



# Richfield Public Schools, ISD 280

## Public Hearing for Taxes Payable in 2024

DECEMBER 4, 2023

PRESENTED BY:

CRAIG HOLJE, CHIEF HUMAN  
RESOURCES & ADMINISTRATIVE  
OFFICER

# Minnesota State Law Requirements

## A Public Meeting...

- Between November 25th & December 28th
- At 6:00 PM or later
- May be part of regularly scheduled meeting
- Must allow for public comments
- May adopt final levy at same meeting

## ...and Presentation of:

- Current year budget
- Proposed property tax levy

# Hearing Agenda

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Background  
Information on  
School Funding



District's Budget



District's Proposed  
Tax Levy for Taxes  
Payable in 2024



Public Comments

# MN Legislature Must Set Funding for Minnesota Public Schools

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Minnesota Constitution ARTICLE XIII

MISCELLANEOUS SUBJECTS

Section 1

**“UNIFORM SYSTEM OF PUBLIC SCHOOLS.** The stability of a republican form of government depending mainly upon the intelligence of the people, it is the duty of the legislature to establish a general and uniform system of public schools. The *legislature shall make such provisions by taxation or otherwise* as will secure a thorough and efficient system of public schools throughout the state.”

As a Result,  
Funding is  
Highly  
Regulated

### **State Sets:**

- Formulas which determine revenue; most revenue based on specified amounts per pupil
- Tax policy for local schools
- Maximum authorized property tax levy
  - Districts can levy less, but not more than amount authorized by state, unless approved by voters in November

State also authorizes school board to submit referendums for operating & capital needs to voters for approval

# Basic General Education Formula Lags Inflation

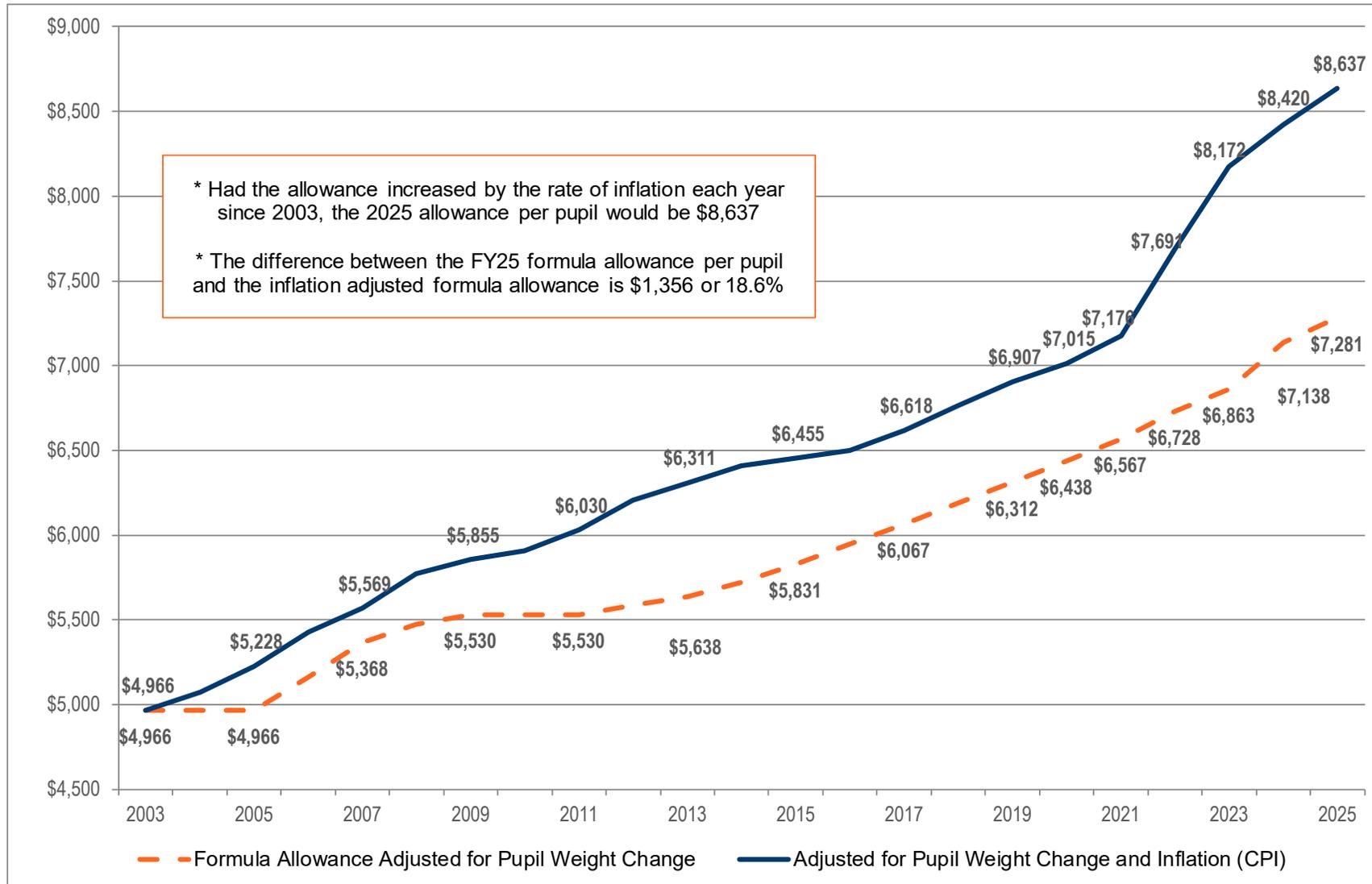
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- Since 2002-03, state General Education Revenue formula has not kept pace with inflation
- For Fiscal Year 2023-24, an increase of 4.00% or \$275 over previous year was approved
- For Fiscal Year 2024-25, an increase of 2.00% or \$143 over previous year was approved

Per-pupil allowance for Fiscal Year 2024-25 of \$7,281 would need to increase by another \$1,356 (18.6%) to have kept pace with inflation since 2002-03, resulting in an allowance of \$8,637

# General Education Formula Allowance, 2003-2025

Adjusted for Pupil Weight Change and Inflation (CPI)

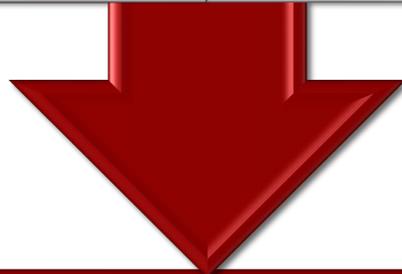


Source: MDE June 2023 Inflation Estimates and Minnesota Laws 2023

According to MN Department of Education (MDE):

FY 2022 costs of providing programs were underfunded statewide by \$712 million

Even with recent improvements in funding, by FY 2027 costs of providing programs statewide will be underfunded by \$408 million



Primary options to bridge funding gap are to cut regular program budgets or increase referendum revenue, most districts have done both

## Underfunding of Special Education

# Change in Tax Levy does not Determine Change in Budget



Tax levy is based on many state-determined formulas plus voter approved referendums



Some increases in tax levies are revenue neutral, offset by reductions in state aid



Expenditure budget is limited by state-set revenue formulas, voter-approved levies & fund balance



An increase in school taxes does not always correlate to an equal increase in budget

# Difference in Levy Cycles



## School District:

- Budget year begins July 1st
- 2024 taxes provide revenue for 2024-25 fiscal year
- Budget adopted in June 2024



## City/County:

- Budget year begins Jan. 1st
- 2024 taxes provide revenue for 2024 calendar year budget

# Budget Information

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Because approval of school district budget lags certification of tax levy by six months, state requires only current year budget information be presented at this hearing. Fiscal Year 2024-25 budget will be adopted by School Board in June 2024.

School district budgets are divided into separate funds, based on purposes of revenue, as required by law.

## Our District's Funds:

- General
- Food Service
- Community Service
- Building Construction
- Debt Service
- Trust
- Internal Service
- OPEB\* Trust
- OPEB\* Debt Service

*\*Other Post-Employment Benefits*



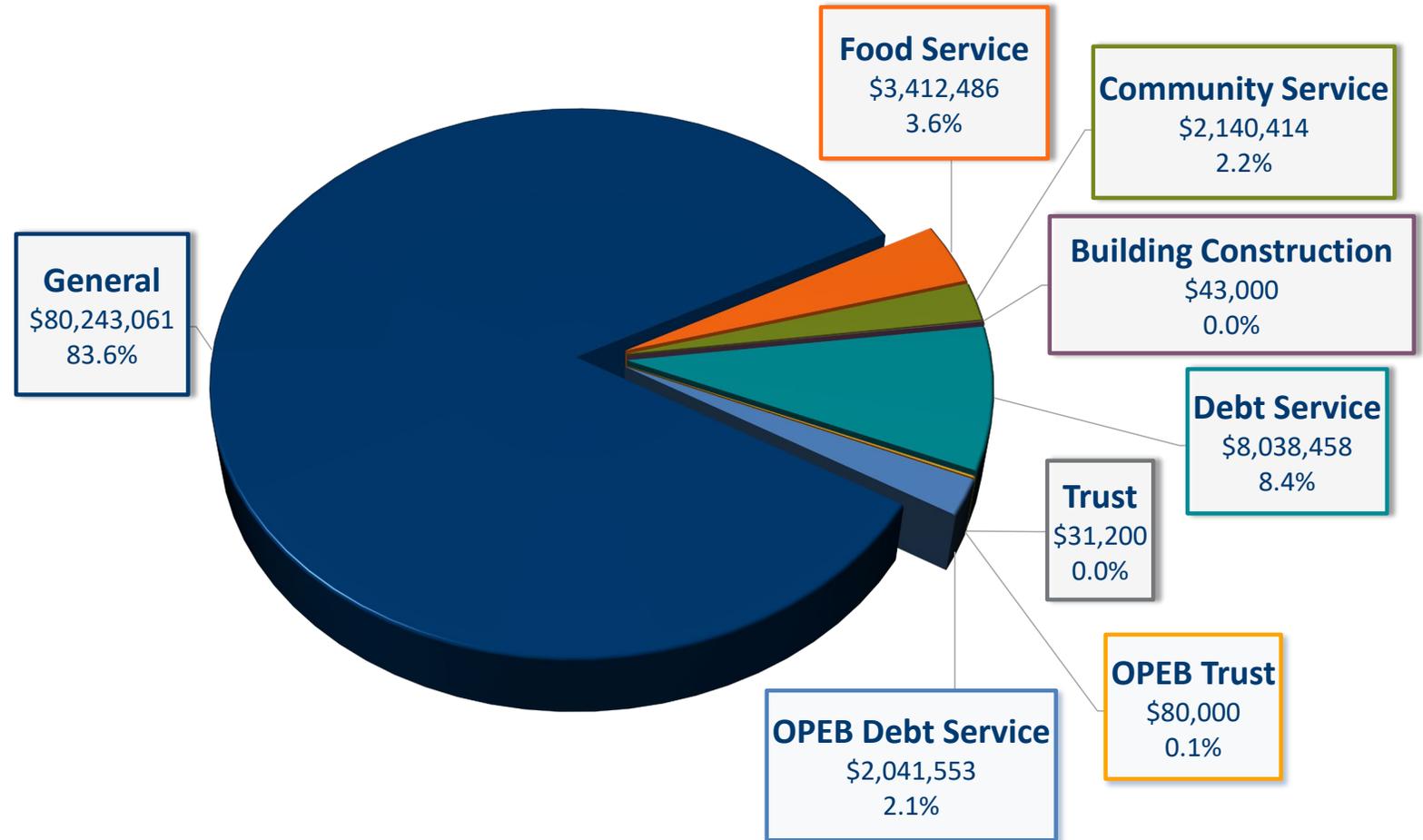
**District Revenues & Expenditures**  
Actual for FY 2023, Budget for FY 2024

FUND	FISCAL 2023 BEGINNING	2022-23 ACTUAL		JUNE 30, 2023 ACTUAL	2023-24 BUDGET		JUNE 30, 2024 PROJECTED
	FUND BALANCES	REVENUES & TRANSFERS IN	EXPENDITURES & TRANSERS OUT	FUND BALANCES	REVENUES & TRANSERS IN	EXPENDITURES & TRANSERS OUT	FUND BALANCES
General/Restricted	\$3,530,495	\$17,534,743	\$17,485,577	\$3,579,661	\$19,327,958	\$18,714,271	\$4,193,348
General/Other	15,809,091	57,481,591	59,326,148	13,964,534	60,915,103	61,274,014	13,605,623
Food Service	1,169,574	3,072,380	3,519,501	722,453	3,412,486	3,426,408	708,531
Community Service	287,734	2,097,545	2,106,917	278,362	2,140,414	2,244,170	174,606
Building Construction	961,362	2,403,125	136,534	3,227,953	43,000	1,500,000	1,770,953
Debt Service	1,520,695	7,384,481	7,254,908	1,650,268	8,038,458	7,943,844	1,744,882
Trust	27,588	25,986	7,639	45,935	31,200	8,000	69,135
Internal Service	3,548,721			3,821,400			3,739,947
OPEB* Irrevocable Trust	7,582,960	190,720	484,271	7,289,409	80,000	665,000	6,704,409
OPEB* Debt Service	354,963	2,061,376	2,027,475	388,864	2,041,553	2,025,575	404,842
<b>Total All Funds</b>	<b>34,793,183</b>	<b>92,251,947</b>	<b>92,348,970</b>	<b>34,968,839</b>	<b>96,030,172</b>	<b>97,801,282</b>	<b>33,116,276</b>

\*Other Post Employment Benefits

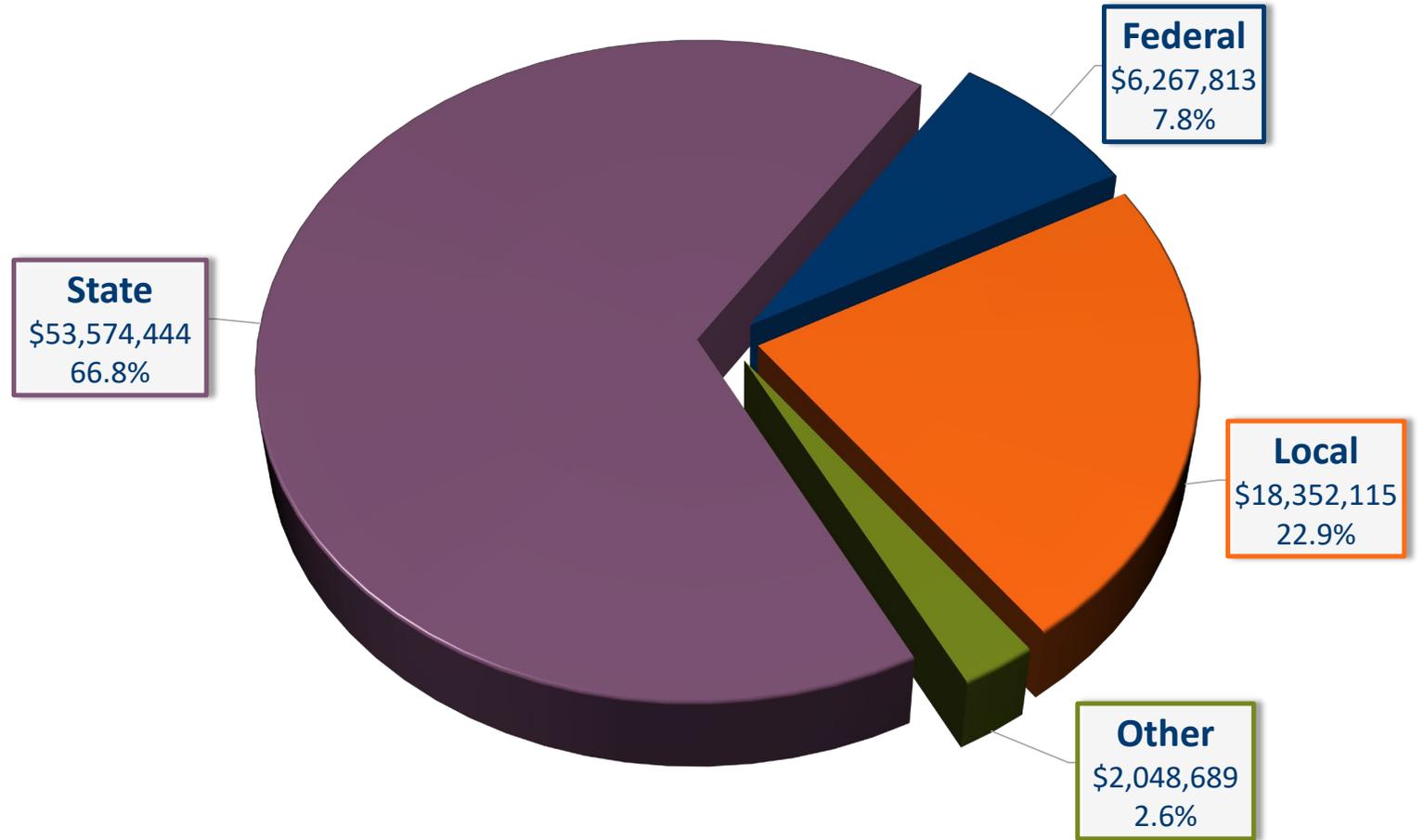
# Revenue - All Funds -

2023-24 Budget  
\$96,030,172



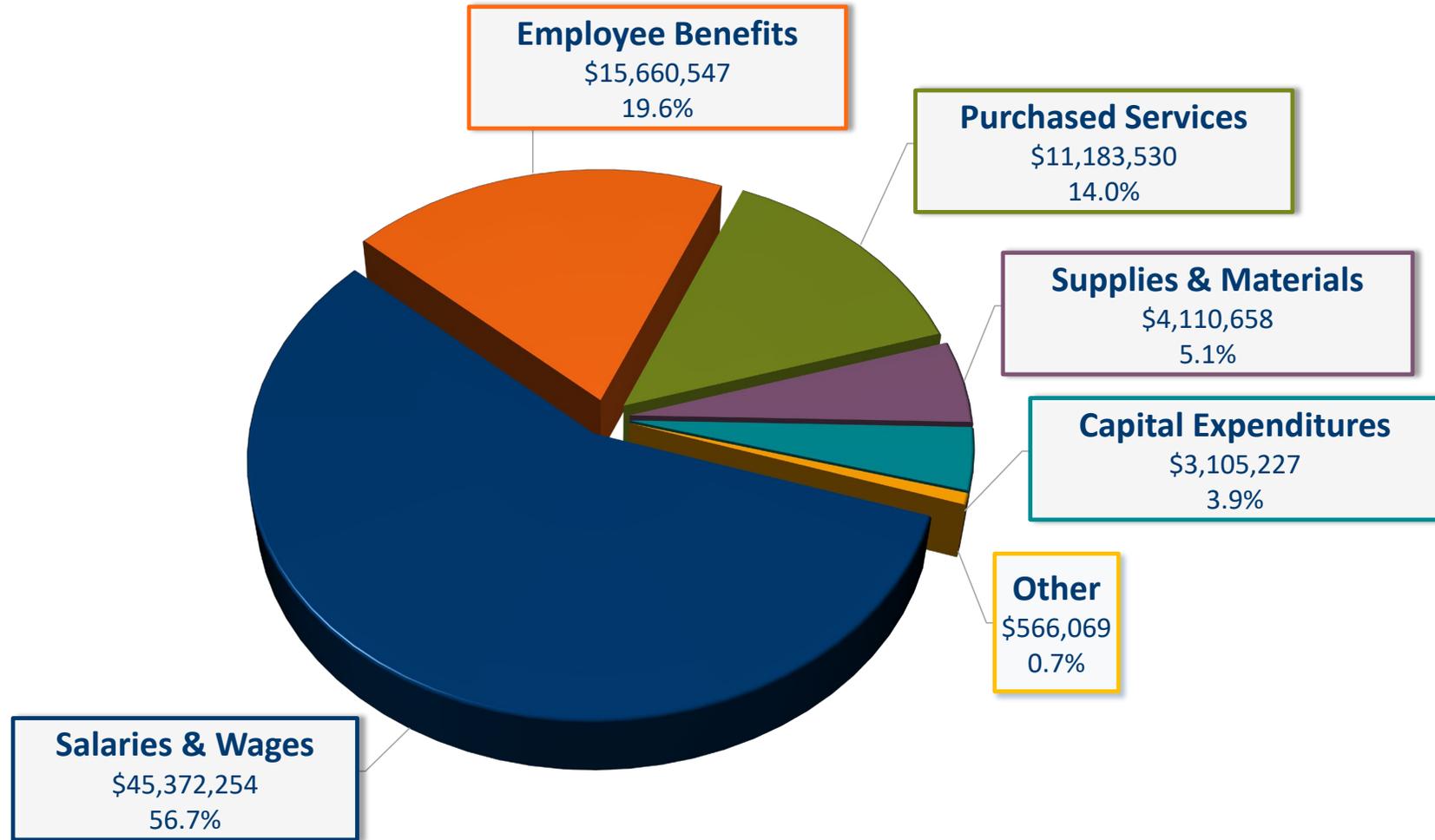
# General Fund Revenue

2023-24 Budget  
\$80,243,061



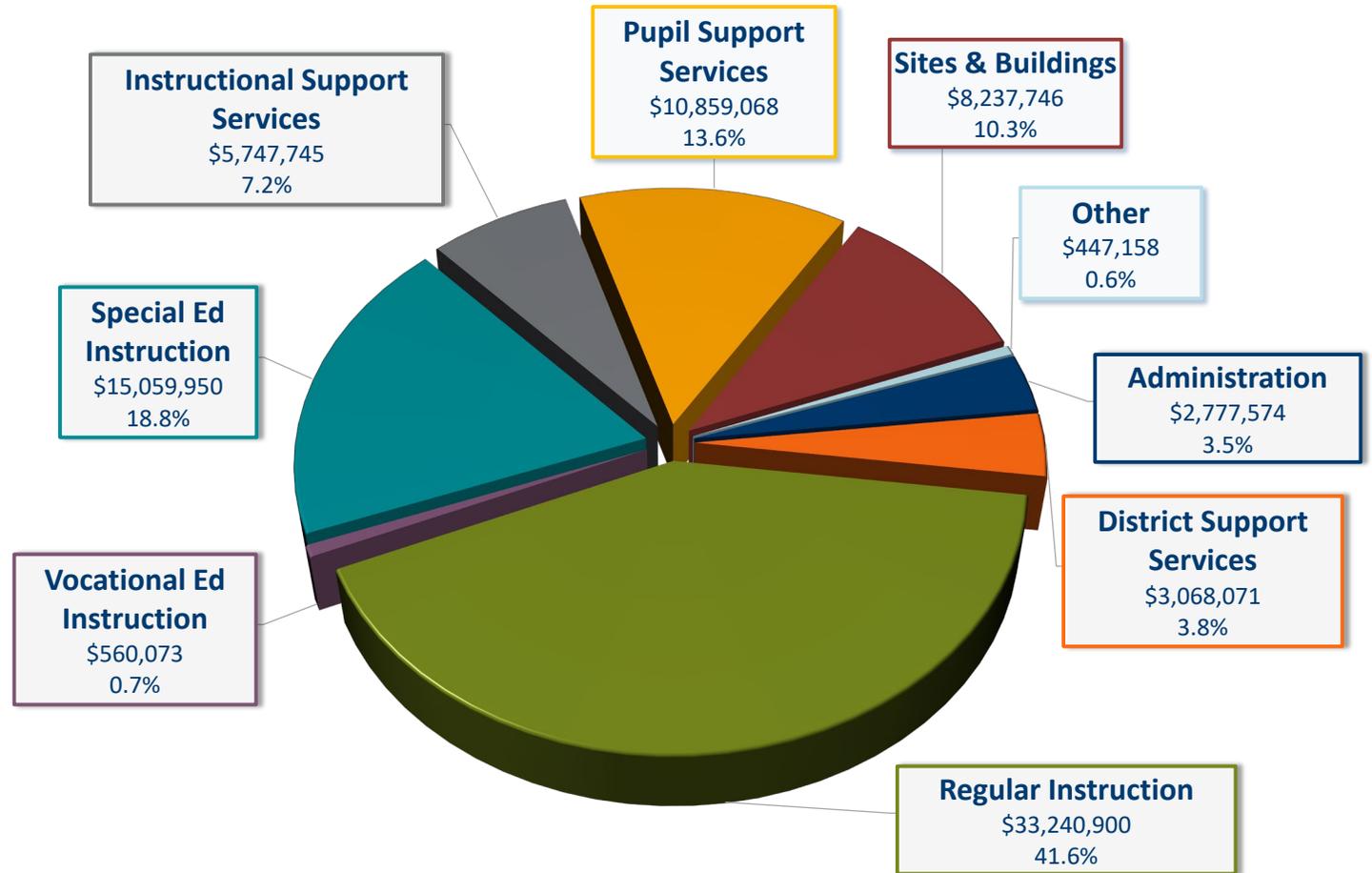
# General Fund Expenditures - by Object -

2023-24 Budget  
\$79,998,285



# General Fund Expenditures - by Program -

2023-24 Budget  
\$79,998,285

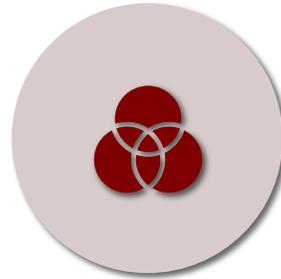


# Payable 2024 Property Tax Levy

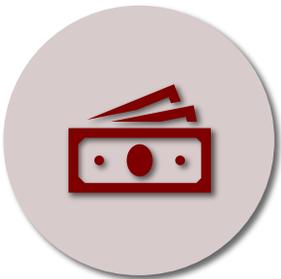
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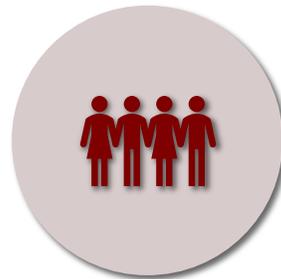
Determination of levy



Compare 2023 to 2024 levies



Reasons for changes in tax levy



Impact on taxpayers

# Property Tax Background

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- Every owner of taxable property pays property taxes to various “taxing jurisdictions” (county, city/township, school district, special districts) in which property is located
- Each taxing jurisdiction sets own tax levy, often based on limits in state law
- County sends bills, collects taxes from property owners & distributes funds back to other taxing jurisdictions

# Sample of parcel specific notice mailed to every property owner between November 11 & November 24

## Contents:

- Proposed property taxes compared to last year
  - By taxing jurisdiction
  - By voter approved & other for school district
- Time & place of public meetings



Spruce County  
 Jane Smith, Auditor-Treasurer  
 345 12th Street East, Box 78  
 Spruceville, MN 55555-5555  
 (555) 345-6789  
 www.co.spruce.mn.us

### TAXPAYER(S):

John and Mary Johnson  
 123 Pine Rd S  
 Spruceville, MN 55555-5555

### Property Information

**PIN Number:** 01.234.56.789.R1      **Property Address:** 789 Pine Rd S  
 Spruceville, MN 55555

**Property Description:**  
 Lot 1, Block 1, Spruce Acres Subdivision

PROPOSED TAXES 2024			
THIS IS NOT A BILL. DO NOT PAY.			
VALUES AND CLASSIFICATION			
Step	Taxes Payable Year	2023	2024
1	Estimated Market Value	\$125,000	\$150,000
	Homestead Exclusion	\$	\$23,800
	Taxable Market Value	\$125,000	\$126,200
	Class	Res NHmstd	Res Hmstd
PROPOSED TAX			
2	Property Taxes before credits		\$1,479.52
	School building bond credit	\$	12.00
	Agricultural market value credit		
	Other credits		
	Property Taxes after credits		\$1,467.52
PROPERTY TAX STATEMENT			
3	Coming in 2024		
<b>The time to provide feedback on PROPOSED LEVIES is NOW</b> It is too late to appeal your value without going to Tax Court.			

Proposed Property Taxes and Meetings by Jurisdiction for Your Property			
Contact Information	Meeting Information	Actual 2023	Proposed 2024
State General Property Tax	No public meeting	\$0	\$0
County of Spruce Spruce County Courthouse 123 Spruce St Spruceville, MN 55555 www.co.spruce.mn.us (555) 123-4567	December 6, 7:00 PM	\$438.06	\$484.18
City of Spruceville Mayor's Office 456 Spruce St Spruceville, MN 55555 www.ci.spruceville.mn.us (555) 123-7654	December 2, 6:30 PM Spruceville City Hall	\$273.79	\$312.06
Spruceville School District 999 150 1st St N Spruceville, MN 55555 www.spruceville.k12.mn.us (555) 123-6789	December 9, 7:00 PM Spruceville High School Cafeteria		
Voter Approved Levies		\$289.35	\$296.68
Other Levies		\$340.11	\$374.60
<i>Your school district was scheduled to hold a referendum at the November general election. If the referendum was approved by the voters, the school district's voter approved property tax for 2024 may be higher than the proposed amount shown on this notice.</i>			
<b>Total excluding any special assessments</b>		<b>\$1,341.31</b>	<b>\$1,467.52    9.4%</b>

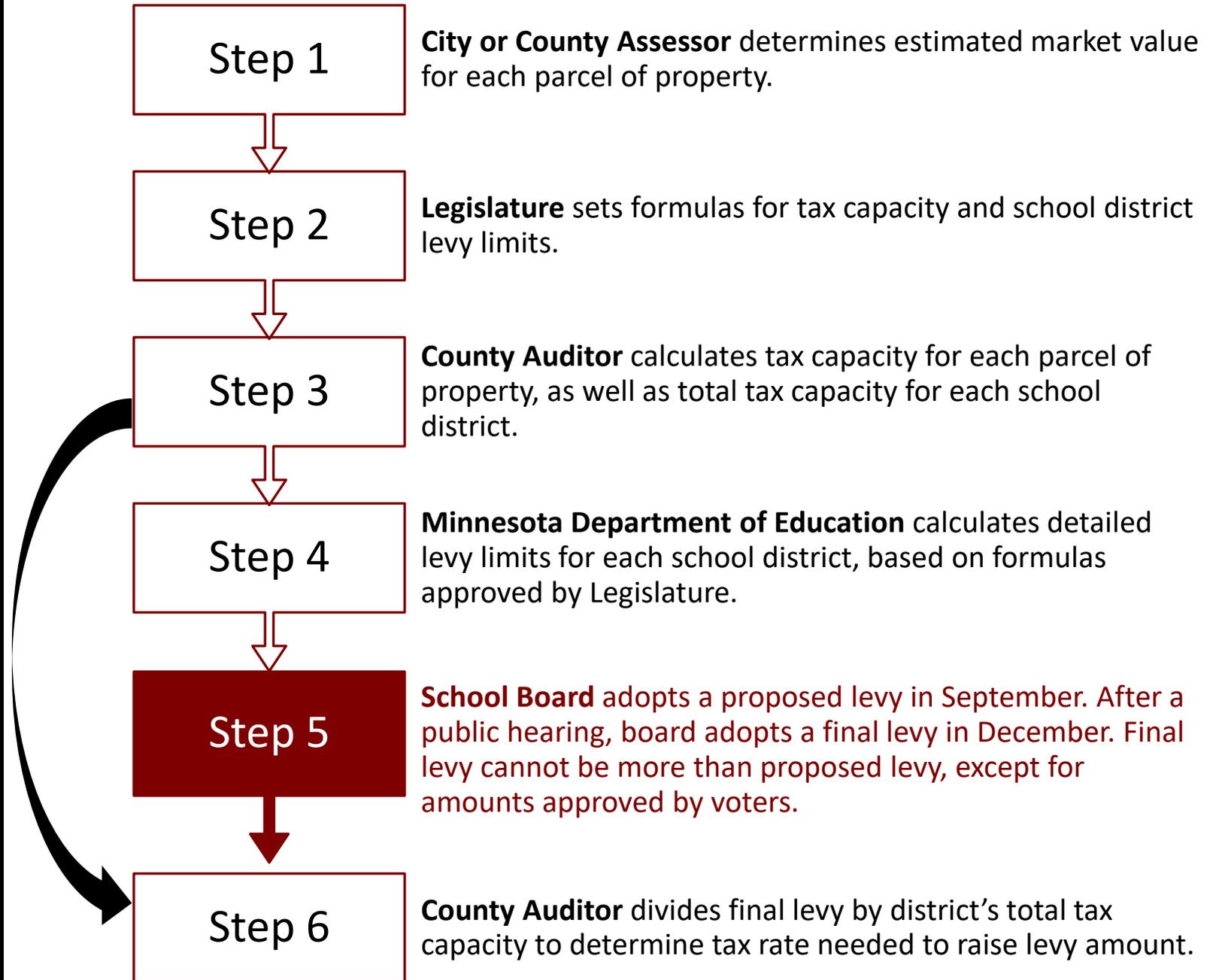
# School District Property Taxes

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- Each school district may levy taxes in over 40 different categories
- Maximum levy amounts (calculated by MDE) for each category are set by:
  - State law
  - Voter approval
- Property Tax Process
  - Key steps in process are summarized on next slide
  - Any of these steps may affect taxes on a parcel of property, but district has control over only 1 of 6 steps

# School District Property Tax Process

*Note:* For certain levy categories, tax rates & levy amounts are based on referendum market value, rather than tax capacity.



# Approval of District's Tax Levy in 2023 (Payable 2024)

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## Overview of District's Proposed Tax Levy

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- Proposed Payable 2024 tax levy is an increase from 2023 of \$4,437,058 or 15.5%
- Changes by levy category and reasons for major increases & decreases in levy are included on following slides

Comparison of Actual Tax Levy Payable in 2023 to Proposed Levy Payable in 2024

<b>Fund Levy Category</b>	<b>Actual Levy Payable in 2023</b>	<b>Proposed Levy Payable in 2024</b>	<b>\$ Change</b>	<b>% Change</b>
<b>General</b>				
Voter Approved Operating Referendum	\$4,778,067	\$9,273,726	\$4,495,659	
Local Optional Revenue (LOR)	3,103,421	3,047,673	(55,748)	
Equity	496,304	210,490	(285,814)	
Voter Approved Capital Project Referendum	4,300,479	4,777,993	477,514	
Operating Capital	763,347	876,812	113,465	
Alternate Teacher Compensation	381,527	367,715	(13,813)	
Achievement and Integration	332,961	320,525	(12,435)	
Long Term Facilities Maintenance	1,682,219	1,655,350	(26,869)	
Instructional Lease	827,238	822,017	(5,221)	
Other	1,137,253	970,619	(166,634)	
Prior Year Adjustments	180,110	384,782	204,672	
<b>Total, General Fund</b>	<b>\$17,982,927</b>	<b>\$22,707,702</b>	<b>\$4,724,775</b>	<b>26.3%</b>
<b>Community Service</b>				
Basic Community Education	\$312,538	\$313,585	\$1,047	
Early Childhood Family Education	179,897	167,473	(12,424)	
Other	12,234	11,443	(791)	
Prior Year Adjustments	689	(4,938)	(5,627)	
<b>Total, Community Service Fund</b>	<b>\$505,358</b>	<b>\$487,564</b>	<b>(\$17,795)</b>	<b>-3.5%</b>
<b>Debt Service</b>				
Voter Approved	\$4,175,306	\$3,903,008	(\$272,298)	
Long Term Facility Maintenance	4,163,238	4,161,873	(1,365)	
Other Post Employment Benefits	2,126,355	2,122,785	(3,570)	
Reduction for Debt Excess	(465,363)	(481,404)	(16,041)	
Prior Year Adjustments	68,391	91,742	23,351	
<b>Total, Debt Service Fund</b>	<b>\$10,067,927</b>	<b>\$9,798,004</b>	<b>(\$269,922)</b>	<b>-2.7%</b>
<b>Total Levy, All Funds</b>	<b>\$28,556,212</b>	<b>\$32,993,269</b>	<b>\$4,437,058</b>	<b>15.5%</b>
<b>Subtotal by Truth in Taxation Categories:</b>				
Voter Approved	13,261,069	17,974,113	4,713,044	
Other	15,295,143	15,019,156	(275,986)	
<b>Total</b>	<b>\$28,556,212</b>	<b>\$32,993,269</b>	<b>\$4,437,058</b>	<b>15.5%</b>

# Explanation of Levy Changes

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**Category:**

General Fund – Successful Operating Referendum

**Change:**

+\$4,495,659

**Use of Funds:**

General Operating Expenses

**Reasons for Change:**

- Existing voter approved authority includes an annual inflationary increase
- Inflation factors are determined by State, as set in statute
- Voters approved an increase to operating referendum authority

# Explanation of Levy Changes

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**Category:**

General Fund – Voter Approved Capital Project Referendum

**Change:**

+\$477,514

**Use of Funds:**

Technology costs

**Reason for Change:**

- Levy is based on voter approved tax rate applied to tax base
- District's tax base increased

# Explanation of Levy Changes

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**Category:**

Debt Service – Voter Approved

**Change:**

-\$272,298

**Use of Funds:**

Principal and Interest Payments on Existing Debt

**Reason for Change:**

- Levies are coordinated with other capital & debt levies to maintain a debt service tax rate that is lower than taxes payable 2023.

# Factors Impacting Individual Taxpayers' School Taxes

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Many factors can cause a tax bill for an individual property to increase or decrease from year to year

- Changes in value of individual property
- Changes in total value of all property within District
- Increases or decreases in levy amounts caused by changes in state funding formulas, local needs & costs, voter-approved referendums & other factors

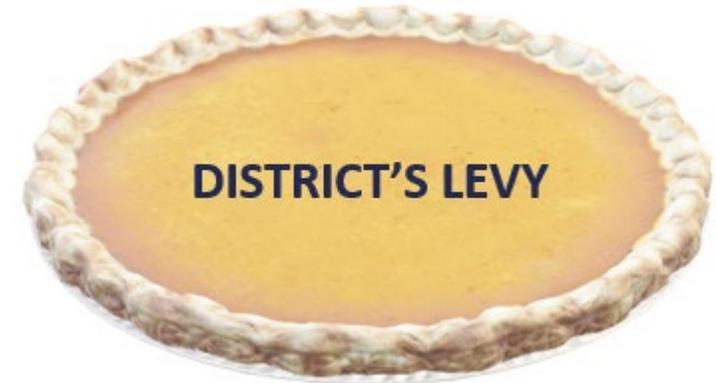
# What's happening with each slice?

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Higher Market Value Increase = Bigger Slice



Lower Market Value Increase = Smaller Slice



Each Property Owner pays a portion of the pie

# Impact of Property Valuations

Two properties in the district

- Both houses are valued at \$100,000

Total levy of \$500

- Each property will pay \$250 of levy

\$100,000



\$100,000



# Impact of Property Valuations

## Two properties in the district

- Orange house value increases by 10%
- Blue house value increases by 25%

## Total levy of \$500

- School District will still generate the same amount of levy even though values increased
- Orange house pays less
- Blue house pays more

\$110,000



\$125,000



# Four Year School Levy Comparison

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- Examples include school district taxes only & are shown based on no change and a 16.2% increase in property value for residential homes over the past four years
  - Actual changes in value may be more or less than this for any parcel of property
  - Intended to provide a fair representation of what happened to school district property taxes over this period for typical properties
- Examples are for property in City of Richfield
- Amounts for 2024 are preliminary estimates; final amounts could change slightly
- Estimates prepared by Ehlers (District's municipal financial advisors)

Estimated Changes in School Property Taxes, 2021 to 2024

Based on No Changes in Property Values

Type of Property	Estimated Market Value	Actual Taxes Payable in 2021	Actual Taxes Payable in 2022	Actual Taxes Payable in 2023	Estimated Taxes Payable in 2024			Change in Taxes 2021 to 2024
					Without Ballot Questions*	Approved Ballot Questions*	Total	
Residential Homestead	\$150,000	\$577	\$554	\$515	\$409	\$181	\$590	\$75
	200,000	807	774	719	569	250	819	100
	250,000	1,038	994	924	729	319	1,048	124
	300,000	1,268	1,215	1,129	890	388	1,278	149
	350,000	1,498	1,435	1,334	1,050	456	1,506	172
	400,000	1,728	1,655	1,539	1,211	525	1,736	197
	450,000	1,949	1,866	1,735	1,365	592	1,957	222
	500,000	2,165	2,073	1,928	1,516	658	2,174	246
	550,000	2,420	2,317	2,154	1,692	732	2,424	270
600,000	2,675	2,560	2,381	1,868	807	2,675	294	
Commercial/ Industrial #	\$250,000	\$1,178	\$1,079	\$1,032	\$809	\$347	\$1,156	\$124
	1,000,000	5,168	4,718	4,519	3,522	1,489	5,011	492
	2,500,000	13,148	11,996	11,493	8,946	3,772	12,718	1,225
	3,500,000	18,468	16,848	16,143	12,563	5,295	17,858	1,715
	4,000,000	21,128	19,274	18,467	14,371	6,056	20,427	1,960
Apartments and Res. Non-Homestead ( 2 or more units)	\$500,000	\$2,547	\$2,432	\$2,264	\$1,760	\$744	\$2,504	\$240
	2,000,000	10,187	9,729	9,056	7,040	2,976	10,016	960
	3,500,000	17,827	17,026	15,849	12,320	5,209	17,529	1,680

\* "Approved ballot questions" includes estimates of additional taxes for the renewal of the capital project levy and new operating referendum approved by voters on November 7, 2023.

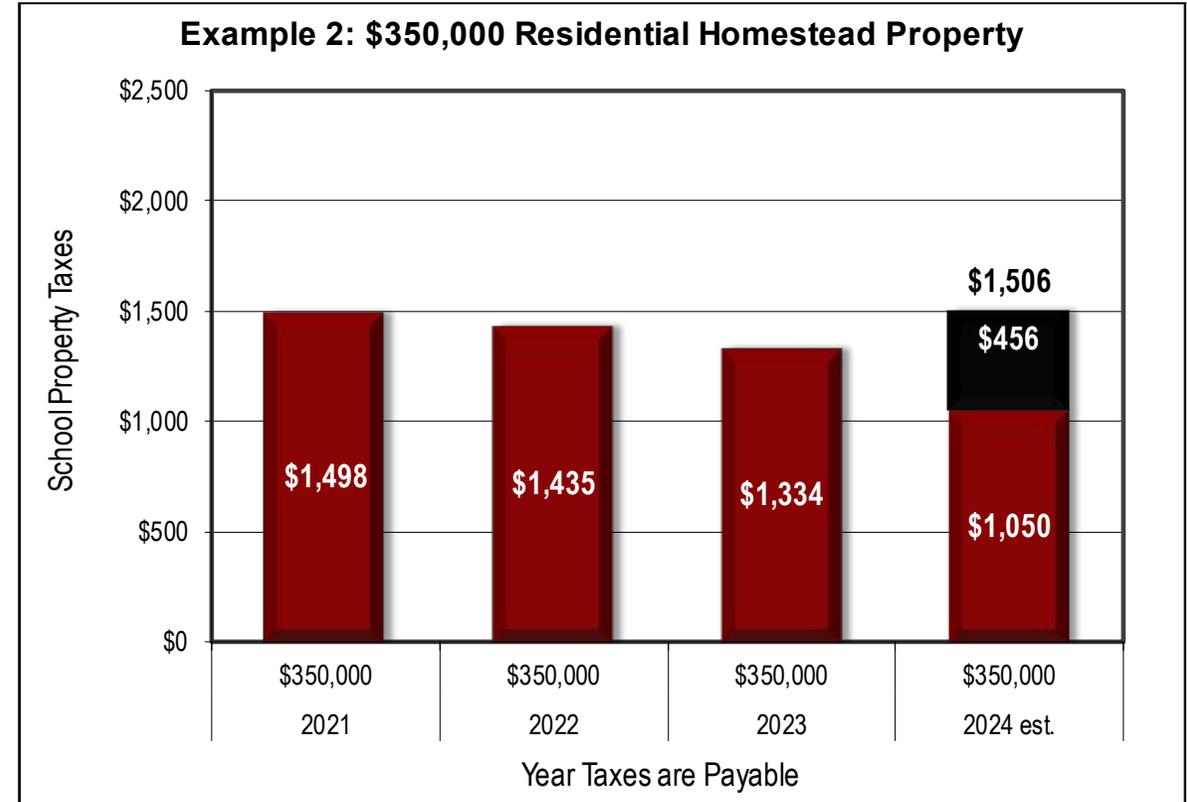
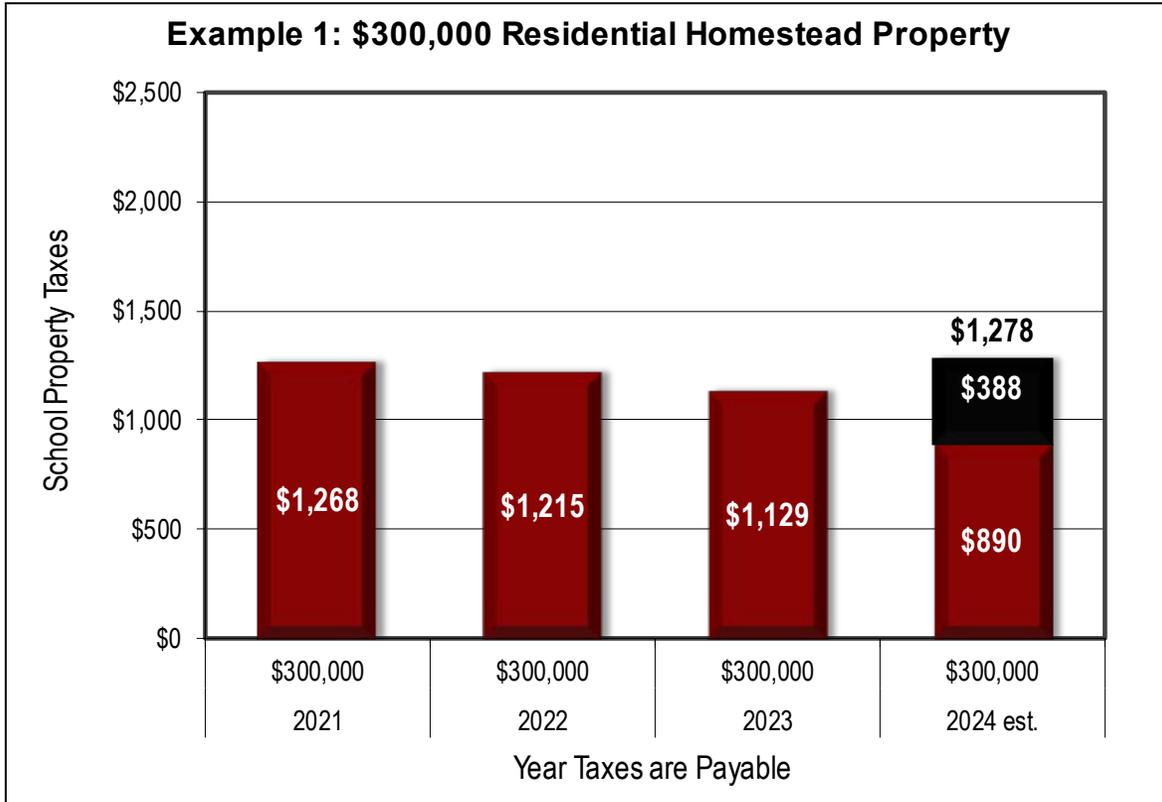
# For commercial-industrial property, amounts above are for property in Richfield. Taxes for commercial-industrial property in other municipalities may be slightly different, due to the impact of the Fiscal Disparities Program.

**General Notes**

1. Amounts are based on school district taxes only, and do not include taxes for the city or township, county, state, or other taxing jurisdictions.
2. Estimates of taxes payable in 2024 are preliminary, based on the best data available.
3. For all examples of properties, taxes are calculated based on no changes in estimated market value from 2021 to 2024.
4. For agricultural property, estimates of taxes include the impact of the School Building Bond Agricultural Credit. Average value per acre is the total estimated market value of all land and buildings, divided by total acres. Homestead examples do not include the value of the house, garage, and one acre, for which tax impact will be the same as on a residential homestead property. This calculation does not include the impact of the Agricultural Homestead Credit, which reduces taxes on each parcel of agricultural homestead property by varying amounts.

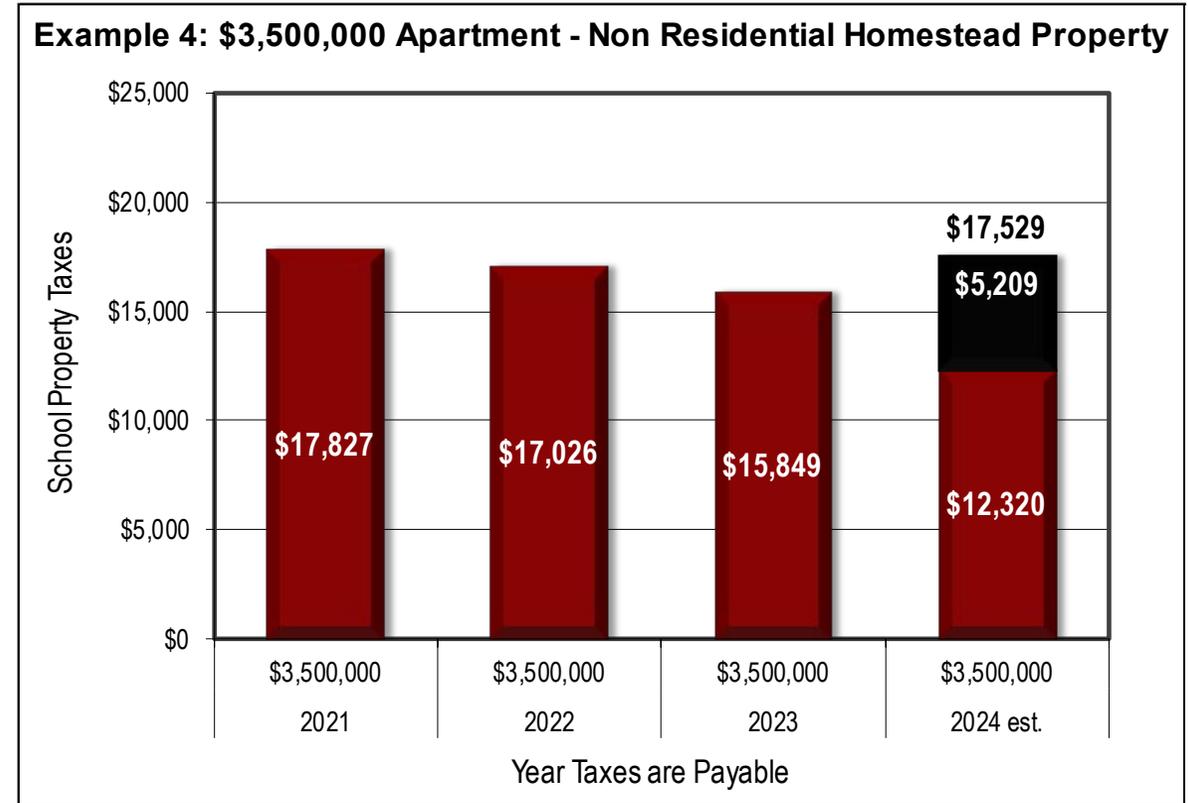
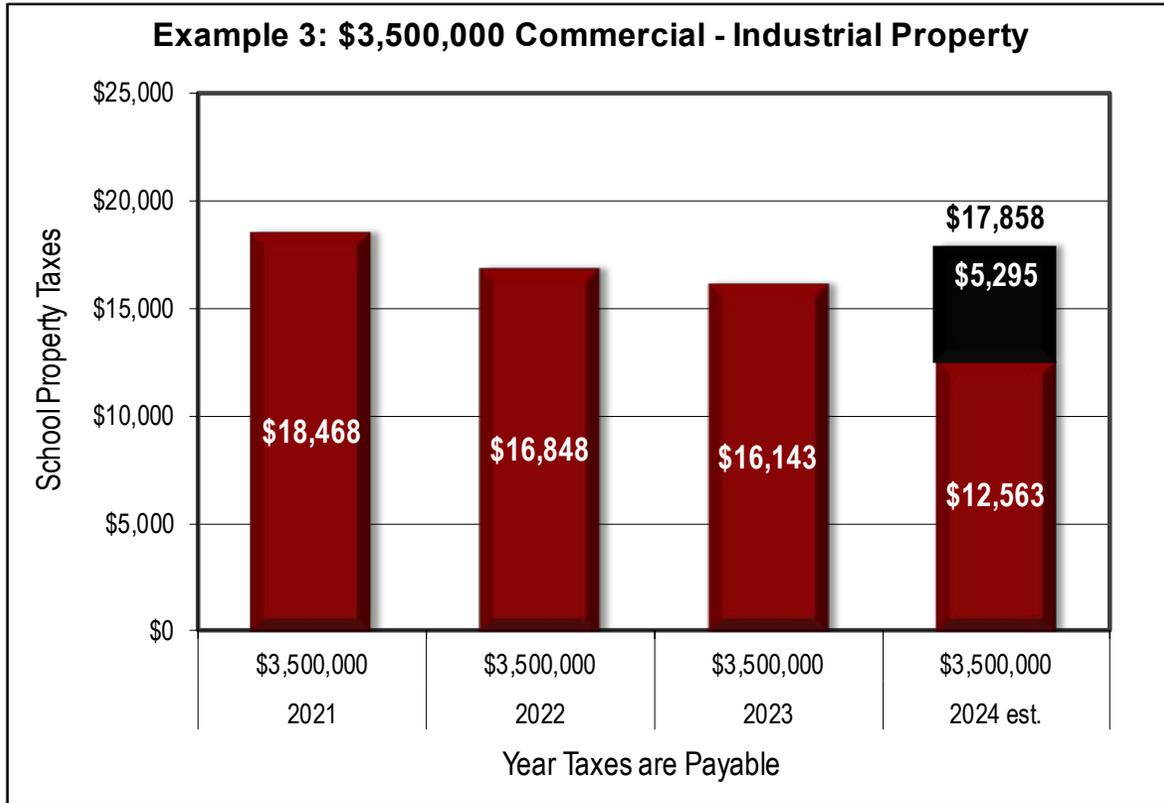
# Estimated Changes in School Property Taxes, 2021-24

*Based on No Changes in Property Value*



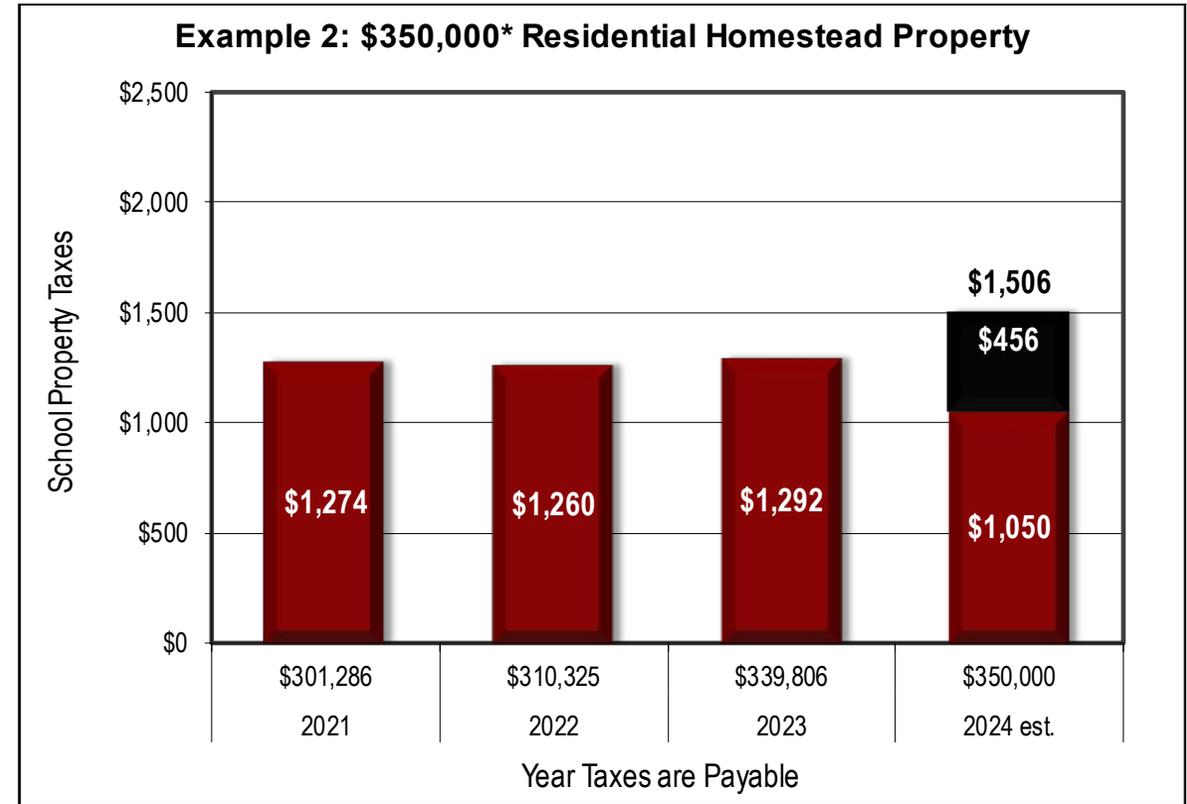
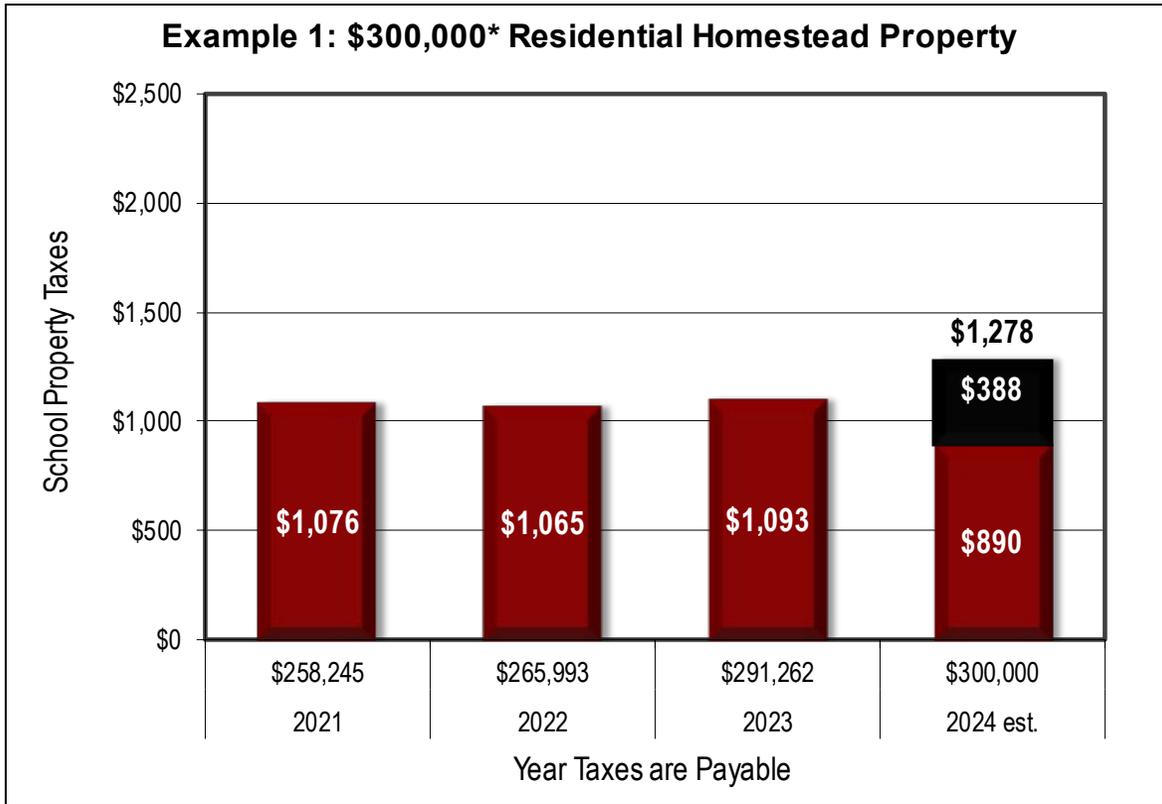
# Estimated Changes in School Property Taxes, 2021-24

*Based on No Changes in Property Value*



# Estimated Changes in School Property Taxes, 2021-24

*Based on 16.2% Cumulative Changes in Property Value*

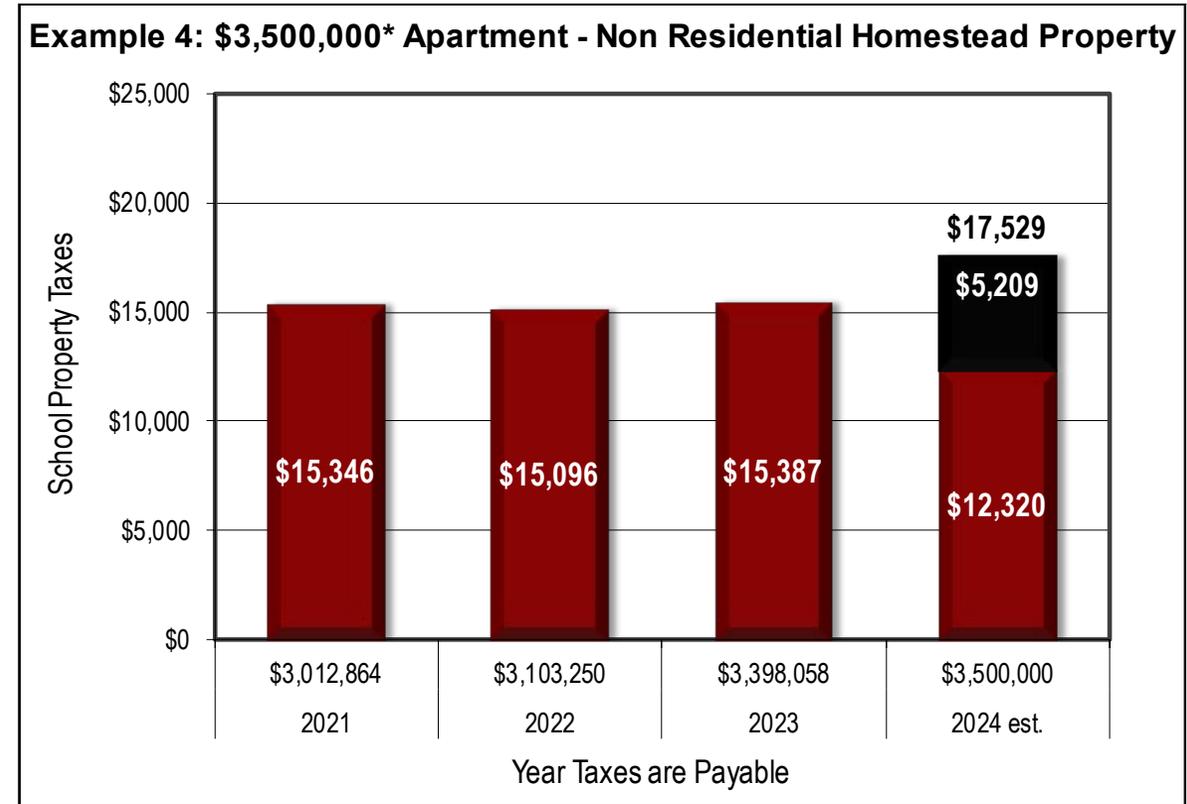
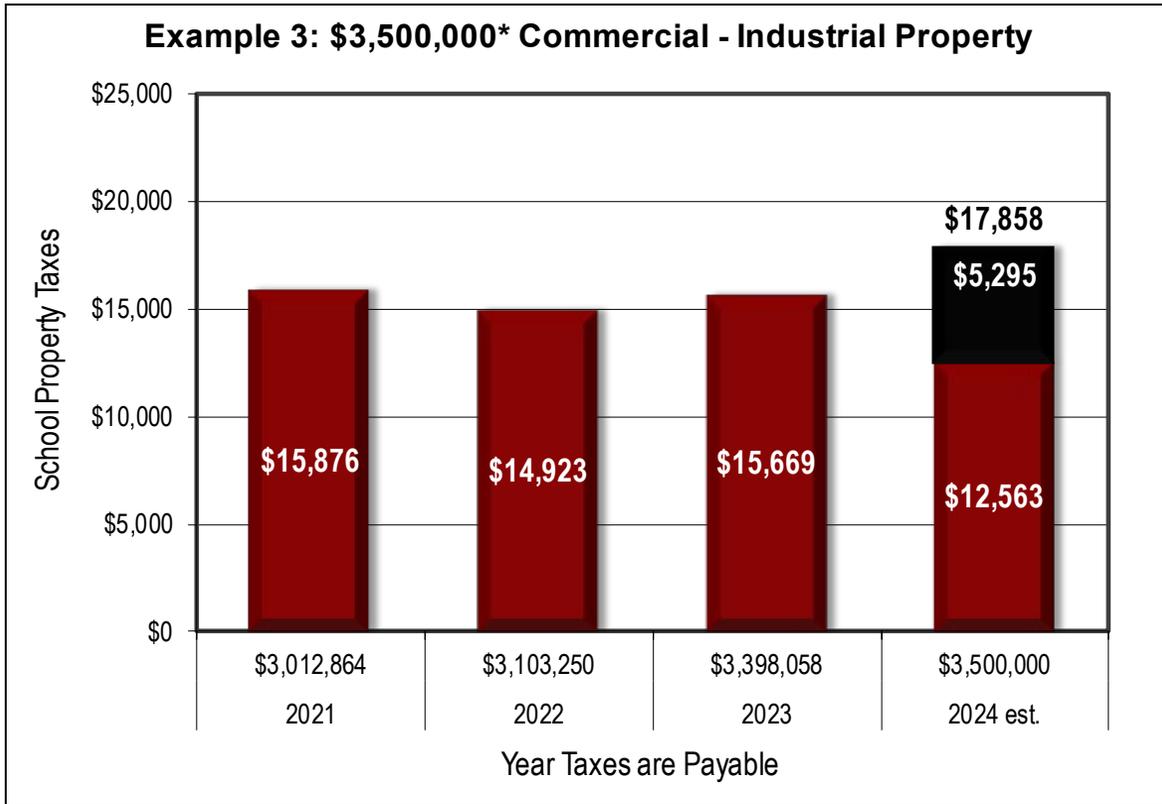


\*Estimated market value for taxes payable in 2024. Taxes are calculated based on changes in market value of 3.0% from 2021 to 2022, 9.5% from 2022 to 2023 and 3.0% from 2023 to 2024.

\*\* The darker portion of the 2024 bar represents the estimated taxes associated with the renewal of the capital project levy and new operating referendum approved by voters on November 7, 2023.

# Estimated Changes in School Property Taxes, 2021-24

*Based on 16.2% Cumulative Changes in Property Value*



\*Estimated market value for taxes payable in 2024. Taxes are calculated based on changes in market value of 3.0% from 2021 to 2022, 9.5% from 2022 to 2023 and 3.0% from 2023 to 2024.

\*\* The darker portion of the 2024 bar represents the estimated taxes associated with the renewal of the capital project levy and new operating referendum approved by voters on November 7, 2023.

# State Property Tax Refunds & Deferral

## Homestead Credit Refund

- Available for all homestead property, both residential and agricultural (house, garage and one acre (HGA) only)
- Refund is sliding scale, based on total property taxes and income (maximum refund is \$3,140 for homeowners and \$2,440 for renters)

## Special Property Tax Refund

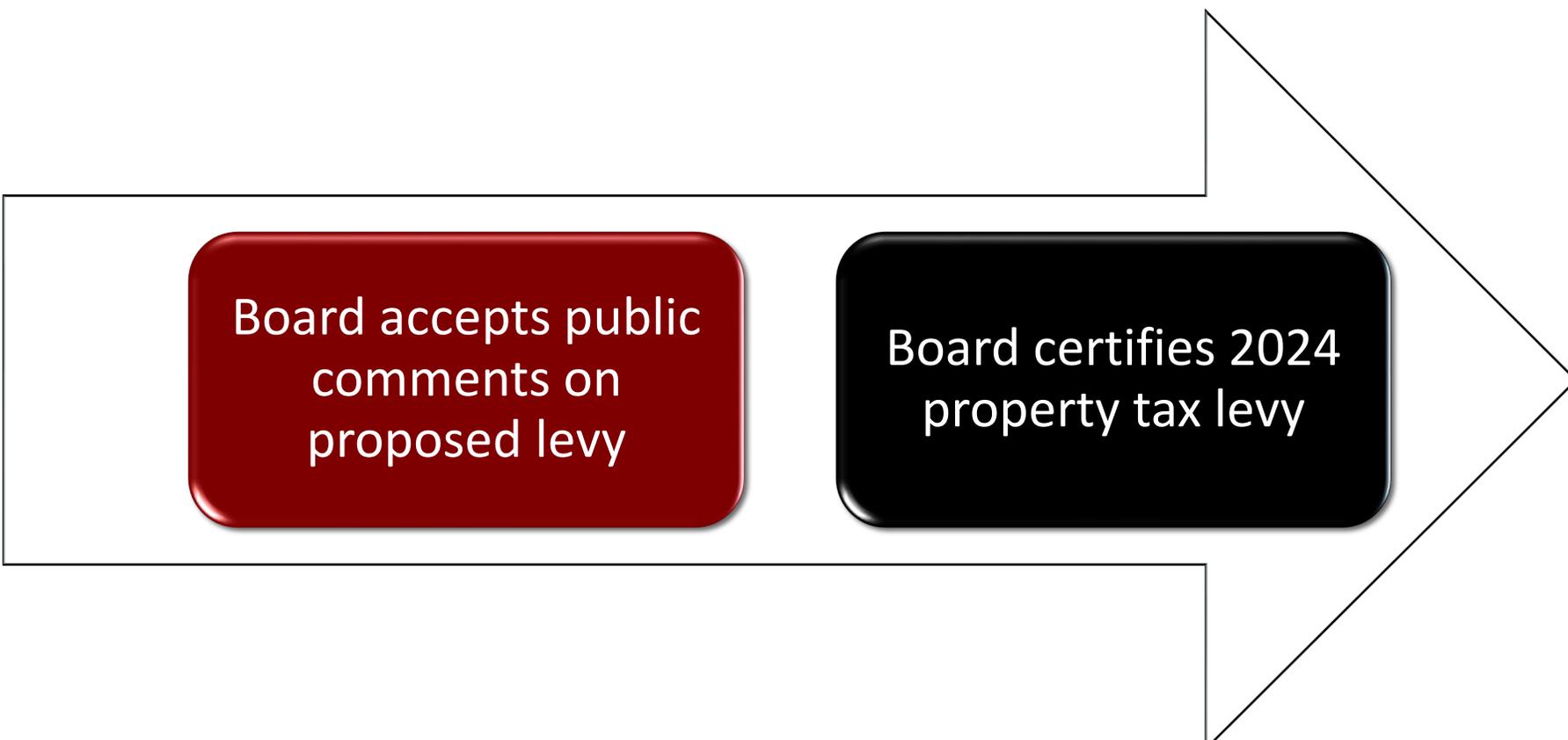
- Available for all homestead property, both residential & agricultural (HGA only) with a gross tax increase of at least 6% and \$100 over prior year
- Refund is 60% of tax increase that exceeds greater of 6% or \$100 (max \$2,500)

## Senior Citizen Property Tax Deferral

- Allows people 65 years of age or older with household income of \$96,000 or less to defer a portion of property taxes on their home
- Deferred property taxes plus accrued interest must be paid when home is sold or homeowner(s) dies

# Next Steps

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Board accepts public  
comments on  
proposed levy

Board certifies 2024  
property tax levy



PUBLIC COMMENTS