



Operating Referendum

Greenbush-Middle River, ISD No. 2683

Tax Base by Property Type

Assessment Year 2022 (Taxes Payable 2023) Tax Base by Property Type

	Market Value	Percent of Total	Referendum Market Value	Percent of Total	Net Tax Capacity*	Percent of Total
Totals	506,499,126	100.0%	146,127,528	100.0%	3,887,850	100.0%
Residential Homestead	73,659,201	14.5%	72,405,910	49.5%	586,691	15.1%
Other Residential	15,012,700	3.0%	15,012,700	10.3%	155,657	4.0%
Commercial / Industrial	15,420,700	3.0%	15,420,700	10.6%	267,934	6.9%
Non Qualifying Agricultural	44,203,608	8.7%	43,167,918	29.5%	350,381	9.0%
Qualifying Agriculture	350,283,117	69.2%	-	0.0%	2,448,964	63.0%
Seasonal Recreational	7,919,800	1.6%	120,300	0.1%	79,198	2.0%
TIF & FD					-975	0.0%

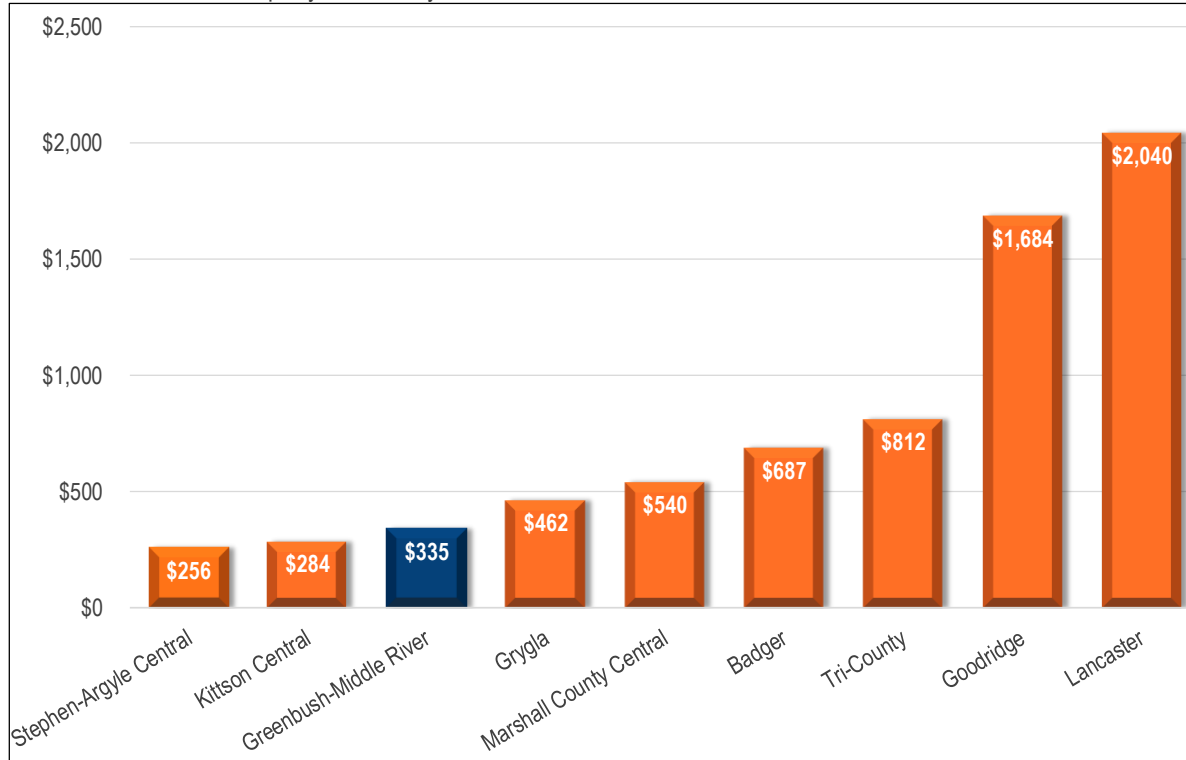
*Totals include TIF & Fiscal Disparities adjustments

- Operating Referendum
 - Local Optional Revenue
 - and Equity
56% of Total Levy

All other school taxes
 including building bonds
44% of Total Levy

Total School Tax Comparison – Residential/HGA

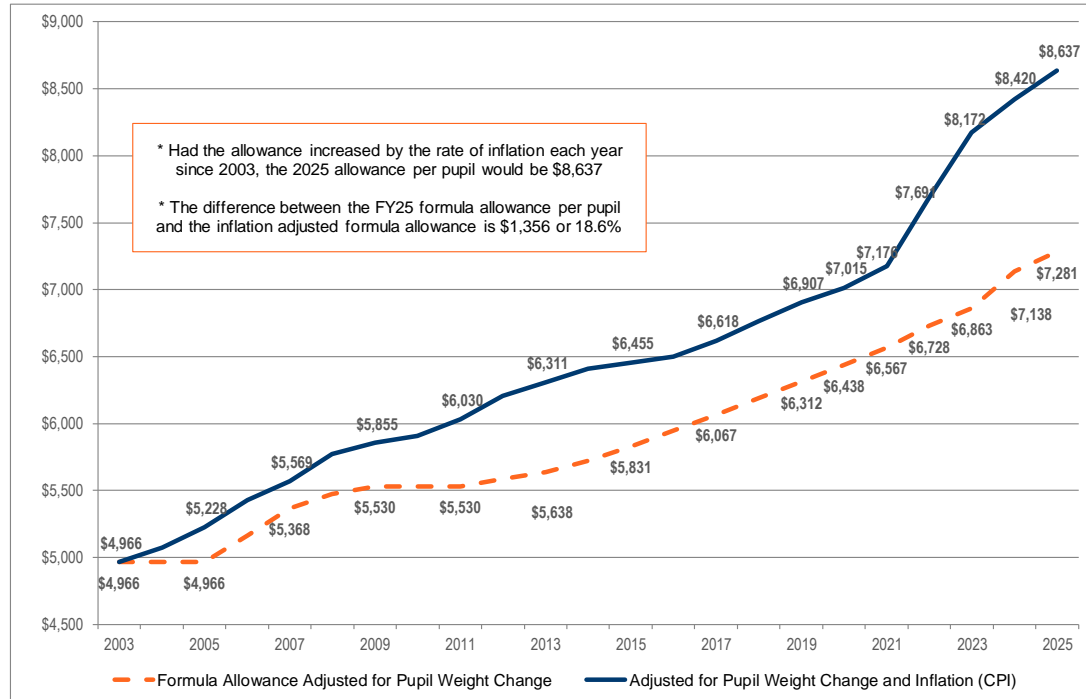
Total School Property Taxes, Payable 2024, on a Home with an Estimated Market Value of \$125,000



Source: Pay 2024 County Tax Records

General Education Formula Allowance

General Education Formula Allowance, 2003-2025
Adjusted for Pupil Weight Change and Inflation (CPI)



Source: MDE June 2023 Inflation Estimates and Minnesota Laws 2023

Reliance on Referendums

- Other funding sources (e.g., special education) also have not kept pace with inflation or costs of providing services
- Only options for districts to bridge funding gap are to cut budgets or request operating referendum and/or capital project levy revenue authority from voters; most districts have done both

Operating Referendum

November election ballot question, stated per pupil, estimated cap for Taxes Payable 2024 / Fiscal Year 2024-25 is \$2,202.89
(no cap for sparsity districts)

Allows districts to generate additional general education revenue

Revenue can be a combination of local property tax levies & state aid

Annual levy, maximum length of 10 years
(Board Can Renew One Time Same Term)

Taxes spread on Referendum Market Value
(most property types pay same taxes per dollar of property value)

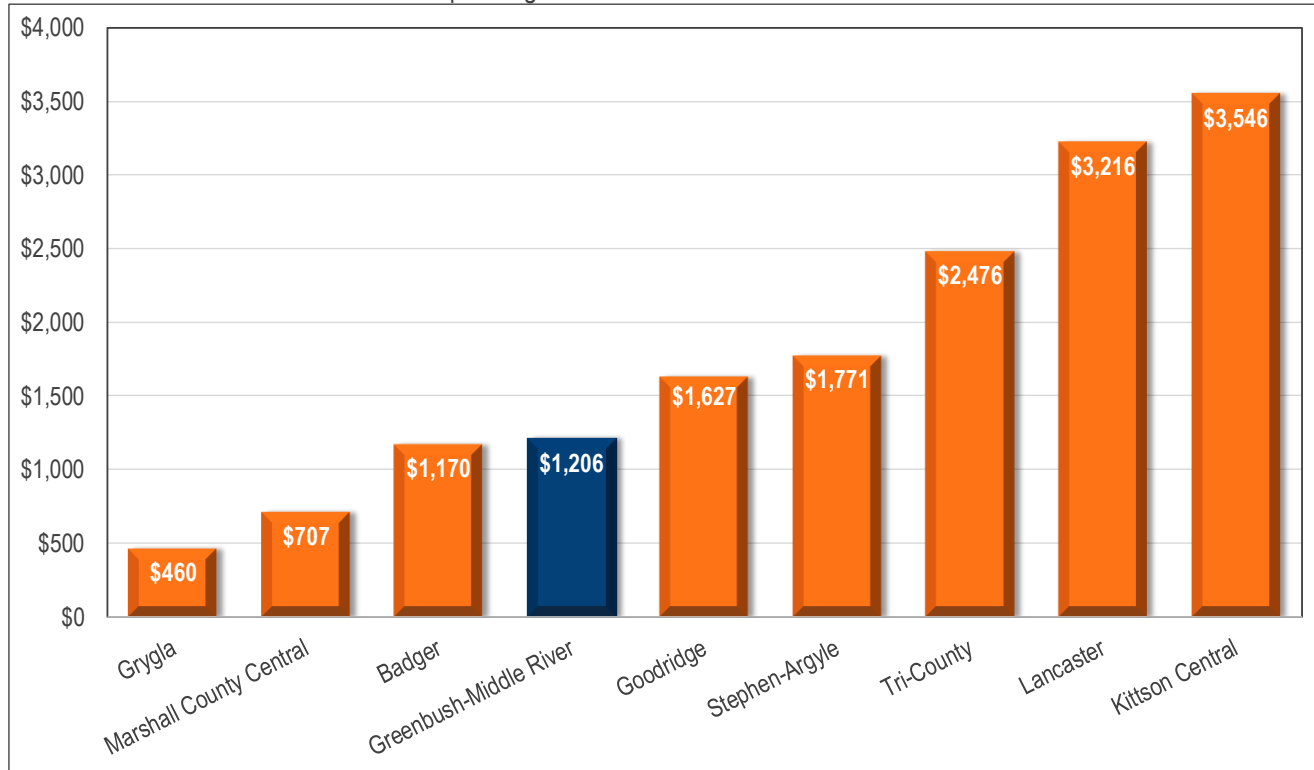
Revenue may be used for any operating or capital expenses
(e.g. staff salaries & benefits, utilities, supplies, technology)

Current Operating Referendum

- Authority was increased by voters in November 2021
 - ✓ Existing Authority of \$506.05 per pupil
 - ✓ Increased Authority by \$700.00 to \$1,206.05 per pupil
 - ✓ Started with taxes payable in 2022 for six years
 - ✓ Authority is set to expire after taxes payable in 2027 (2027-2028 fiscal year)
 - ✓ Generates about \$287,000 in annual revenue
 - ✓ Can be renewed one-time by School Board

Current Operating Referendum Comparison

Operating Referendum for Fiscal Year 2025



Tax Impacts

Additional Revenue/Pupil Unit	\$925.00	\$1,170.00	\$1,400.00
Estimated Average Daily Membership (ADM)	208.00	208.00	208.00
Estimated Pupil Units	227.00	227.00	227.00
Est. Net Increase in Operating Referendum Revenue	\$209,975	\$265,590	\$317,800
Est. Net Increase in Total Revenue <i>(Includes Equity Revenue)</i>	\$200,265	\$250,043	\$302,253

Type of Property	Estimated Market Value	Estimated Taxes for Referendum Only* Taxes Payable in 2025		
	\$50,000	\$59	\$75	\$90
Residential	100,000	119	150	180
Homesteads,	125,000	149	188	225
Apartments,	150,000	178	226	270
and Commercial-	200,000	238	301	360
Industrial Property	250,000	297	376	450
	300,000	357	451	540
	350,000	416	526	630

Timelines

Description	August Election	November Election
Adopt Resolution Calling the Election:	5/31/2024	8/23/2024
Hold Special Election:	8/13/2024	11/5/2024

Timing of Operating Referendum Revenue

- August or November 2024 Election
 - ✓ First year of levy is Pay 2025 levy
 - ✓ First year of revenue is 2025-2026
 - ✓ Can be renewed one-time by School Board

