



**Board of Education
Big Lake School District #727
Work Session**

Mission Statement

Our mission is to challenge, educate, & inspire all students to reach their highest level of achievement in academics, athletics, & the arts.

**Monday, January 29, 2024
5:30 PM
Independence Elementary
Community Room
701 Minnesota Ave**

I. Call to Order

Chair, Tonya Reasoner

II. Roll Call

Chair, Tonya Reasoner

III. Continue Discussion on Survey Results

Superintendent, Tim Truebenbach

2

IV. Closed Session for Superintendent Mid-Year Evaluation

Chair, Tonya Reasoner

V. Adjournment

Chair, Tonya Reasoner

Strategic Plan Focus Areas

Student Support

Staff Support

Family & Community Engagement



Big Lake Public Schools, ISD 727

January 29, 2024

Current Capital Project Levy

- Approved by voters in 2015 for 10 years (Final Levy Pay 2025 FY 2025-26)
 - ✓ FY 2024-25 estimated revenue approximately \$851,000
 - ✓ Voter Approved Tax Rate of 3.207% of Net Tax Capacity
 - ✓ Must be renewed in calendar year 2024 or 2025 to continue existing tax rate

3

Capital Project Levy (CPL) Referendum

Election ballot question,
stated tax rate

Allows districts to generate
additional revenue for
technology and capital
projects

Revenue provided through
local property tax levies

4

Annual levy, maximum
length of 10 years

Taxes spread on Net Tax
Capacity
(All taxpayers pay, but may pay
different amounts based on the type
of property)

Revenue may be used for
items consistent with the
ballot language

Operating Referendum & Capital Project Levy

	Operating Referendum	Capital Project Levy
Tax Levy Based On	Referendum Market Value	Net Tax Capacity
Funding Source	Tax Levy / State Aid	Tax Levy
Authority	Per Pupil	Tax Rate
Inflationary Factor	Optional / CPI	No / Changes with Tax Base
Maximum Amount	\$2,140 per pupil (FY 2024)	No maximum
Allowable Uses	Any Operating Expenditure	Technology / Capital Expenditures
Election Dates	November	Feb, Apr, May, Aug, Nov
Maximum Length	10 years	10 years

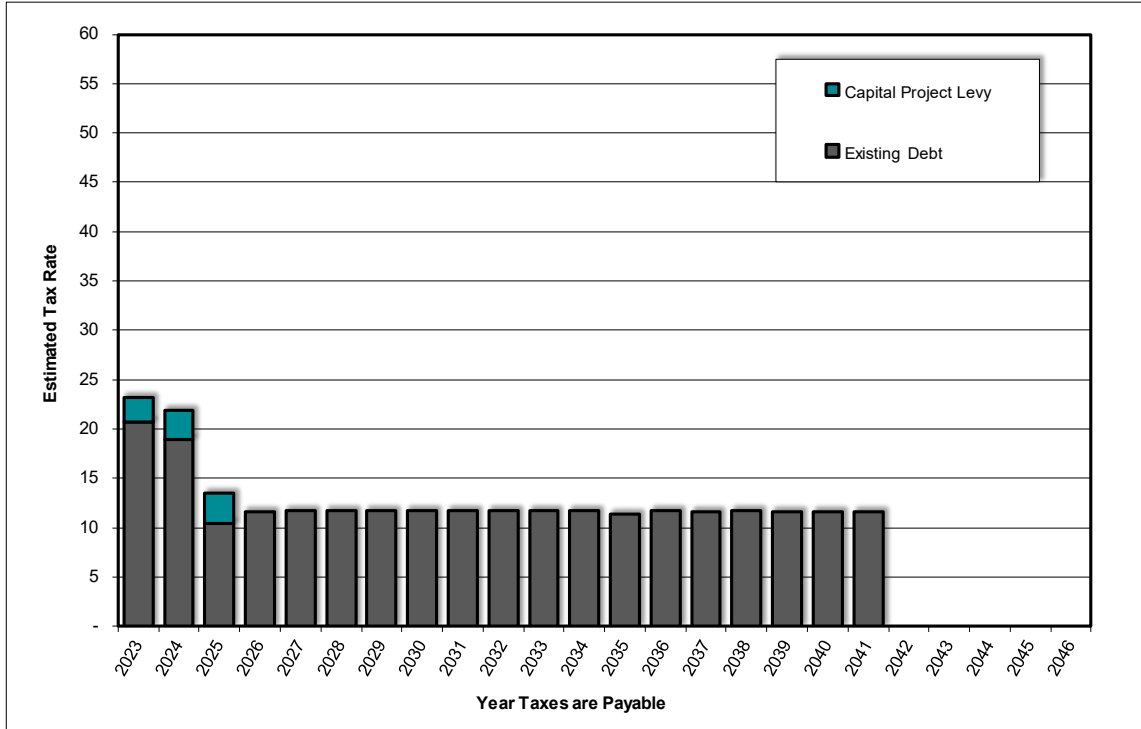
5

Tax Base by Property Type – Payable 2023

	Market Value	Percent of Total	Referendum Market Value	Percent of Total	Net Tax Capacity*	Percent of Total
Totals	2,610,039,076	100.0%	2,495,204,232	100.0%	26,582,878	100.0%
Residential Homestead	2,135,784,481	81.8%	2,102,468,762	84.3%	20,750,481	78.1%
Other Residential	247,932,102	9.5%	243,510,377	9.8%	2,616,181	9.8%
Commercial / Industrial	136,610,100	5.2%	136,610,100	5.5%	2,599,344	9.8%
Non Qualifying Agricultural	12,660,993	0.5%	12,614,993	0.5%	125,226	0.5%
Qualifying Agriculture	43,562,700	1.7%	-	0.0%	347,385	1.3%
Seasonal Recreational	33,488,700	1.3%	-	0.0%	344,748	1.3%
TIF & FD					-200,488	-0.8%

*Totals include TIF & Fiscal Disparities adjustments

Big Lake Public School District No. 727
Estimated Tax Rates for Capital and Debt Service Levies
Existing Commitments



Date Prepared: January 20, 2024

PRELIMINARY INFORMATION - FOR DISCUSSION ONLY

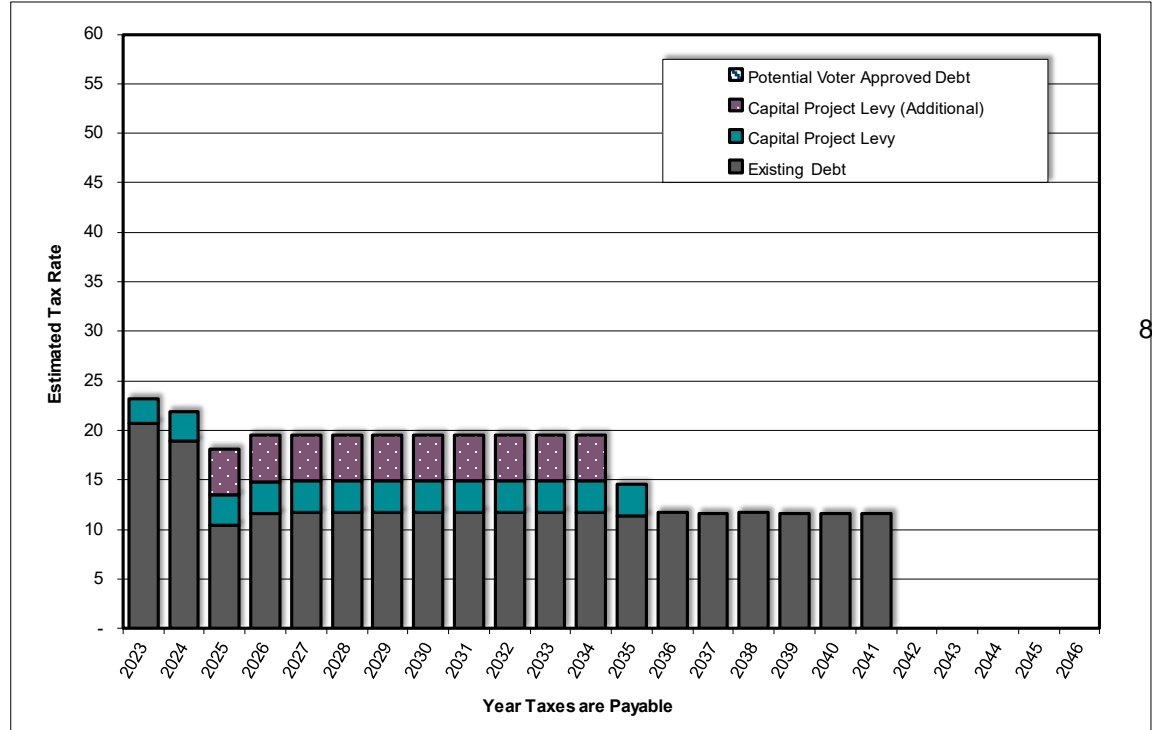
Big Lake Public School District No. 727
Estimated Tax Rates for Capital and Debt Service Levies
Existing Commitments and Proposed Additional Capital Project Levy

Election Nov. 2024

Renew Expiring Capital Project Levy

Additional \$1,350,000 Capital Project Levy

- ✓ Voter Approved
- ✓ Levy Starts Taxes Payable in 2025
- ✓ 10 Tax Levies



Date Prepared: January 23, 2024

PRELIMINARY INFORMATION - FOR DISCUSSION ONLY

Big Lake School District No. 727

Analysis of Tax Impact

Possible November 2024 Election

January 7, 2024

First Year Taxes Payable Tax Levies Annual Revenue	Capital Project Levy Renewal	Operating Referendum Add \$315 Per APU	Additional Capital Project Levy	Reduction Other Levies	Net Change
	2026	2025	2025	2025	
	10	10	10		
	\$942,380	\$1,025,453	\$1,350,000		\$2,375,453

Type of Property	Estimated Market Value		Estimated Change in Annual Taxes Payable 2025*			
Residential Homestead	\$100,000	\$0	\$39	\$29	-\$72	-\$4
	200,000	0	79	79	-164	-6
	300,000	0	118	129	-255	-8
	350,000	0	138	154	-300	-8
	400,000	0	158	179	-347	-10
	450,000	0	178	204	-385	-3
	500,000	0	197	229	-420	6
	550,000	0	217	259	-470	6
	600,000	0	237	287	-523	1
	750,000	0	296	374	-680	-10
1,000,000	0	395	517	-941	-29	
Commercial/ Industrial	\$100,000	\$0	\$39	\$69	-\$125	-\$17
	250,000	0	99	195	-355	-61
	500,000	0	197	425	-774	-152
	1,000,000	0	395	885	-1,610	-330
	2,000,000	0	789	1,805	-3,283	-689
Apartments & Residential Non-Homestead (2 or more units)	\$100,000	\$0	\$39	\$57	-\$105	-\$9
	250,000	0	99	144	-261	-18
	500,000	0	197	287	-523	-39
	1,000,000	0	395	575	-1,045	-75
	2,000,000	0	789	1,150	-2,091	-152

* The amounts in the table are based on school district taxes for the Operating Referendum, Capital Project Levy, and other capital levies only, and do not include tax levies for other purposes. Tax increases shown above are gross increases, not including the impact of the homeowner's Homestead Credit Refund ("Circuit Breaker") program. Owners of homestead property may qualify for a refund, based on their income and total property taxes. This will decrease the net effect of the proposed bond issue for qualifying property owners.

NOTE QUESTION 2: The new operating referendum revenue, net of estimated equity revenue reduction, would start with fiscal year 2025-26 and is based on estimated adjusted pupil units (APU) of 3,413.

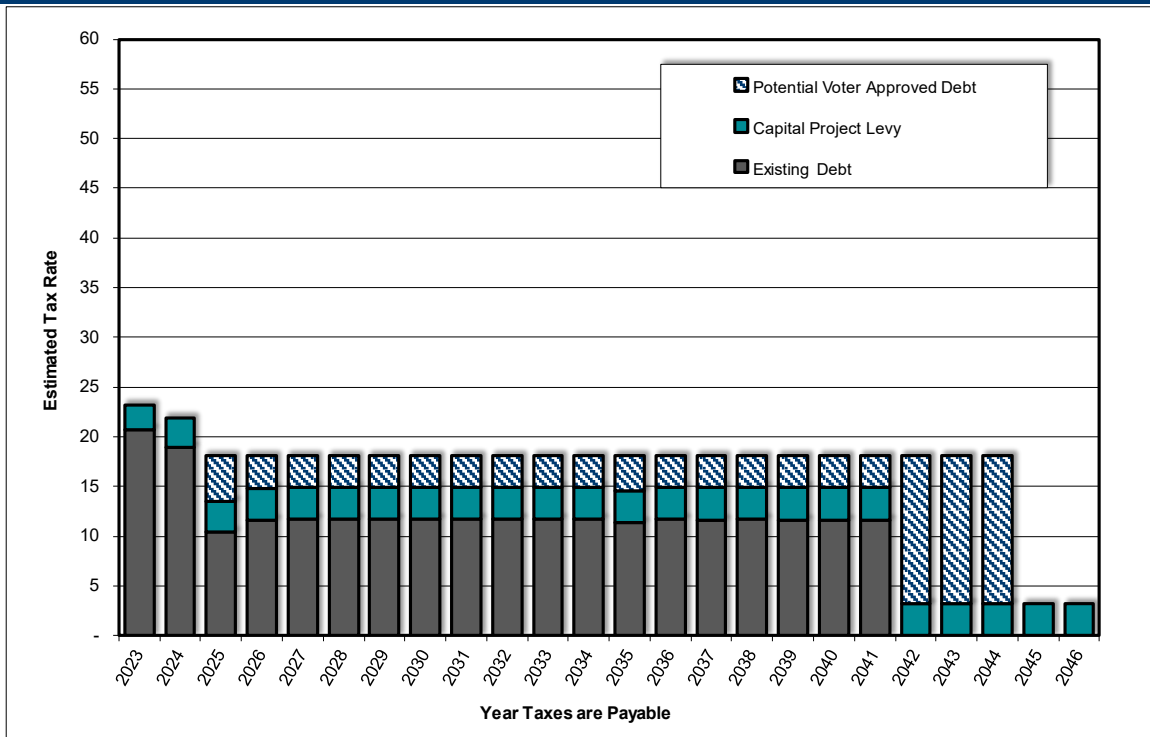
Big Lake Public School District No. 727
Estimated Tax Rates for Capital and Debt Service Levies
Existing Commitments and Proposed New Debt

\$16,250,000 Bond Issue
20 Tax Levies
Wrapped Around Existing Debt

Election Nov. 2024

\$16,250,000 School Building Bond

- ✓ Voter Approved
- ✓ Levy Starts Taxes Payable in 2025
- ✓ 20 Tax Levies



10

Date Prepared: January 20, 2024

PRELIMINARY INFORMATION - FOR DISCUSSION ONLY

Big Lake School District No. 727

Analysis of Tax Impact

January 20, 2024

Possible November 2024 Election

Authorized Bond Amount First Year Taxes Payable Tax Levies Annual Revenue	Capital Project Levy Renewal	Operating Referendum Add \$315 Per APU	Building Bonds	Reduction Other Levies	Net Change
	2026	2025	2025	2025	\$16,250,000
	10	10	20		
	\$942,380	\$1,025,453			\$1,025,453

Type of Property	Estimated Market Value		Estimated Change in Annual Taxes Payable 2025*			
Residential Homestead	\$100,000	\$0	\$39	\$29	-\$72	-\$4
	200,000	0	79	79	-164	-6
	300,000	0	118	129	-255	-8
	350,000	0	138	154	-300	-8
	400,000	0	158	179	-347	-10
	450,000	0	178	204	-385	-3
	500,000	0	197	229	-420	6
	550,000	0	217	258	-470	5
	600,000	0	237	287	-523	1
	750,000	0	296	373	-680	-11
1,000,000	0	395	517	-941	-29	
Commercial/ Industrial	\$100,000	\$0	\$39	\$69	-\$125	-\$17
	250,000	0	99	195	-355	-61
	500,000	0	197	425	-774	-152
	1,000,000	0	395	884	-1,610	-331
	2,000,000	0	789	1,802	-3,283	-692
Apartments & Residential Non-Homestead (2 or more units)	\$100,000	\$0	\$39	\$57	-\$105	-\$9
	250,000	0	99	144	-261	-18
	500,000	0	197	287	-523	-39
	1,000,000	0	395	574	-1,045	-76
2,000,000	0	789	1,148	-2,091	-154	

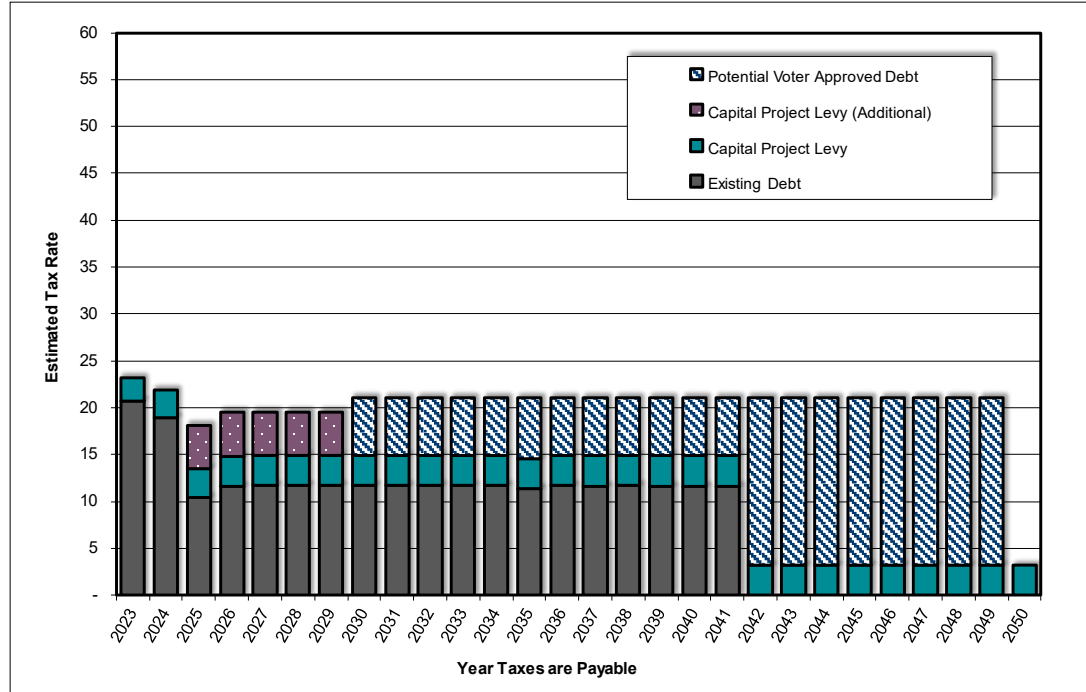
* The amounts in the table are based on school district taxes for the Operating Referendum, Capital Project Levy, principal and interest payments new bonds, and other capital levies only, and do not include tax levies for other purposes. Tax increases shown above are gross increases, not including the impact of the homeowner's Homestead Credit Refund ("Circuit Breaker") program. Owners of homestead property may qualify for a refund, based on their income and total property taxes. This will decrease the net effect of the proposed bond issue for qualifying property owners.

NOTE QUESTION 2: The new operating referendum revenue, net of estimated equity revenue reduction, would start with fiscal year 2025-26 and is based on estimated adjusted pupil units (APU) of 3,413.

Hypothetical Example:

\$35,000,000 School Building Bond

- ✓ Future Election
- ✓ Reduce Additional Capital Project Levy starting Payable 2030



Date Prepared: January 24, 2024

PRELIMINARY INFORMATION - FOR DISCUSSION ONLY

Key Dates for Possible Referendum

- June 28, 2024 – Submit Review & Comment to MDE
- August 23, 2024 – School Board Approve Resolution Calling for Election
- November 5, 2024 – Election Day

13

