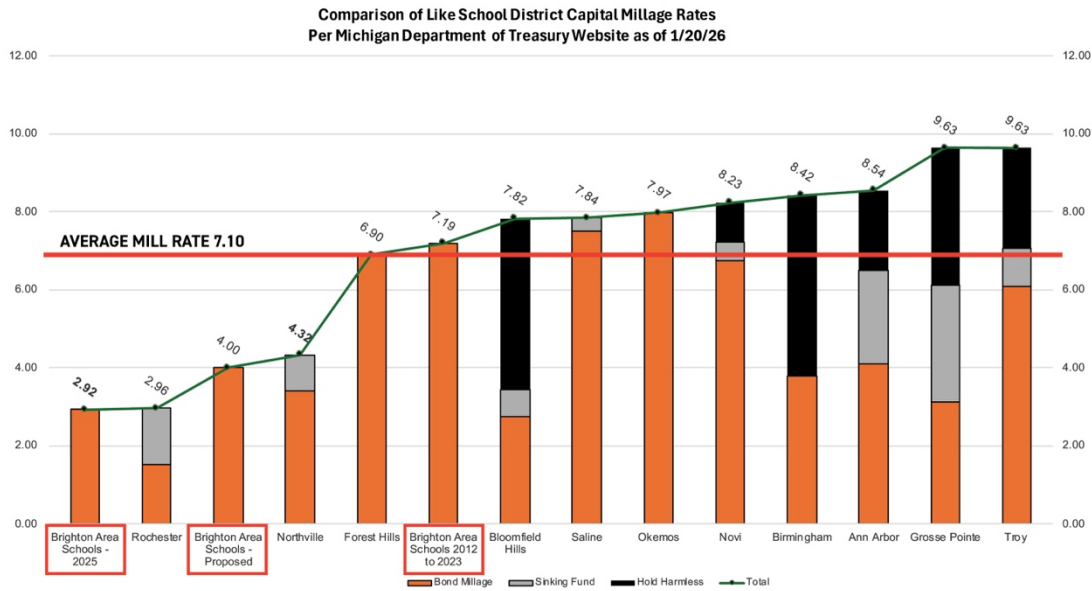
6. If the May 5, 2026, bond proposal passes, how would it impact the projected overall debt levy in the future?

Below is a graph depicting both the district's existing total debt millage as well as the estimated total debt millage required if the May 2026 bond proposal is approved and additional bonds are issued.



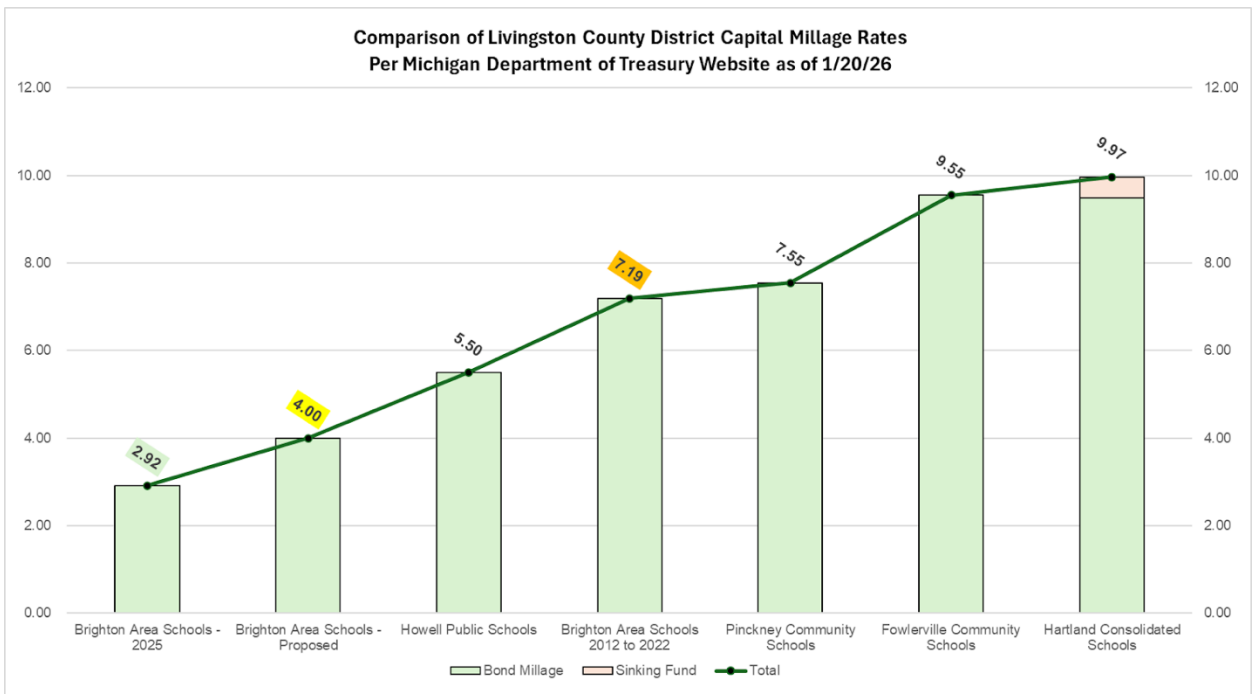
7. How does the millage rate for Brighton Area Schools compare to similar districts in the area?

As the chart below illustrates, the average combined sinking fund millage and total debt millage levied by similar districts is 7.10 mills. If the 2026 bond proposal is approved by voters, it is expected that Brighton Area Schools would maintain a 4.0 mills total debt levy and remain below the average of similar districts.



8. How does the millage rate for Brighton Area Schools compare to other districts in Livingston County?

For comparison, at 4 mills, Brighton Schools 1.5 mills lower than the next closest Livingston County district for debt millage. If the bond proposal is approved, Brighton’s tax rate would be the lowest in the county at 4 mills.



9. When would the millage for this proposal first be levied, if approved?

The millage for this proposal, if approved, would first be levied on the December 1, 2026 property tax bill.

10. Would the approval of the bond proposal have any impact on our current operational budget?

While funding from this bond proposal is independent of the district's general fund operating budget, the bond would likely have a positive impact on the district's general fund by allowing the district to reallocate operating funds that are currently being spent on maintaining aging facilities, mechanical systems, and technology. The operational savings generated from new and cost-efficient facilities could be redirected to programs and resources.

11. Are businesses and second homes (non-homestead properties) and primary homes (homestead properties) treated the same regarding bond debt millage?

Yes, businesses and second homes (non-homestead) and primary homes (homestead) are treated the same regarding debt millage.

12. What oversights would hold the district accountable?

If approved by voters, the district's Architect/Engineer would design the proposed projects and prepare construction documents and specifications for the projects, and there would be a State-level review of the plans. Once the projects are designed, the district's Construction Manager would assemble bid packages and publicly advertise to solicit competitive bids for all work. This is required in the Revised School Code. This process ensures that the district selects the lowest responsible bidder. Additionally, the finances of the bond project are required by state law to be audited.

13. At what point would the State of Michigan, as well as the local fire and police departments, provide input into the bond projects?

Each project would be required to be submitted to both the State's Bureau of Construction Codes (BCC) and the Bureau of Fire Services (BFS) for both plan review and permitting. These agencies would review the projects to ensure they comply with applicable codes before any building permits are issued. Building plans and specifications must be signed and sealed by a Licensed Architect/Professional Engineer before submission. As of March 21, 2019, Michigan law requires school districts to consult on the plans for the construction or major renovation regarding school safety issues with the law enforcement agency that is the first responder for that school building. This consultation would happen if the bond proposal is approved by voters, before construction documents are finalized, prior to project commencement.

14. Are owners of property in the school district eligible to vote if they do not reside in the school district?

Owners of property are only eligible to vote if they reside within the school district boundaries. To be eligible to register to vote, you must be:

- A Michigan resident (at the time you register) and a resident of your city or township for at least 30 days (when you vote)
- A United States citizen
- At least 18 years of age (when you vote)

15. If I rent a home, can I vote?

Yes. If you rent a home, you can still vote as long as you are a registered voter in the city or township in which you live, and you live within the district boundaries.

16. How is an absentee voter ballot obtained?

Registered voters must complete and submit the application to receive their absentee voter ballot. To vote by mail, fill out the application and sign it, and then return it to your local clerk. If you registered to vote after absentee voter ballot applications were mailed, applications may be obtained online at Michigan.gov/vote. Absentee voter ballots are available from March 26 through May 5, 2026.

17. What are the key dates leading up to Tuesday, May 5, 2026, election day?

- Registering to vote:
 - The last day for voters to register by mail/online is April 20, 2026.
 - Voters may register in person through May 5, 2026 (election day) with the required documentation.
- Absentee Voting:
 - Absentee voter ballots are available from March 26 until May 5, 2026.
 - Contact your local clerk with questions

18. What is the ballot language?

**BRIGHTON AREA SCHOOLS
BOND PROPOSAL**

Shall Brighton Area Schools Livingston County, Michigan borrow the sum of not to exceed One Hundred Fifty-Six Million Two Hundred Eighty-Five Thousand Dollars (\$156,285,000) and issue its general obligation unlimited tax bonds therefor, in one or more series, for the purpose of:

erecting, furnishing, and equipping additions to school buildings and erecting school support buildings; remodeling, including security improvements to, furnishing and refurnishing, and equipping and re-equipping school buildings; acquiring and installing instructional technology and instructional technology equipment for school buildings; and equipping, preparing, developing and improving playgrounds, playfields, athletic fields and facilities parking areas, driveways, and sites?

The following is for informational purposes only:

The estimated millage that will be levied for the proposed bonds in 2026 is 1.23 mills (\$1.23 on each \$1,000 of taxable valuation) for a 1.08 mills net increase over the prior year's levy. The maximum number of years the bonds of any series may be outstanding, exclusive of any refunding, is twenty-four (24) years. The estimated simple average annual millage anticipated to be required to retire this bond debt is 1.96 mills (\$1.96 on each \$1,000 of taxable valuation).

(Pursuant to State law, expenditure of bond proceeds must be audited and the proceeds cannot be used for repair or maintenance costs teacher, administrator or employee salaries, or other operating expenses.)

19. In the ballot language, the first paragraph states a not to exceed figure of \$156,285,000 of general obligation unlimited tax bonds, what does this mean?

If this bond proposal is approved by voters, the maximum amount of bonds to be issued can be no greater than \$156,285,000.

20. In the ballot language, it states that the estimated millage that will be levied in 2026 to pay the proposed bonds in the first year is 1.23 mills, what does this mean?

This means that the bond millage allocated for this proposal to be levied in the first year (2026) is 1.23 mills. (1.23 mills new bonds + 2.77 mills existing bonds = 4.00 total estimated 2026 millage rate)

21. Is there an estimated increase in the bond millage rate in this bond proposal?

The proposed bonds are estimated to add 1.08 mills above the total 2025 debt levy. This would return the debt levy back to 4.00 mills, but still below the 2024 levels of 6.19 mills.

22. In the ballot language, it states that the maximum number of years any series of bonds may be outstanding, exclusive of refunding, is not more than twenty-four (24) years. What does this mean?

The school district plans to issue bonds with all bond principal and interest paid off within twenty four (24) years or less. The school district plans to issue the bonds in three (3) separate parts know as “series,” in 2026, 2028, and 2030.

23. In the ballot language, it states that the estimated simple average annual millage that will be required to retire each bond series is 1.96 mills annually. What does this mean?

This means that over the entire life of the bond proposal (3 bond series) that the average annual bond millage rate allocated to these bonds is estimated to be 1.96 mills.

Questions not answered yet?

If you have further questions, please contact, Superintendent, Matthew Outlaw at outlawm@brightonk12.com