



PMA[™]
SECURITIES

December 2, 2024

ISD 2190 Yellow Medicine East Schools

Info for Survey

Michael Hart

VP, Managing Director
mhart@pmanetwork.com
612-509-2569

Steve Pumper

SVP, Financial Consultant
spumper@pmanetwork.com
612-509-2565

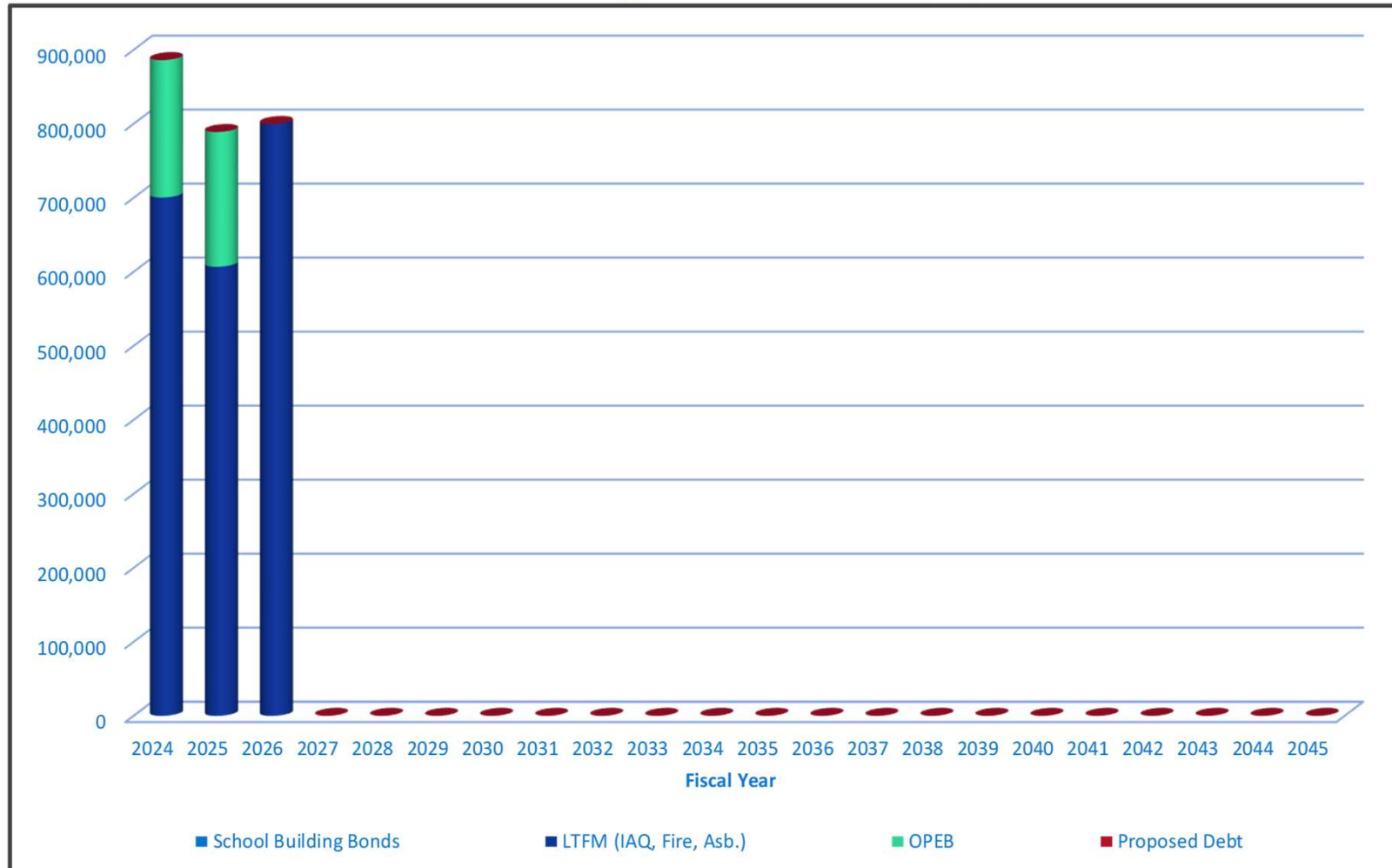
Greta Pudas

Director, Public Finance
gpudas@pmanetwork.com
612-509-2574



Current Outstanding Debt

Bond Summary (All Debt with Direct Tax Impact)





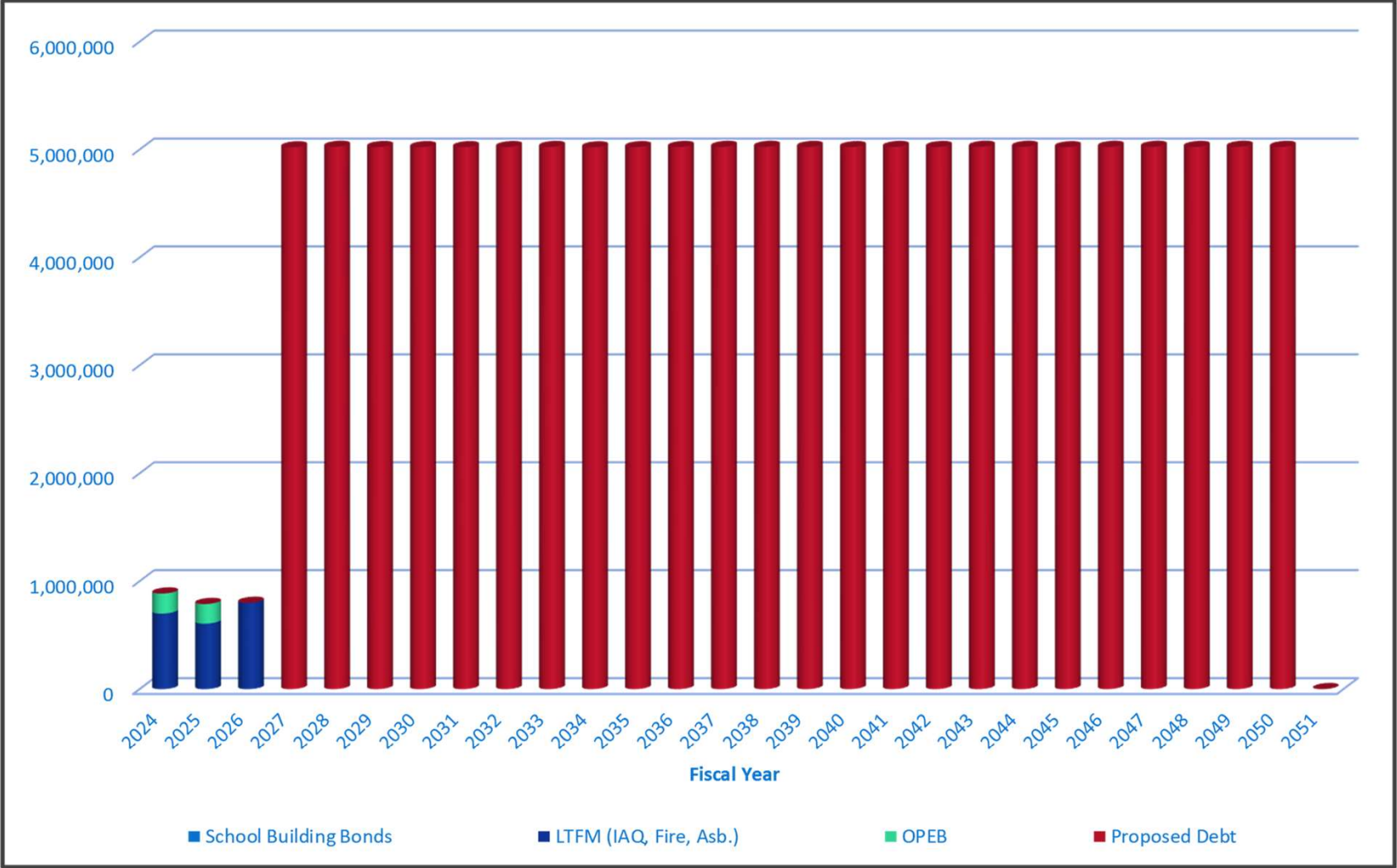
School Building Bond Considerations

- ▶ Must be paid off within 30 years
- ▶ For 2025 referendum, first tax levy in calendar year 2026
- ▶ District is not currently eligible for debt service equalization
- ▶ Ag2School Credit will pay 54% of bond issue
- ▶ Preliminary scenarios assume current rates +1.0% for market risk
- ▶ Level Payments for term of bond



Bond Structure

Bond Summary (All Debt with Direct Tax Impact)





Tax Impact – 20 years

ISD No. 2190, Yellow Medicine East Tax Impact Analysis

Project Amount	Scenario A	Scenario B	Scenario C	Scenario D
Term of Bond	\$30,000,000	\$36,000,000	\$60,000,000	\$75,000,000
Levy Increase at 105%	20	20	20	20
District NTC Value (Prelim Pay 25)	\$1,804,244	\$2,323,994	\$4,397,744	\$5,694,494
Additional NTC Tax Rate	25,700,331	25,700,331	25,700,331	25,700,331
	7.02%	9.04%	17.11%	22.16%

Property Type	Est. Market Value	Estimated Annual Tax Increase			
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Residential Homestead	Est. Market Value	Scenario A	Scenario B	Scenario C	Scenario D
	\$75,000	\$32	\$41	\$77	\$100
	100,000	44	57	107	138
	125,000	63	81	153	199
	150,000	82	106	200	259
	200,000	120	155	293	380
	300,000	197	254	480	622
500,000	350	451	853	1,105	

Commercial - Industrial	Est. Market Value	Scenario A	Scenario B	Scenario C	Scenario D
	\$100,000	\$105	\$136	\$257	\$332
	250,000	298	384	727	942
500,000	649	836	1,583	2,050	

Agricultural Homestead*	\$/acre	Scenario A	Scenario B	Scenario C	Scenario D
	\$8,000	\$0.84	\$1.09	\$2.05	\$2.66
	9,000	0.95	1.22	2.31	2.99
	10,000	1.05	1.36	2.57	3.32
	11,000	1.16	1.49	2.82	3.66

* Homestead land limited to first \$3,500,000 in value. All additional land taxed like Ag non-homestead land.

Agricultural Non Homestead	Est. Market Value	Scenario A	Scenario B	Scenario C	Scenario D
	\$8,000	\$1.68	\$2.17	\$4.11	\$5.32
	9,000	1.90	2.44	4.62	5.98
	10,000	2.11	2.71	5.13	6.65
11,000	2.32	2.98	5.65	7.31	

Assumptions

1. Assumes interest rates as of November 12, 2024 + 1.00%.
2. No growth assumed in district net tax capacity



Tax Impact

ISD No. 2190, Yellow Medicine East Tax Impact Analysis

Project Amount	Scenario A	Scenario B	Scenario C
Term of Bond	\$75,000,000	\$75,000,000	\$75,000,000
Levy Increase at 105%	30	25	20
District NTC Value (Prelim Pay 25)	\$4,607,744	\$5,011,994	\$5,694,494
Additional NTC Tax Rate	25,700,331	25,700,331	25,700,331
	17.93%	19.50%	22.16%
Property Type	Estimated Annual Tax Increase		
Est. Market Value			

Residential Homestead	\$75,000	\$81	\$88	\$100
	100,000	112	122	138
	125,000	161	175	199
	150,000	210	228	259
	200,000	307	334	380
	300,000	503	547	622
	500,000	894	972	1,105

Commercial - Industrial	\$100,000	\$269	\$293	\$332
	250,000	762	829	942
	500,000	1,658	1,804	2,050

Agricultural Homestead*	\$/acre			
	\$8,000	\$2.15	\$2.34	\$2.66
	9,000	2.42	2.63	2.99
	10,000	2.69	2.93	3.32
	11,000	2.96	3.22	3.66

* Homestead land limited to first \$3,500,000 in value. All additional land taxed like Ag non-homestead land.

Agricultural Non Homestead	\$8,000	\$4.30	\$4.68	\$5.32
	9,000	4.84	5.27	5.98
	10,000	5.38	5.85	6.65
	11,000	5.92	6.44	7.31

Assumptions

1. Assumes interest rates as of November 12, 2024 + 1.00%.
2. No growth assumed in district net tax capacity



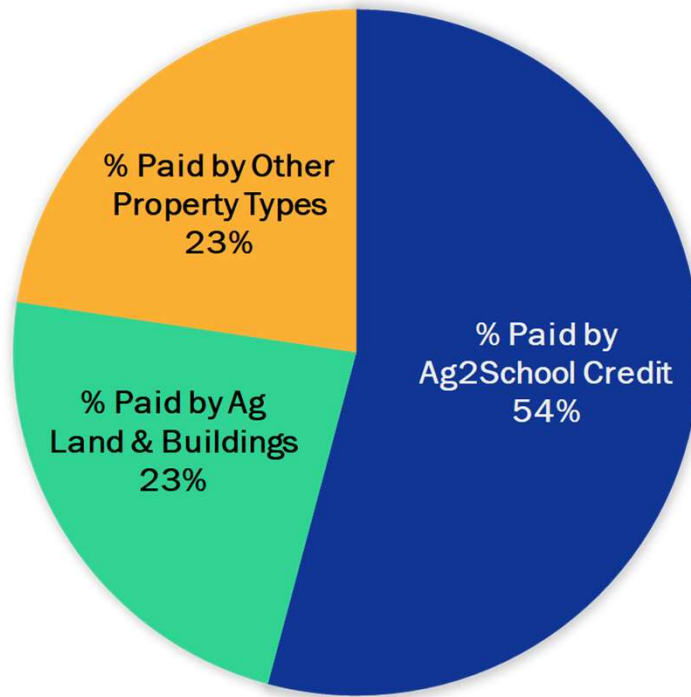
Ag2School Credit

ISD No. 2190, Yellow Medicine East

Source of Debt Service Payments

(Assuming 70% Ag2School Credit)

(Based on Valuations for taxes payable in 2024)



On a \$75 million project, the Ag2School is credit estimated to pay over \$40.5 million of total project costs plus related interest.

Notes:

1. The Ag2School credit applies to agricultural land and buildings. The house, garage and first acre of land do not benefit from the Ag2School credit.
2. The Ag2School credit does not increase or decrease the tax impact on all other property types.



Total School Taxes Comparison

Categorical levies that are eligible for board approval. *Operating capital, LTFM, community ed, board approved bonds, CTE, lease, and many others.*

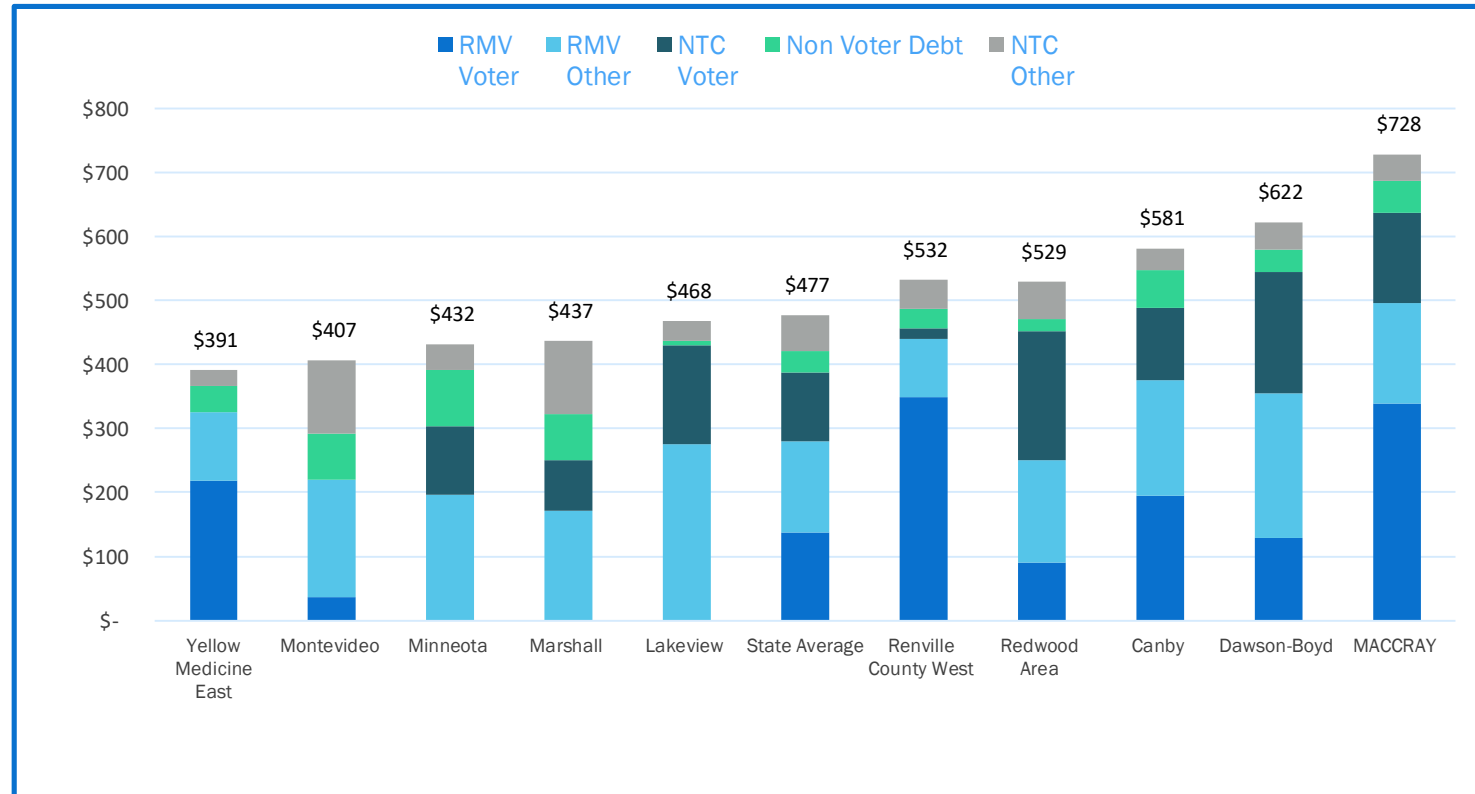
Board approved debt.

Voter approved bonds and capital projects levy.

Categorical levies that are eligible for board approval. *Local Optional, Equity, Transition*

Voter approved operating referendum levy.

Pay 2024 Tax Levies for Residential Homestead

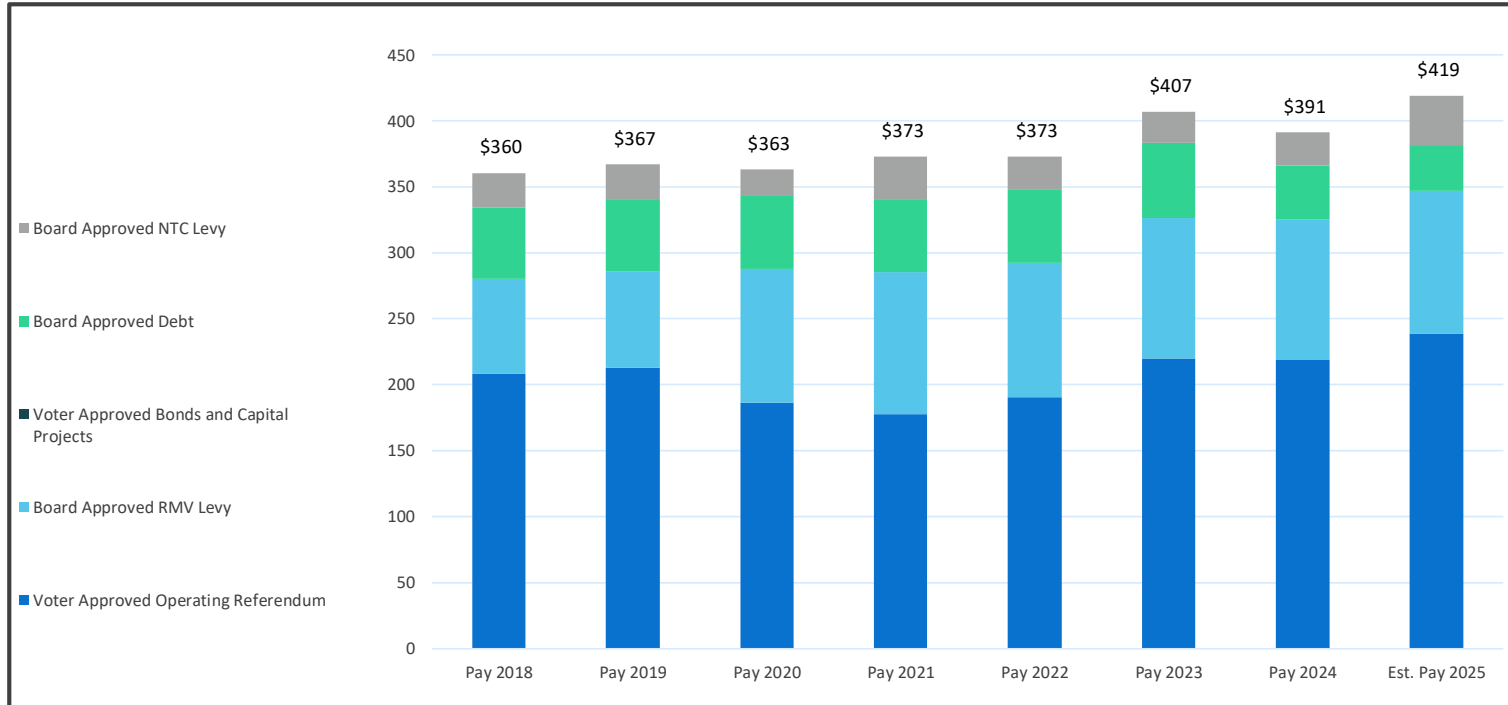


*Chart assumes a home value of \$150,000.



Residential Homestead School Tax Trend

Yellow Medicine East
Residential Homestead School Tax Trend



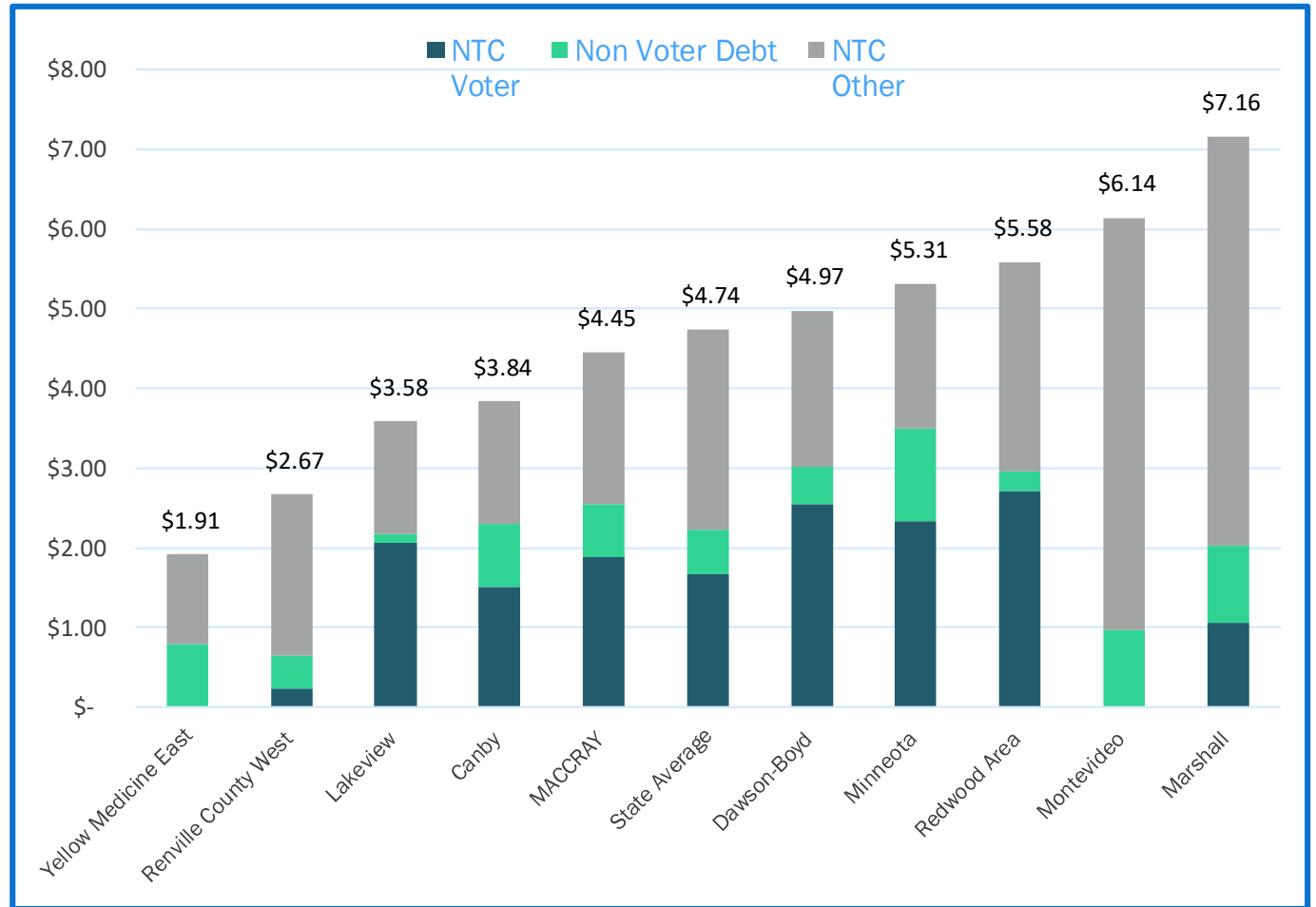
	Pay 2018	Pay 2019	Pay 2020	Pay 2021	Pay 2022	Pay 2023	Pay 2024	Est. Pay 2025
Home Value*	107,100	109,200	111,400	113,600	115,900	127,500	136,400	150,000
Voter Approved Operating Referendum	208	213	186	178	190	220	219	239
Board Approved RMV Levy	71	73	101	108	102	107	106	109
Voter Approved Bonds and Capital Projects	0	0	0	0	0	0	0	0
Board Approved Debt	54	55	55	55	55	57	41	34
Board Approved NTC Levy	26	26	20	32	25	24	25	38
Total School Taxes	\$ 360	\$ 367	\$ 363	\$ 373	\$ 373	\$ 407	\$ 391	\$ 419

*The chart assumes a 2% annual increase in the home value for taxes payable from 2018 to 2022. A 10% increase in value is assumed for taxes payable in 2023, a 7% increase in 2024 and a 10% increase in 2025.



Total School Taxes Comparison

Pay 2024 Tax Levies for Agricultural Homestead



*Chart assumes an acre value of \$10,000.

Categorical levies that are eligible for board approval. *Operating capital, LTFM, community ed, board approved bonds, CTE, lease, and many others.*

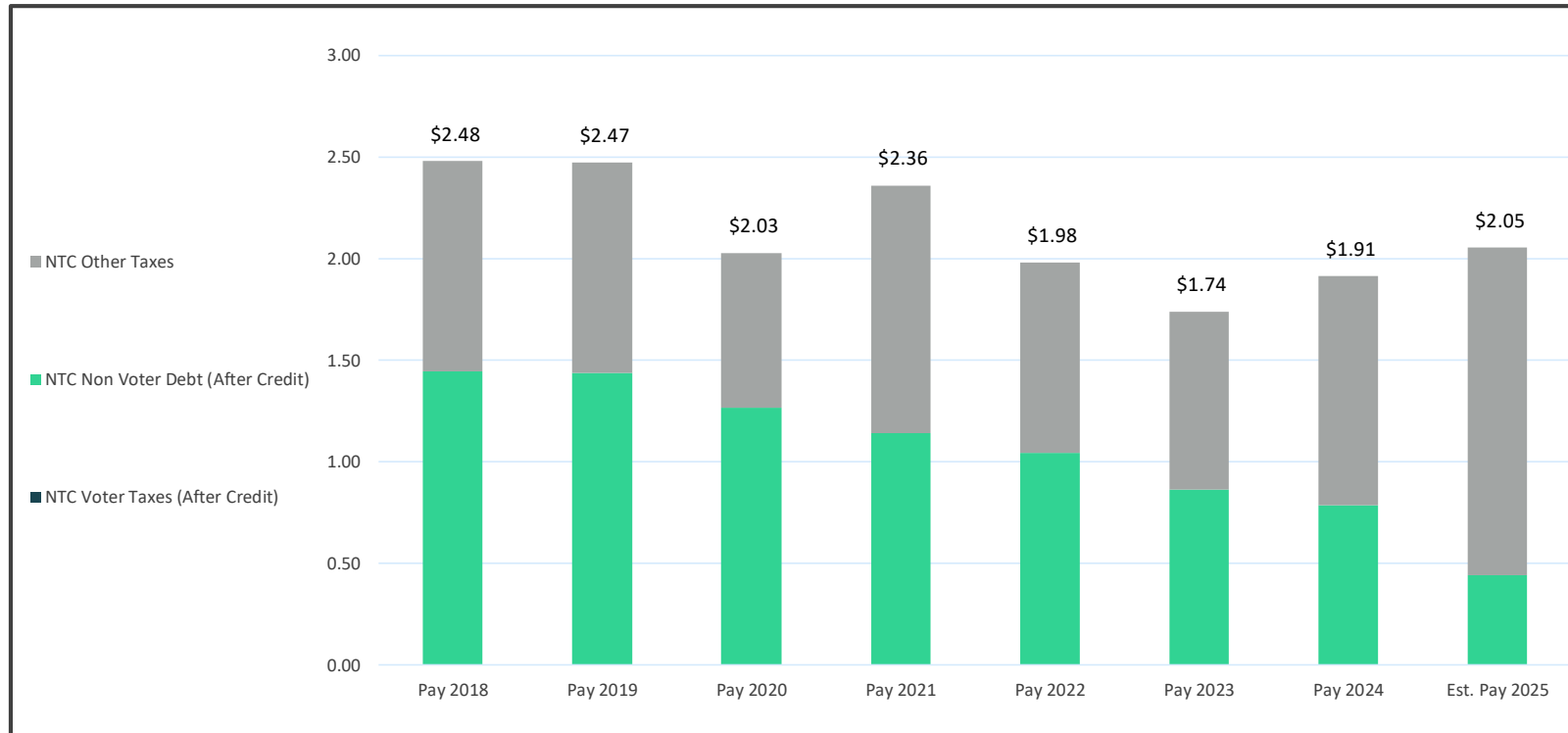
Board approved debt.

Voter approved bonds and capital projects levy.



Agricultural Homestead Trend

Yellow Medicine East
Agricultural Homestead Land School Tax Trend



	Pay 2018	Pay 2019	Pay 2020	Pay 2021	Pay 2022	Pay 2023	Pay 2024	Est. Pay 2025
Value per Acre	6,300	6,400	6,500	6,600	6,700	7,400	10,000	10,000
NTC Voter Taxes (After Credit)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
NTC Non Voter Debt (After Credit)	1.45	1.44	1.26	1.14	1.04	0.86	0.79	0.44
NTC Other Taxes	1.03	1.04	0.76	1.22	0.94	0.88	1.13	1.61
Total School Taxes	\$ 2.48	\$ 2.47	\$ 2.03	\$ 2.36	\$ 1.98	\$ 1.74	\$ 1.91	\$ 2.05

*The chart assumes a 2% annual increase in the per acre value for taxes payable from 2018 to 2022. A 10% increase in value is assumed for taxes payable in 2023, a 35% increase in 2024 and a 0% increase in 2025.



Enrollment

Will improved facilities stabilize enrollment?
Change open enrollment picture?

Yellow Medicine East FY 2023-24 Open Enrollment

Open Enrolled In	
Renville County West School District	36
Montevideo Public School District	18
MACCRAY School District	15
Lakeview School District	13
Redwood Area School District	2
Marshall Public School District	1
Total In	85

Open Enrolled Out	
Lakeview School District	208
Montevideo Public School District	85
Dawson-Boyd Public School District	36
MACCRAY School District	9
Redwood Area School District	9
Marshall Public School District	7
Minneota Public School District	5
Wabasso Public School District	4
Houston Public School District	3
Wabasha-Kellogg Public School District	3
Benson Public School District	1
Canby Public School District	1
Lac qui Parle Valley School District	1
Renville County West School District	1
Total Out	373

Net Gain/Loss	-288
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Timeline for August Referendum

Election Calendar for:	August 12, 2025	
	No Later than:	
Finalize Project Scope and Finance Plan	March / April 2025	120 days prior to election
School Board approval and Submittal of Review and Comment	April 14, 2025	120 days prior to election
Adopt Resolution Calling for Election	May 20, 2025	84 days prior to election
Publication of Review and Comment Response	June 25, 2025	48 days prior to election
Absentee Ballots Available (Voting Begins)	June 27, 2025	46 days prior to election
Conduct Election	August 12, 2025	

Notes:

The steps identified in blue require action by the school board.

Election law includes several other notices and actions. This list is not intended to be comprehensive but rather to provide a broad outline of the key dates.

Please consult District legal counsel for a comprehensive review of election laws and requirements.



Contact Us



Steve Pumper

SVP, Financial Consultant
612-509-2565
spumper@pmanetwork.com



Michael Hart

VP, Managing Director
612-509-2569
mhart@pmanetwork.com



Greta Pudas

Director, Public Finance
612-509-2574
gpudas@pmanetwork.com

Website:

www.pmanetwork.com



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