

SCHOOL DISTRICT 197

West St. Paul + Mendota Heights + Eagan Area

Independent School District No. 197

Public Hearing for Taxes Payable in 2025

DECEMBER 9, 2024

PRESENTED BY:

JASON STEGEMAN,

DIRECTOR OF FINANCE

Minnesota State Law Requirements

A Public Meeting...

- Between November 25th & December 30th
- 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



Background
Information on
School Funding



District's Budget



District's Proposed
Tax Levy for Taxes
Payable in 2025



Public Comments

MN Legislature Must Set Funding for Minnesota Public Schools

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:

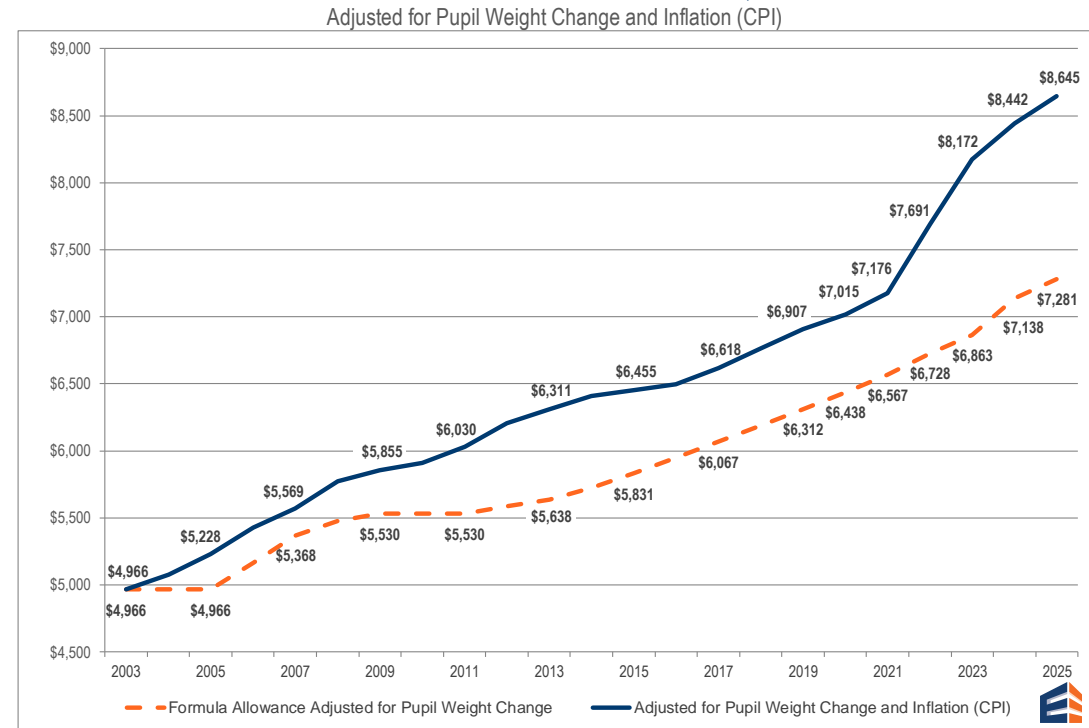
- Formulas which determine revenue; most revenue based on specified amounts per pupil
- Tax policy for local schools
- Maximum authorized property tax levy
 - Districts can levy less, but not more than amount authorized by state, unless approved by voters in November

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

General Education Formula Allowance, 2003-25

- 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 \$1,364 (18.7%) to have kept pace with inflation since 2002-03, resulting in an allowance of \$8,645



According to MN Department of Education (MDE):

FY 2023 costs of providing programs were underfunded statewide by \$726 million

Even with recent funding, costs will be underfunded by \$455 million statewide by FY 2027



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

Budget Information

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 2025-26 budget will be adopted by School Board in June 2025.

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
- OPEB* Trust

**Other Post-Employment Benefits*



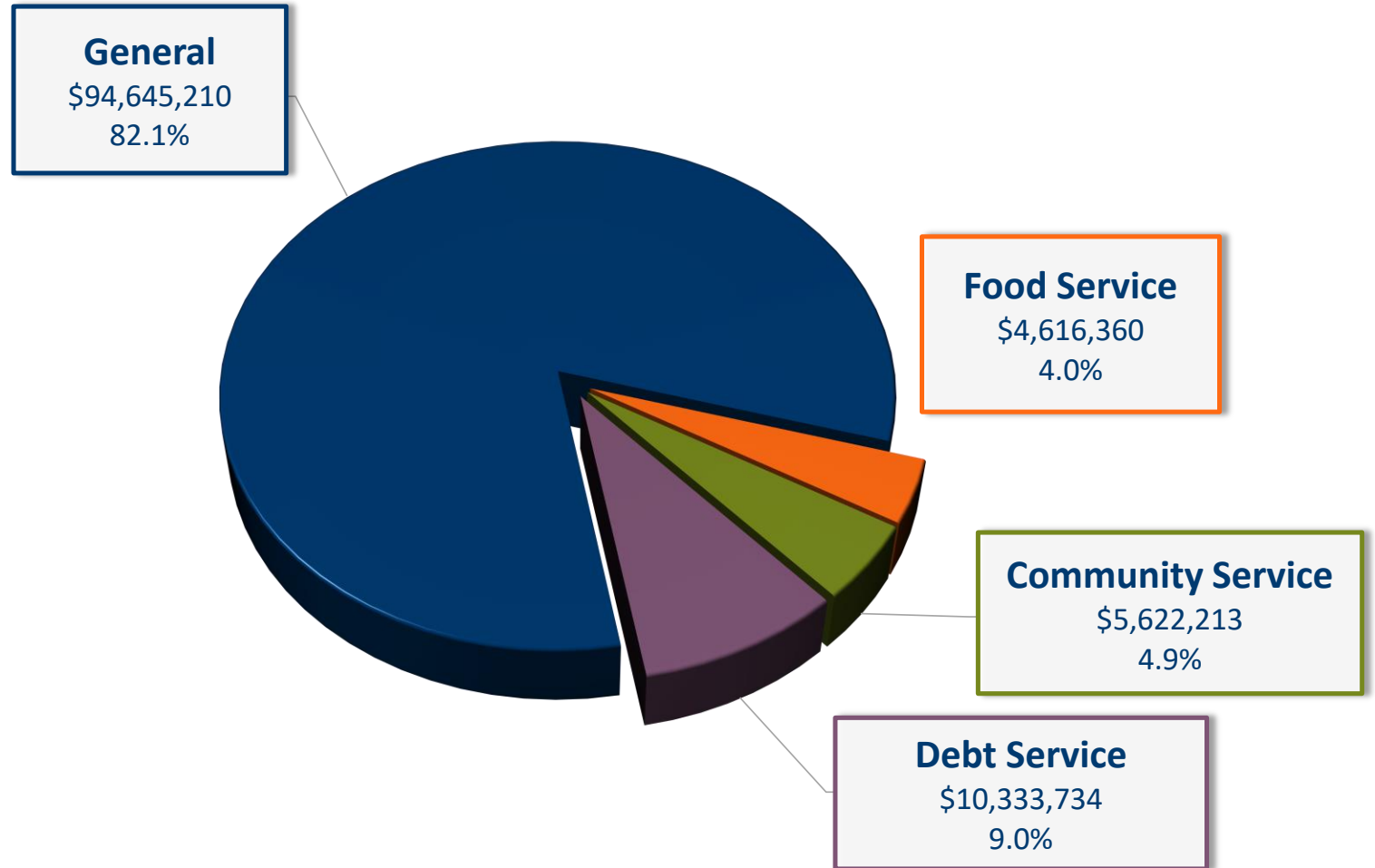
District Revenues & Expenditures Budget for FY 2025

FUND	2024-25 BUDGET	
	REVENUES & TRANSERS IN	EXPENDITURES & TRANSFERS OUT
General/Other	94,645,210	92,706,789
Food Service	4,616,360	4,430,700
Community Service	5,622,213	5,177,080
Building Construction	16,525,000	10,000,000
Debt Service	10,333,734	10,207,623
Total All Funds	131,742,517	122,522,192

*Other Post Employment Benefits

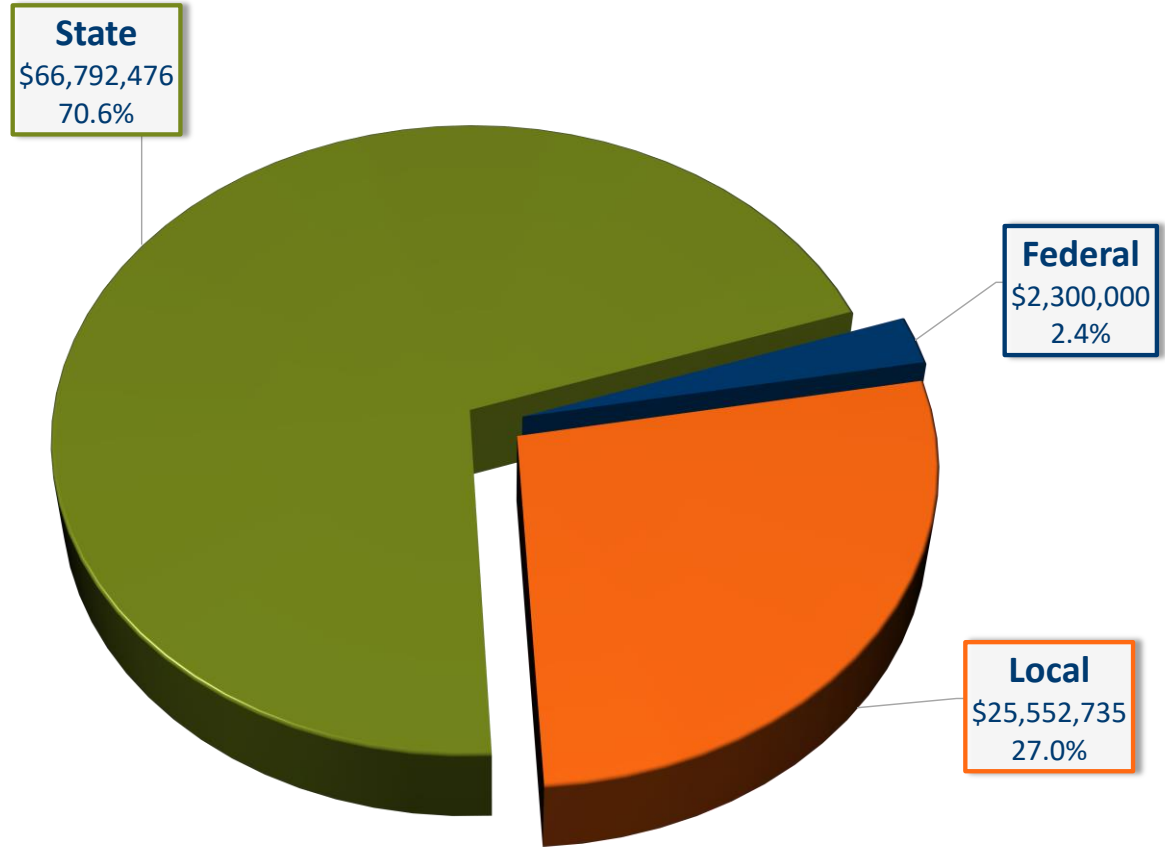
Revenue - All Funds -

2024-25 Budget
\$115,217,517



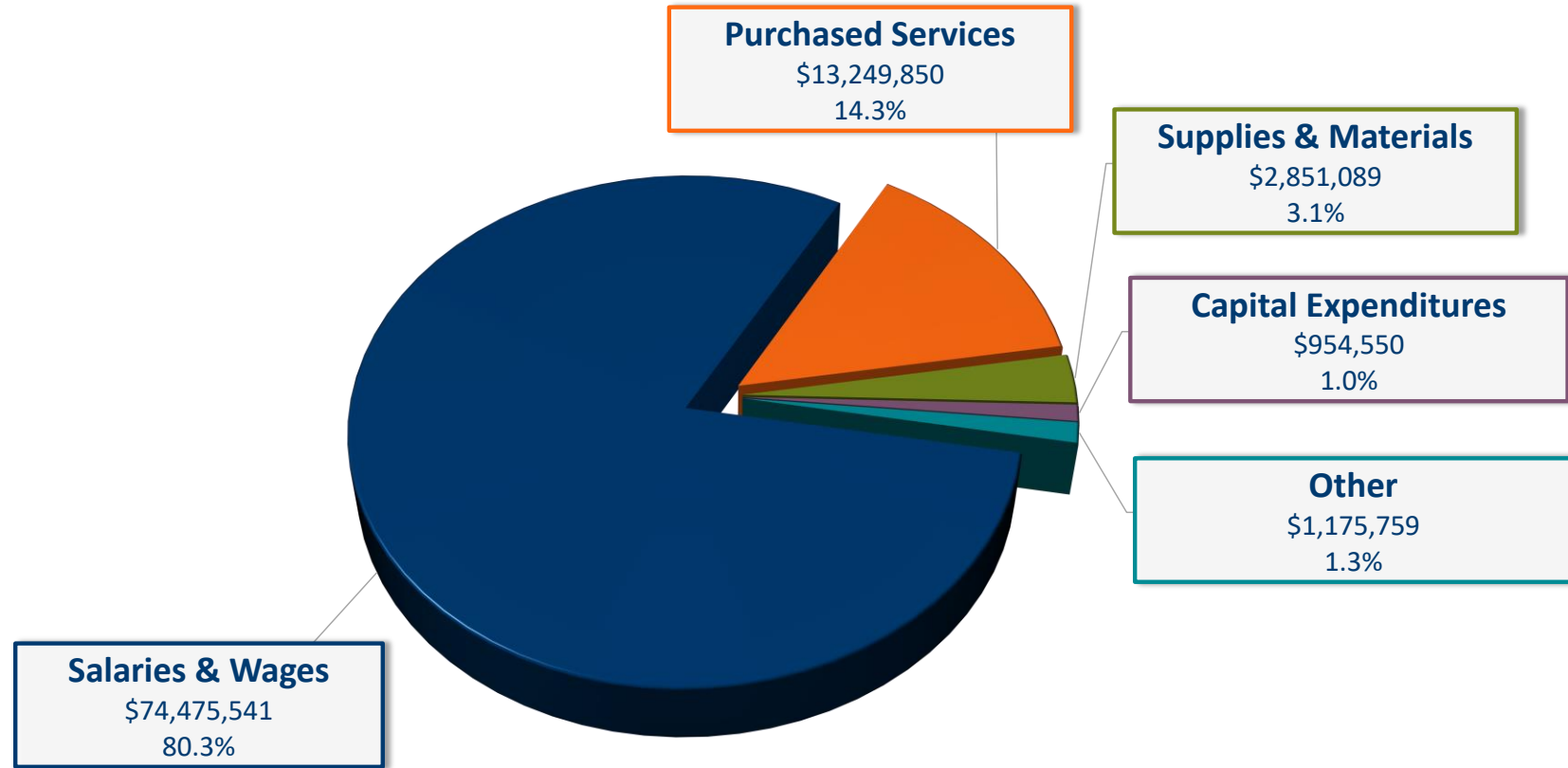
General Fund Revenue

2024-25 Budget
\$94,645,210



General Fund Expenditures - by Object -

2024-25 Budget
\$92,706,789



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

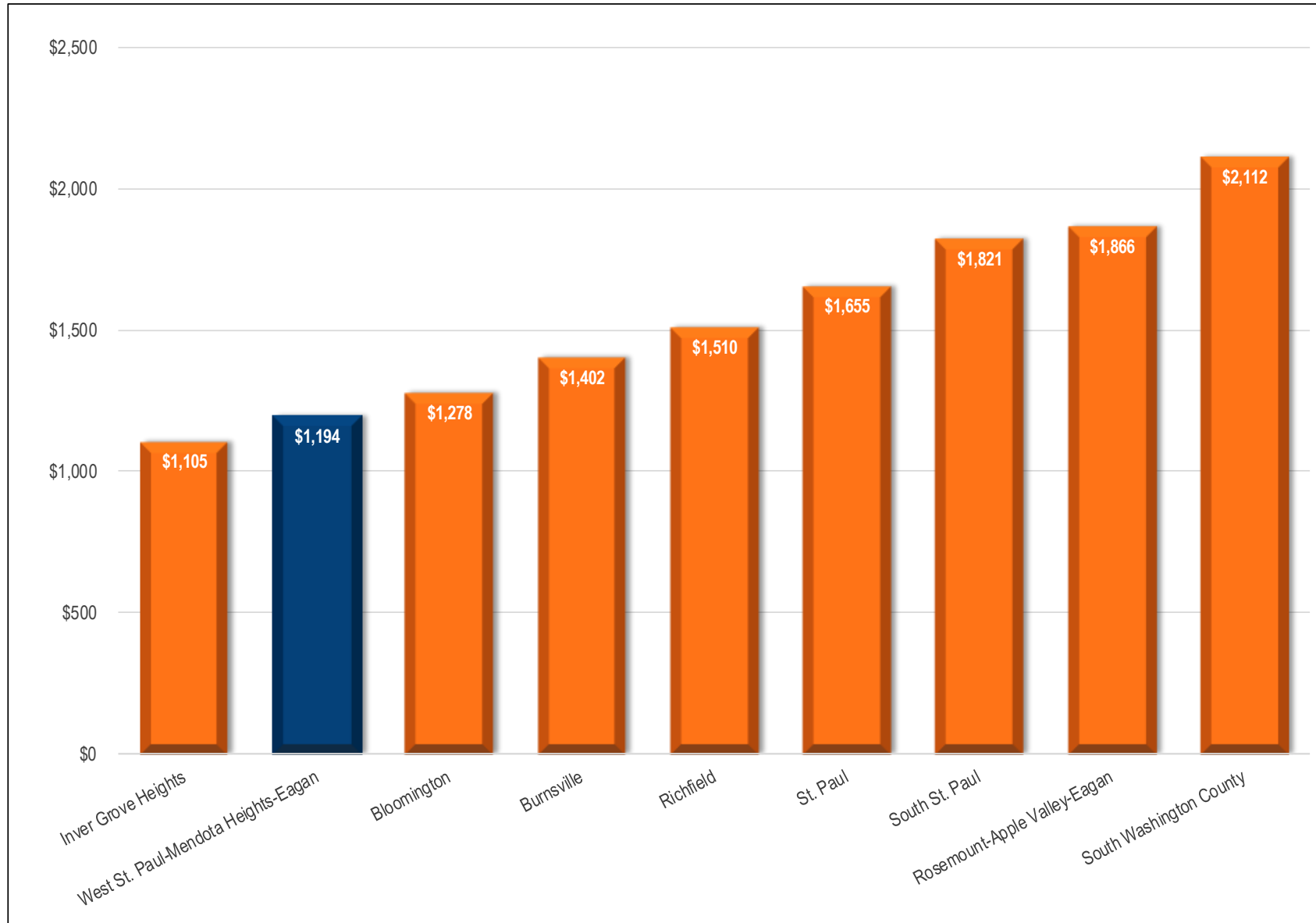


Expenditure budget is limited by state-set revenue formulas, voter-approved levies & fund balance



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

Total School Property Taxes, Payable 2024, on a Home with an Estimated Market Value of \$350,000



Source: Pay 24 School Tax Report.

Difference in Levy Cycles



School District:

- Budget year begins July 1st
- 2025 taxes provide revenue for 2025-26 fiscal year
- Budget adopted in June 2025



City/County:

- Budget year begins January 1st
- 2025 taxes provide revenue for 2025 calendar year budget

Sample of parcel specific notice mailed to every property owner between November 10th – 25th

Property Tax Background:

- 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



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 2025			
THIS IS NOT A BILL. DO NOT PAY.			
VALUES AND CLASSIFICATION			
Step	Taxes Payable Year	2024	2025
1	Estimated Market Value	\$125,000	\$150,000
	Homestead Exclusion	\$	\$33,0500
	Taxable Market Value	\$125,000	\$116,950
	Class	Res NHmstd	Res Hmstd
PROPOSED TAX			
2	Property taxes before credits		\$1,562.46
	School building bond credit		\$ 12.00
	Agricultural market value credit		
	Other credits		
	Property taxes after credits		\$1,550.46
PROPERTY TAX STATEMENT			
Step	Coming in 2025		
The time to provide feedback on PROPOSED LEVIES is NOW			
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 2024	Proposed 2025
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 5, 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 Voter Approved Levies Other Levies	December 9, 7:00 PM Spruceville High School Cafeteria	\$289.35 \$340.11	\$296.68 \$374.60
Metro Special Taxing Districts		\$57.76	\$58.70
Spruceville Metropolitan Council www.spruce.metrocouncil.org (555) 555-5555 Spruceville, MN 55055	December 11, 7:30 PM Spruce Park Centre 500 Pine St.		
Other Special Taxing Districts Tax Increment Tax	No public meeting No public meeting	\$12.80 \$10.15	\$13.02 \$11.22
Total excluding any special assessments		\$1,422.02	\$1,550.46
			9.0%

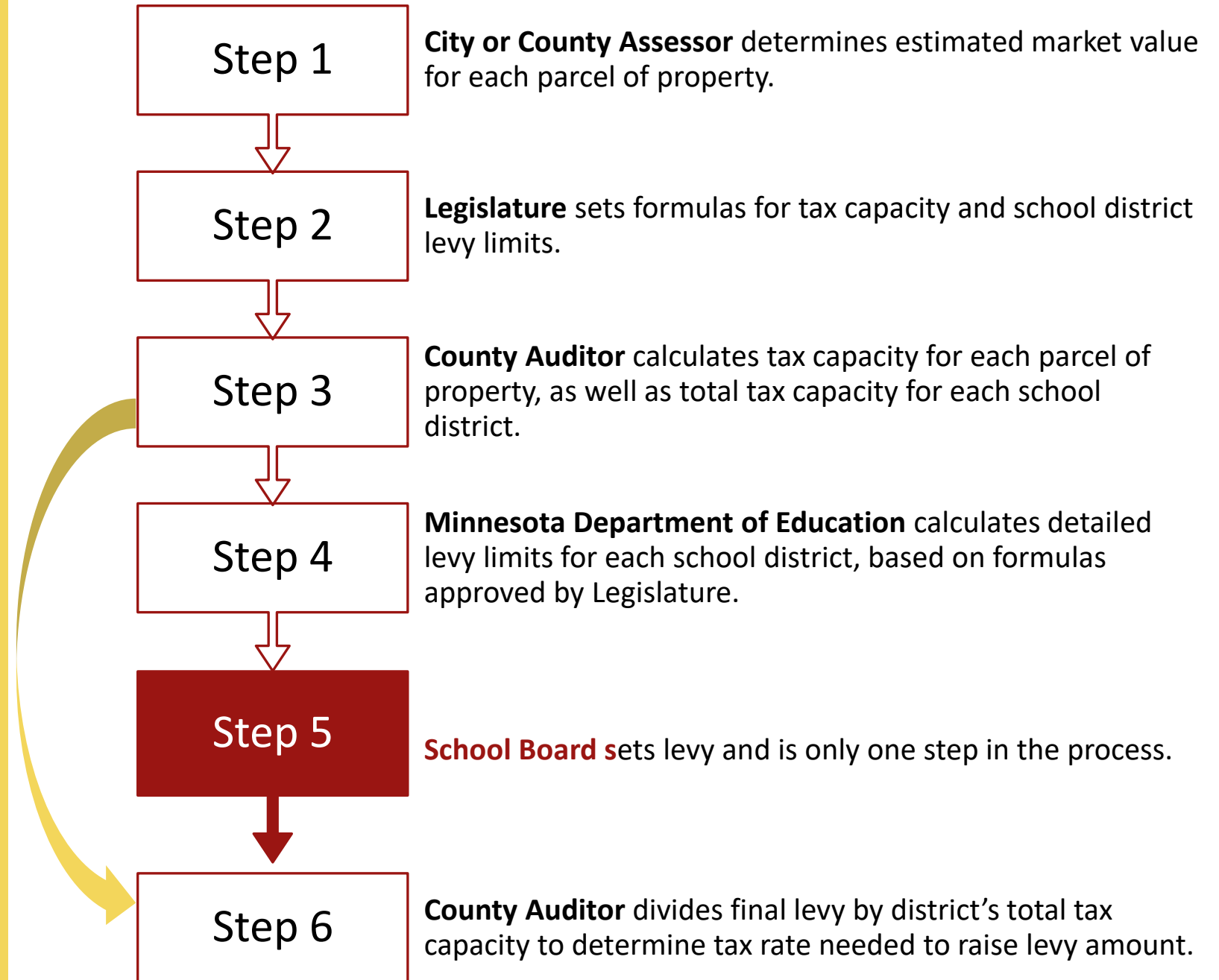
Your school district was scheduled to hold a referendum at the November general election. If the referendum was approved by the voters, the school district's voter approved property tax for 2025 may be higher than the proposed amount shown on this notice.

School District Property Taxes

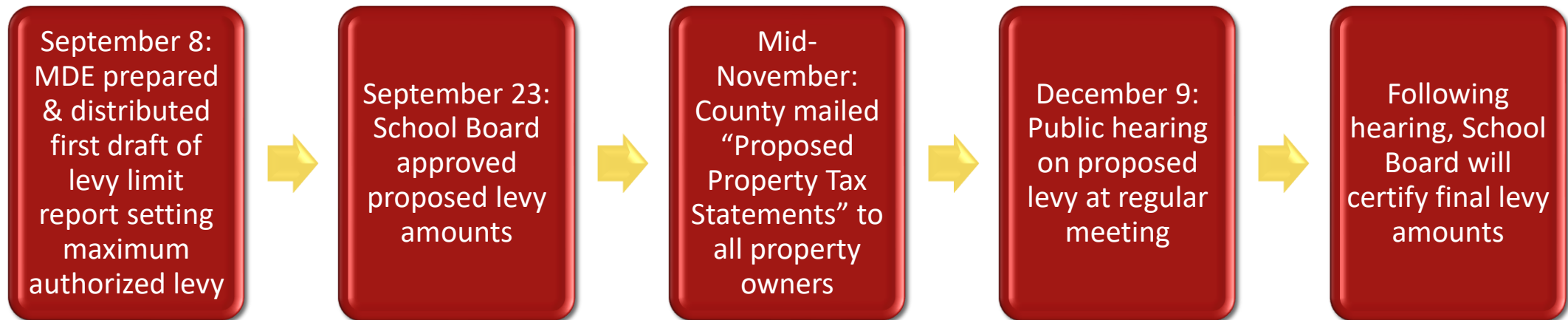
- Each school district has limited authority to levy taxes
- MDE calculates levy amounts for various categories, set by:
 - State law
 - Voter approval

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 2024 (Payable 2025)





Overview of District's Proposed Tax Levy

- Proposed Payable 2025 tax levy is an increase from 2024 of \$3,960,537 or 11.0%
- Changes by levy category and reasons for major increases & decreases in levy are included on following slides

Comparison of Actual Tax Levy Payable in 2024 to Proposed Levy Payable in 2025

Fund Levy Category	Actual Levy Payable in 2024	Proposed Levy Payable in 2025	\$ Change	% Change
General				
Voter Approved Operating Referendum	\$11,921,961	\$12,999,599	\$1,077,638	
Local Optional Revenue (LOR)	4,001,220	4,151,827	150,606	
Equity	276,400	395,642	119,242	
Voter Approved Capital Project Levy	2,200,410	2,411,890	211,480	
Operating Capital	1,129,749	1,256,715	126,965	
Alternate Teacher Compensation	466,644	479,695	13,050	
Achievement and Integration	323,936	328,719	4,783	
Long Term Facilities Maintenance (LTFM)	1,245,744	1,320,861	75,117	
Lease Levy	1,082,307	1,198,056	115,749	
Other	1,201,147	1,212,145	10,999	
Prior Year Adjustments	513,216	1,034,775	521,559	
Total, General Fund	\$24,362,735	\$26,789,924	\$2,427,189	10.0%
Community Service				
Basic Community Education	\$371,956	\$371,956	\$0	
Early Childhood Family Education	224,406	248,718	24,312	
School-Age Child Care	500,000	560,000	60,000	
Other	15,738	15,669	(69)	
Prior Year Adjustments	52,332	(25,516)	(77,848)	
Total, Community Service Fund	\$1,164,432	\$1,170,827	\$6,395	0.5%
Debt Service				
Voter Approved	\$9,799,412	\$10,009,727	\$210,315	
Long Term Facility Maintenance (LTFM)	912,293	2,058,772	1,146,479	
Reduction for Debt Excess	(426,881)	(251,404)	175,477	
Prior Year Adjustments	38,910	33,592	(5,318)	
Total, Debt Service Fund	\$10,323,734	\$11,850,687	\$1,526,953	14.8%
Total Levy, All Funds	\$35,850,901	\$39,811,438	\$3,960,537	11.0%
Subtotal by Truth in Taxation Categories:				
Voter Approved	24,111,064	25,781,116	1,670,052	
Other	11,739,837	14,030,322	2,290,485	
Total	\$35,850,901	\$39,811,438	\$3,960,537	11.0%

Explanation of Levy Changes

Category:

General Fund - Voter Approved Operating Referendum

Change:

+\$1,077,638

Use of Funds:

General Operating Expenses

Reason for Change:

Voter approved operating referendum authority is calculated on estimated enrollment and includes an annual inflationary increase

Explanation of Levy Changes

Category:

General Fund – Prior Year Adjustments

Change:

+\$521,559

Use of Funds:

Various

Reason for Change:

Initial levies are based on estimates. In later years, amounts are updated and levies are retroactively adjusted.

Explanation of Levy Changes

Category:

Debt Service – Long Term Facility Maintenance (LTFM)

Change:

+\$1,146,479

Use of Funds:

Debt service payments

Reason for Change:

The district issued Facilities Maintenance Bonds in August 2024 to fund indoor air quality (IAQ) projects

Factors Impacting Individual Taxpayers' School Taxes

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?

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

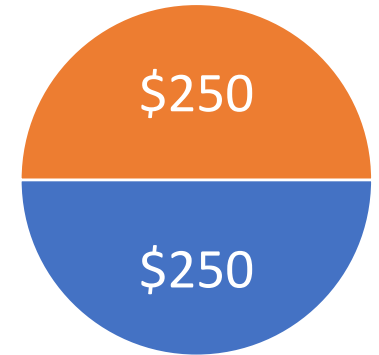
Two properties in the district

- 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

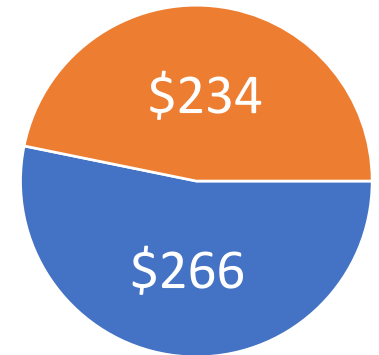
Two properties in the district

- 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





Minnesota Legislative Changes for Pay 2025

In 2023, The Minnesota State Legislature passed laws that affect property taxes for taxes payable in 2025.

Recap of major change:

- Provided a tax benefit to homeowners by increasing the homestead exclusion for valuations between \$76,000 and \$517,000

Four Year School Levy Comparison

- Examples include school district taxes only & are shown based on no change and a 17.2% 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 West St. Paul
- Amounts for 2025 are preliminary estimates; final amounts could change slightly
- Estimates prepared by Ehlers (District's municipal financial advisors)

Estimated Changes in School Property Taxes, 2022 to 2025

Based on No Changes in Property Values

Type of Property	Estimated Market Value	Actual Taxes Payable in 2022	Actual Taxes Payable in 2023	Actual Taxes Payable in 2024	Estimated Taxes Payable in 2025	Change in Taxes 2022 to 2025	Change in Taxes 2024 to 2025
Residential Homestead	\$200,000	\$651	\$552	\$655	\$692	\$41	\$37
	250,000	832	705	834	887	55	53
	300,000	1,014	859	1,014	1,082	68	68
	350,000	1,195	1,013	1,194	1,278	83	84
	400,000	1,377	1,167	1,374	1,473	96	99
	450,000	1,552	1,315	1,548	1,668	116	120
	500,000	1,725	1,461	1,720	1,864	139	144
	600,000	2,120	1,796	2,108	2,288	168	180
	700,000	2,516	2,131	2,495	2,710	194	215
750,000	2,714	2,298	2,689	2,921	207	232	
Commercial/Industrial #	\$500,000	\$1,880	\$1,607	\$1,916	\$2,050	\$170	\$134
	750,000	2,868	2,451	2,917	3,122	254	205
	1,000,000	3,856	3,295	3,918	4,193	337	275
	1,500,000	5,832	4,984	5,920	6,336	504	416
	1,750,000	6,819	5,828	6,921	7,408	589	487
Apartments and Res. Non-Homestead (2 or more units)	\$500,000	\$1,979	\$1,674	\$1,938	\$2,108	\$129	\$170
	750,000	2,969	2,511	2,906	3,162	193	256
	1,500,000	5,938	5,023	5,813	6,323	385	510

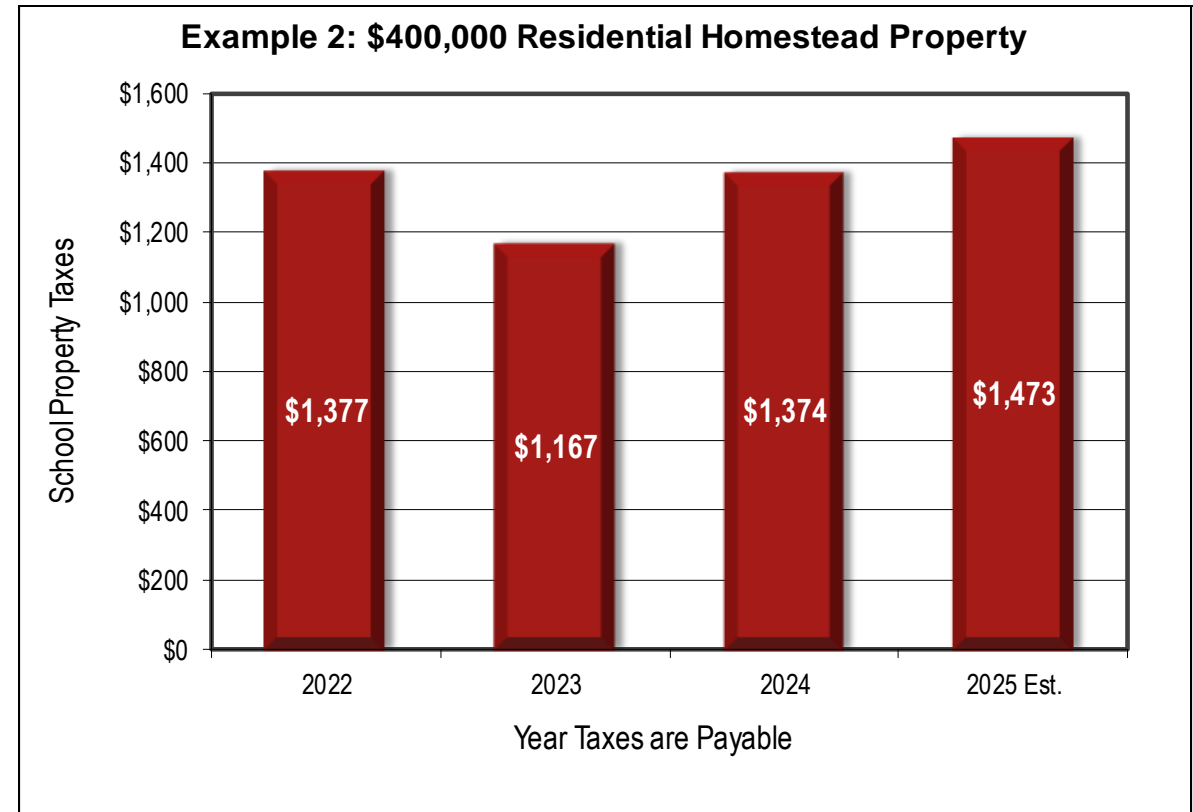
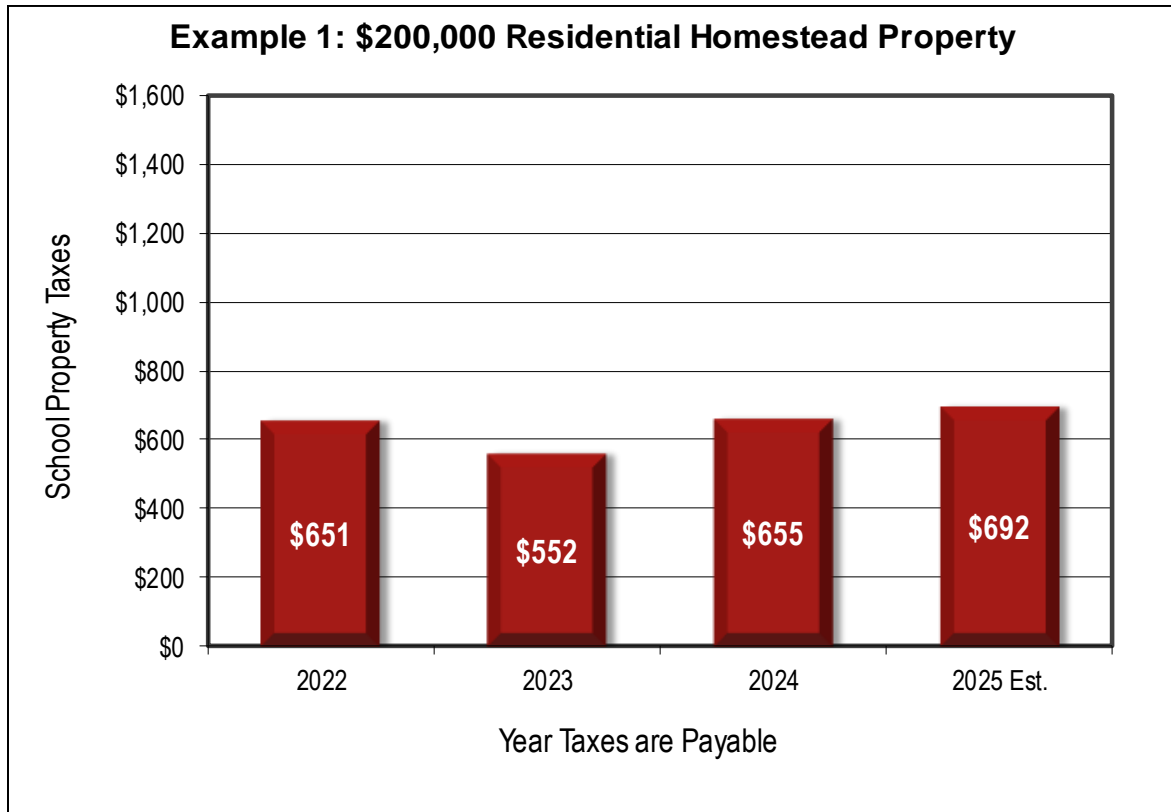
For commercial-industrial property, amounts above are for property in West St. Paul. Taxes for commercial-industrial property in other municipalities may be slightly different, due to the impact of the Fiscal Disparities Program.

General Notes

1. Amounts are based on school district taxes only, and do not include taxes for city or township, county, state, or other taxing jurisdictions.
2. Estimates of taxes payable in 2025 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 2022 to 2025.

Estimated Changes in School Property Taxes, 2022-25

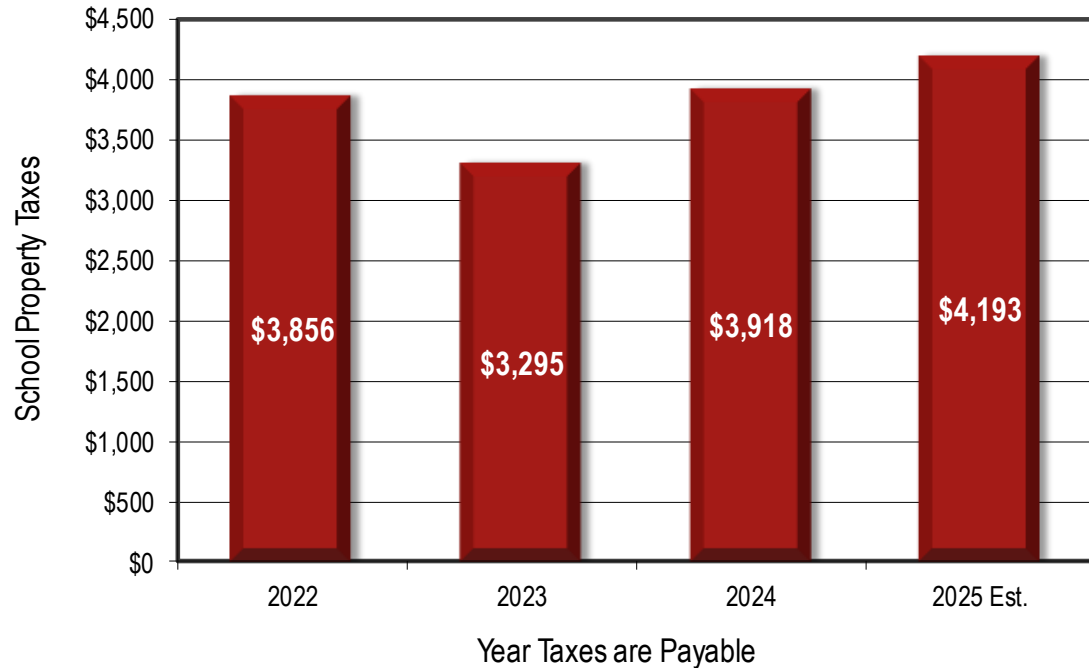
Based on No Changes in Property Value



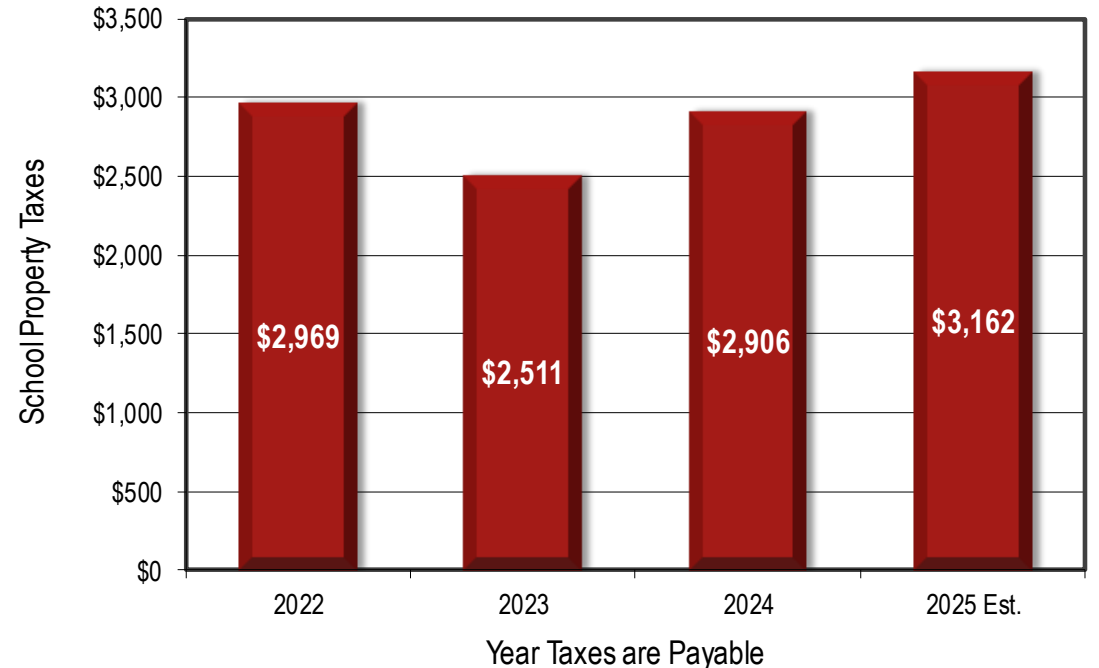
Estimated Changes in School Property Taxes, 2022-25

Based on No Changes in Property Value

Example 3: \$1,000,000 Commercial - Industrial Property

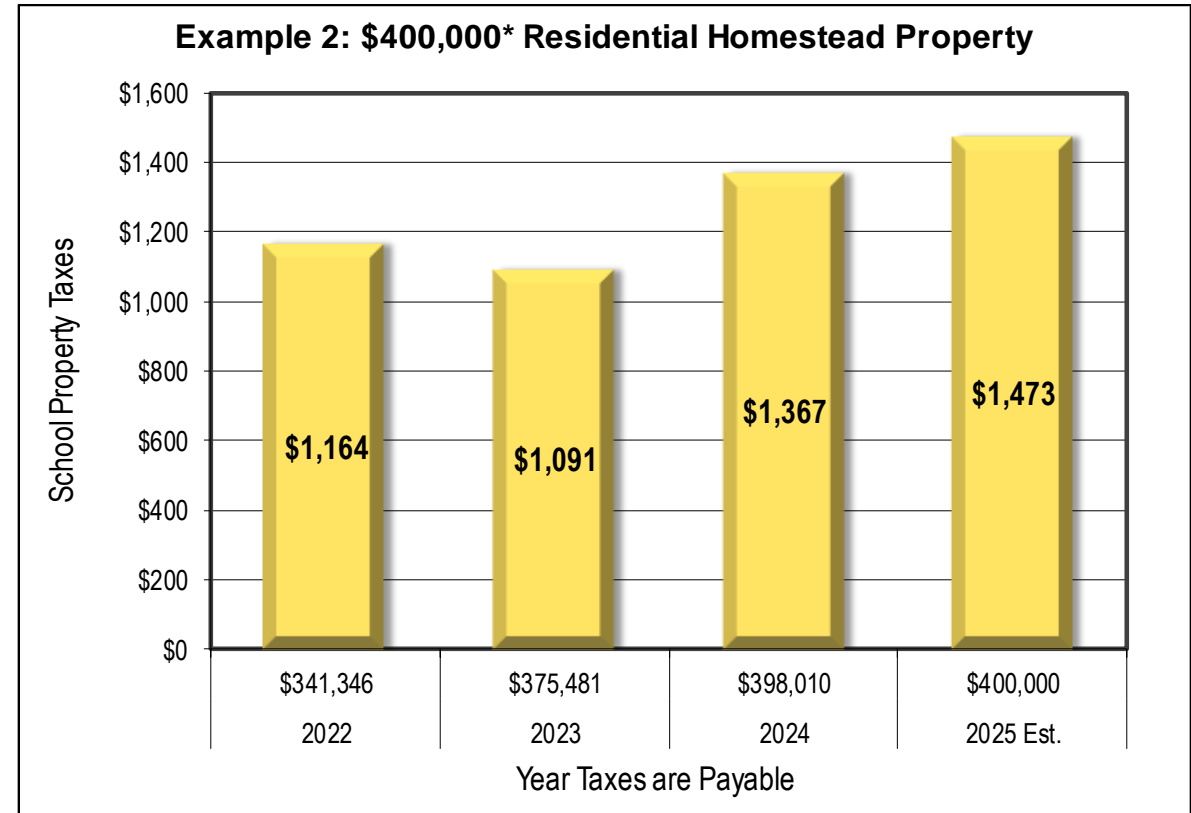
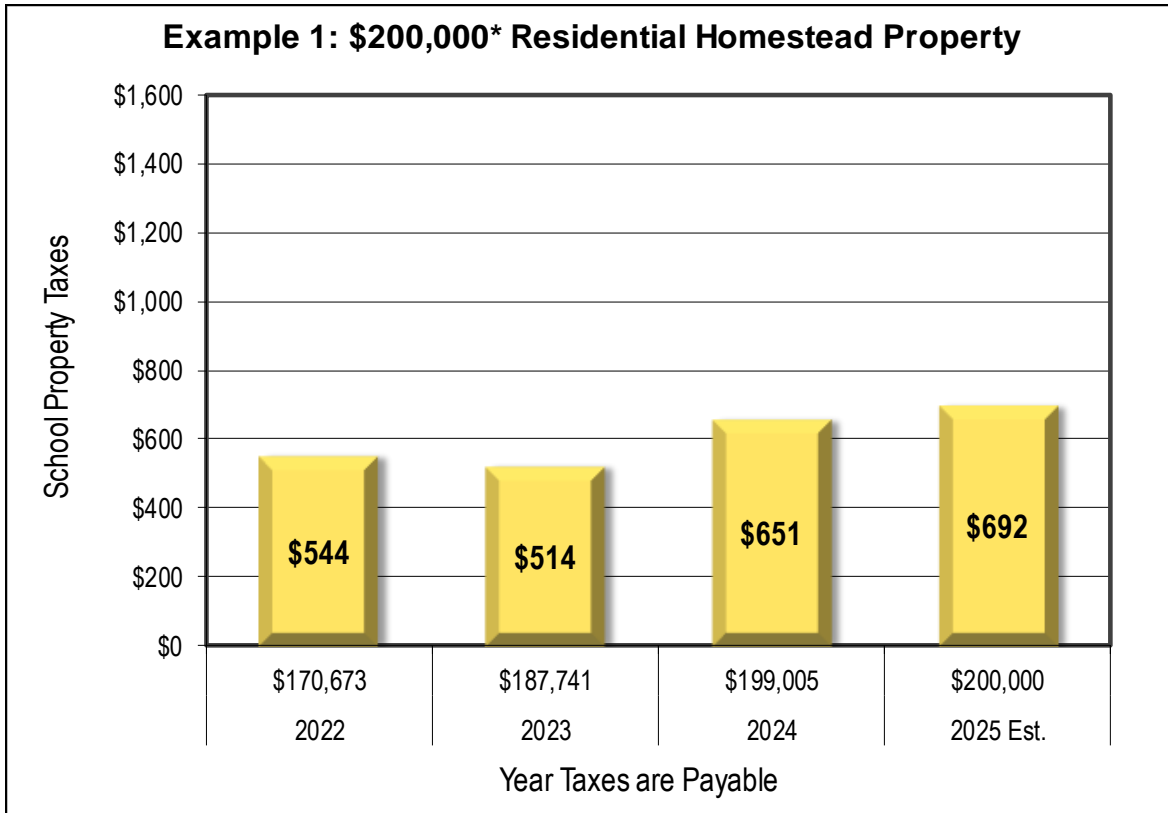


Example 4: \$750,000 Apartment - Non Residential Homestead Property



Estimated Changes in School Property Taxes, 2022-25

Based on 17.2% Cumulative Changes in Property Value



* Estimated market value for taxes payable in 2025. Taxes are calculated based on changes in market value of 10.0% from 2022 to 2023, 6.0% from 2023 to 2024 and 0.5% from 2024 to 2025.

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 \$3,310 for homeowners and \$2,640 for renters)

Special Property Tax Refund

- Available for all homestead property, both residential & agricultural (HGA only) with a gross tax increase of at least 12% and \$100 over prior year
- Refund is 60% of tax increase that exceeds greater of 12% or \$100 (max \$1,000)

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



Board accepts public
comments on
proposed levy

Board certifies 2025
property tax levy

SCHOOL DISTRICT 197

West St. Paul + Mendota Heights + Eagan Area

PUBLIC COMMENTS