

Work Session will begin 15 minutes after adjournment of the Business Meeting.

1. Introductions
2. Long Term Facilities Maintenance (LTFM) for FY25 (30 minutes) 2
Alissa Pier, Interim Executive Director of Facilities, Operations and Transportation
Michael Hart, PMA Securities, LLC
3. Board Topics
ReNae Bowman, School Board Chair
 - A. Superintendent Discussion
Barb Dorn, Minnesota School Boards Association (MSBA) Search Team
 - B. School Board Budget 27
4. Other



ROBBINSDALE
Area Schools

2025 LTFM Projects

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April 15, 2024





ROBBINSDALE
Area Schools

2025

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Forest Elementary School

- Chiller
- Pavement

• \$688,000



Lakeview Elementary School

- Lighting

• \$547,500



Neill Elementary School

(Phase 1 of a 2-year Project)

- Air Handlers
- VAVs, associated Ductwork,
- HVAC
- Boilers
- Pumps
- Plumbing Fixtures
- Fire Alarm System
- Lighting

- \$6,473,000



Robbinsdale Spanish Immersion School

(Phase 2 of a 3-year Project)

- Roofing
- Structural Improvements

• \$2,200,000



Zachary Lane Elementary School

- Chiller Replacement

• \$438,000



FAIR Crystal

(Phase 1 of a 2-year Project)

- HVAC, associated Ductwork
- Air Handling Units
- Boiler
- Chilled Water Pumps
- Water Heater/Chiller
- Main Switchboard
- Lighting
- Fire Alarm Panel
- Canopy Repair
- VAVs
- Ceiling Repair

\$5,538,637



Sandburg Middle School

- Roofing
- Paving replacement

\$1,150,000



2025 LTFM Total

• \$18,935,137



ROBBINSDALE
Area Schools



PMATM
SECURITIES

April 15, 2024

ISD 281, Robbinsdale Area Schools

2024 LTFM Planning

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LTFM Funding Uses

Allowable Uses

- Deferred maintenance projects
- Increasing accessibility to schools
- Health & Safety (Air quality, physical hazards, hazardous materials, fire & life safety etc.)

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Other Requirements

- Purpose must remain the same (like for like replacement)
- No expansion or realignment of space
- No technology
- No violence prevention or physical security improvements



LTFM Funding Options

LTFM Annual Levy

- Tax levy and expenditure all in same fiscal year
- Reconciled by MDE each year

LTFM Bonds

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- Spreads out levy impact
- MDE reviews bond funded project prior to issuance



Current LTFM Funding Strategy

- ▶ Health & Safety items have been funded with an annual levy
 - ▶ \$1,872,000 levied for taxes payable in 2024
- ▶ All other deferred maintenance projects have been funded via bonds

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Proposed LTFM Projects

2025 Estimate	2026 Estimate	2027 Estimate	2028 Estimate	2029 Estimate
\$18,935,137.00	\$18,050,000.00	\$17,965,000.00	\$18,000,000.00	\$18,000,000.00

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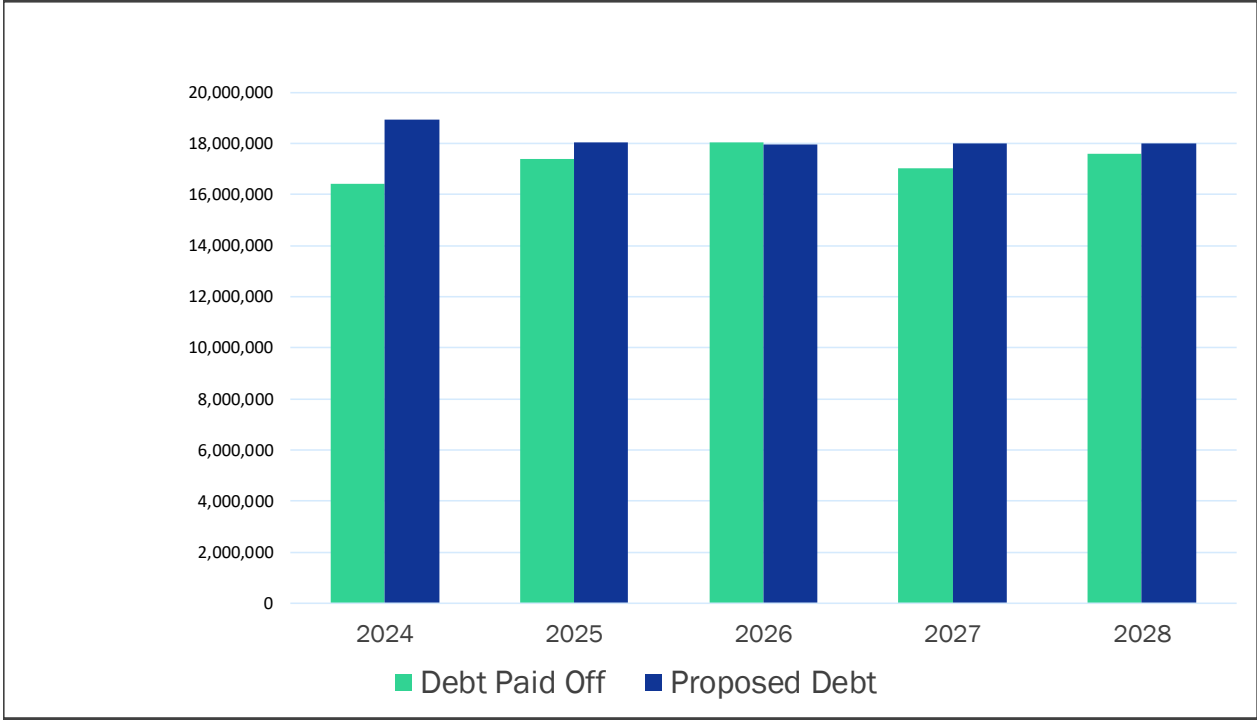
- ▶ Health & Safety annual levy in addition to project numbers shown above
- ▶ Develop long term financial plan to match the proposed LTFM projects for 2025 and beyond
- ▶ Discuss strategies and options on how to fund



Projected Changes to Overall Outstanding Debt

ISD 281 Robbinsdale Area Schools

Proposed Year over Year Net Debt



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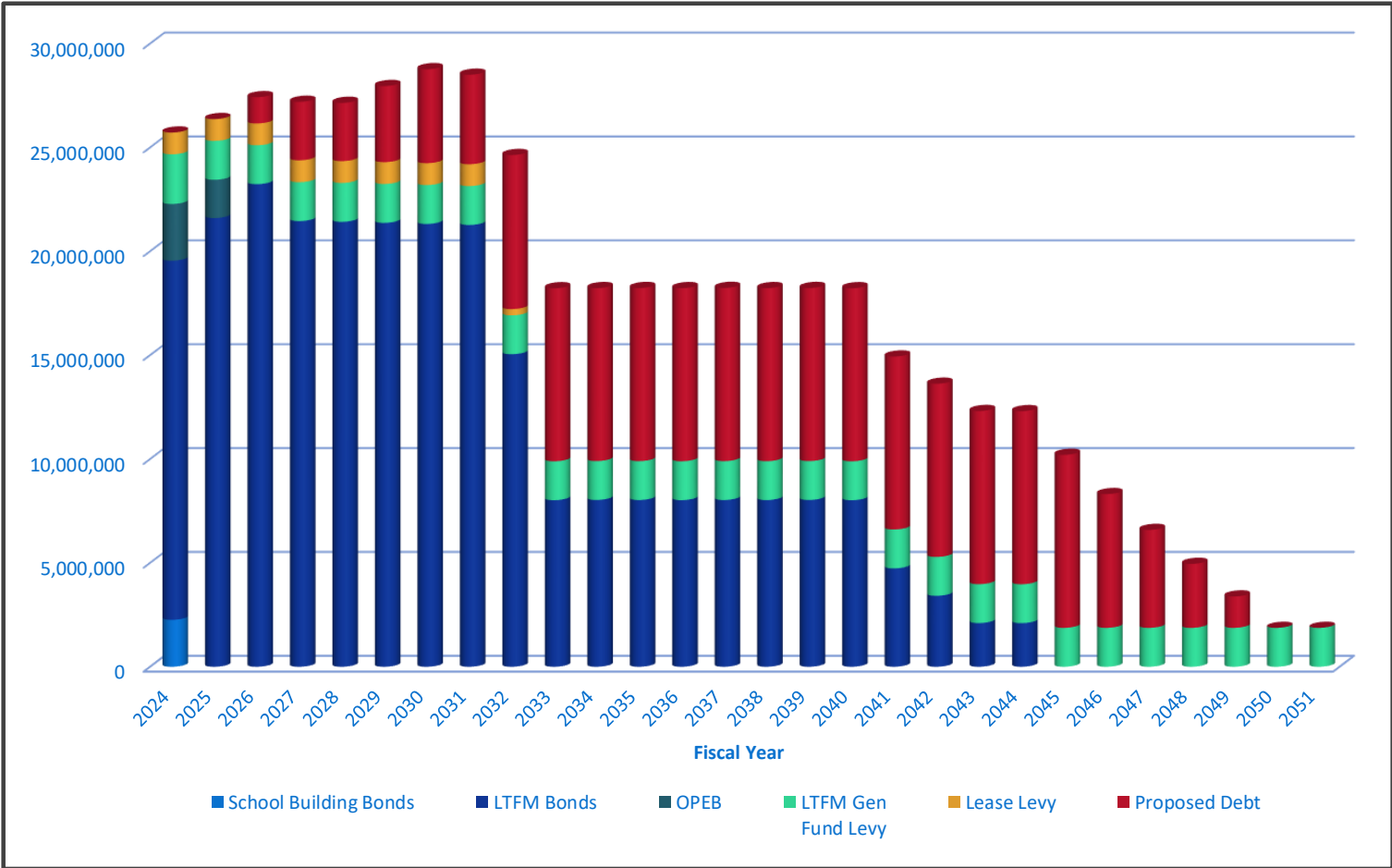
Issue Year	2024	2025	2026	2027	2028
Debt Paid Off	16,414,401	17,405,876	18,057,532	17,009,374	17,581,406
Proposed Debt	18,935,137	18,050,000	17,965,000	18,000,000	18,000,000
Net Debt Increase/Decrease	\$ 2,520,736	\$ 644,124	\$ (92,532)	\$ 990,626	\$ 418,594

Cumulative Increase/Decrease \$ 2,520,736 \$ 3,164,860 \$ 3,072,328 \$ 4,062,954 \$ 4,481,548



Capital Levy Summary

ISD 281 Robbinsdale Area Schools
Capital Levy Summary (Excludes debt without direct tax impact)

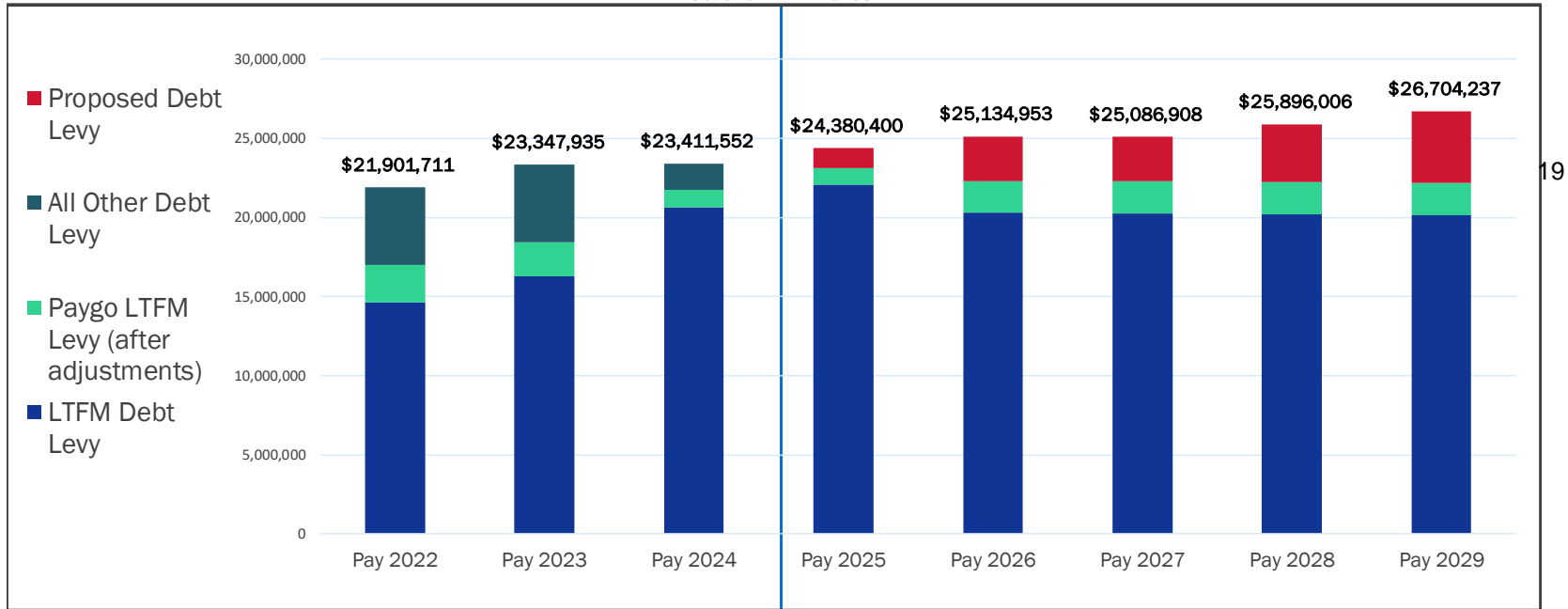




Debt & LTFM Tax Levy

ISD 281 Robbinsdale Area Schools

Debt and LTFM Taxes



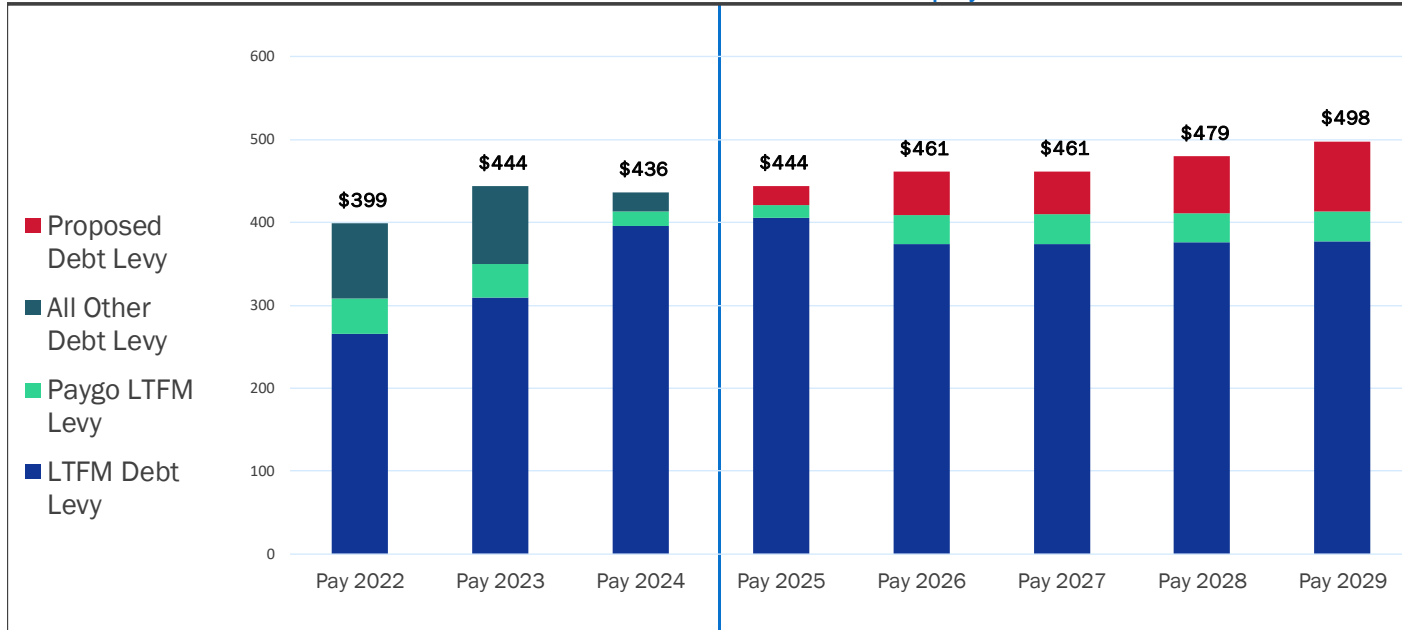
Projected

	Pay 2022	Pay 2023	Pay 2024	Pay 2025	Pay 2026	Pay 2027	Pay 2028	Pay 2029
Paygo LTFM Levy (after adjustments)	2,350,283	2,156,730	1,131,062	1,036,811	2,014,547	2,014,547	2,014,547	2,014,547
LTFM Debt Levy	14,641,491	16,293,910	20,617,180	22,079,311	20,302,186	20,266,171	20,216,139	20,163,744
All Other Debt Levy	4,909,937	4,897,296	1,663,310	0	0	0	0	0
Proposed Debt Levy	0	0	0	1,264,278	2,818,220	2,806,191	3,665,320	4,525,946
Debt & LTFM School Taxes	\$ 21,901,711	\$ 23,347,935	\$ 23,411,552	\$ 24,380,400	\$ 25,134,953	\$ 25,086,908	\$ 25,896,006	\$ 26,704,237
YoY Increase/Decrease	\$ 3,261,297	\$ 1,446,224	\$ 63,616	\$ 968,849	\$ 754,552	\$ (48,044)	\$ 809,097	\$ 808,231



Capital Project Taxes on Residential Property

ISD 281 Robbinsdale Area Schools
 Debt and LTFM Taxes for Residential Homestead Property



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	Pay 2022	Pay 2023	Pay 2024	Pay 2025	Pay 2026	Pay 2027	Pay 2028	Pay 2029
Median Home Value	270,000	314,000	322,600	324,450	330,939	337,558	344,309	351,195
Home Value % Growth	8.43%	16.30%	2.74%	0.57%	2.00%	2.00%	2.00%	2.00%
Paygo LTFM Levy	43	40	17	15	35	35	36	36
LTFM Debt Levy	265	310	396	406	374	374	376	377
All Other Debt Levy	90	94	23	0	0	0	0	0
Proposed Debt Levy	0	0	0	23	52	52	68	85
Debt & LTFM School Taxes	\$ 399	\$ 444	\$ 436	\$ 444	\$ 461	\$ 461	\$ 479	\$ 498
YoY Increase/Decrease		\$ 45	\$ (7)	\$ 8	\$ 17	\$ 0	\$ 18	\$ 18

Chart assumes median home values as reported by Hennepin County for Pay 2022- Pay 2025. Future years are shown with a 2% valuation growth rate..



Bond Structure Notes

- ▶ Most of the proposed bond issues included interest only payments in the early years until current debt pays off
- ▶ This significantly reduces the tax impact over the next 5 years but also creates additional interest expense
- ▶ Assumed 20 year bonds with current interest rates +.50%

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Other LTFM Funding Approaches

- ▶ Increase or decrease the amount of projects being completed
- ▶ Pay for a larger portion of the projects with the LTFM Annual levy
 - ▶ Pro: This will reduce long term expense of bonds (interest & cost of issuance)
 - ▶ Con: This will create much larger tax increases over the next 5 years if the same project scope proceeds

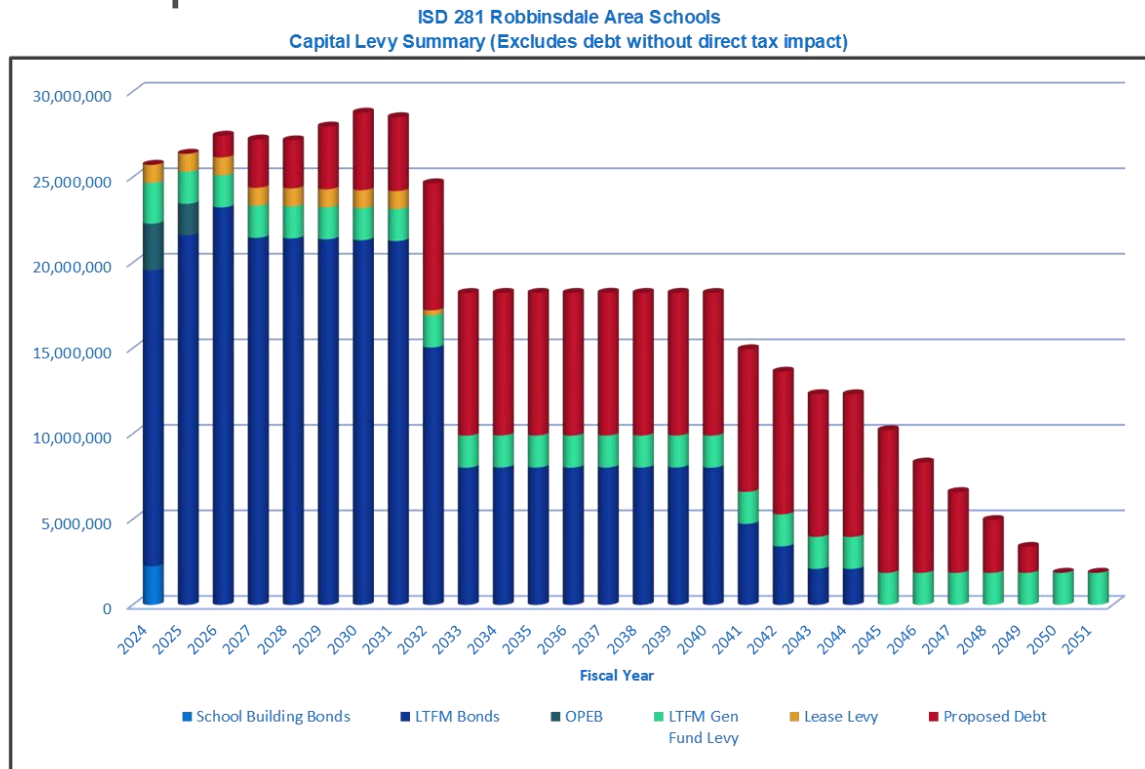
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Long Term Planning

- ▶ District could consider increasing LTFM Annual Levy more aggressively after FY 2031 as current debt begins to drop off.

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LTFM Plan Process

- ▶ Spring – Identify projects and consider funding plan
- ▶ No later than July 31, 2024 – Submit board approved²⁴ plan to MDE
- ▶ Late Summer – Receive formal approval from MDE
- ▶ September – Include funding plan in preliminary levy
- ▶ Fall – Sell related bond issue



Contact Us



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Account Code	2023-24	April 2023-24	2023-24	Encumbered	2023-24	Unencumbered	
FD T ORG PRG CRS FIN OBJ OBJ	Revised Budget	Monthly Activity	FYTD Activity	Balance	FYTD %	Balance	
01	General Fund						
01 E 005 010 000 000 110	Administration/Supervision	58,934	0.00	42,300.00	0.00	71.78	16,634.00
01 E 005 010 000 000 170	Non-Instructional Support	11,601	380.79	7,615.82	0.00	65.65	3,985.18
01 E 005 010 000 000 186	Other Non-Licensed Salary	3,438	198.99	2,291.80	0.00	66.66	1,146.20
01 E 005 010 000 000 199	Cash In Lieu of Benefits	45	1.88	43.96	0.00	97.69	1.04
01 E 005 010 000 000 210	FICA	7,603	44.50	3,996.64	0.00	52.57	3,606.36
01 E 005 010 000 000 214	PERA	1,153	43.48	743.08	0.00	64.45	409.92
01 E 005 010 000 000 220	Health Insurance	1,423	39.03	840.02	0.00	59.03	582.98
01 E 005 010 000 000 230	Life Insurance	10	2.33	16.31	0.00	163.10	-6.31
01 E 005 010 000 000 235	Dental Insurance	162	5.07	96.68	0.00	59.68	65.32
01 E 005 010 000 000 250	Tax Sheltered Annuity	84	2.78	52.82	0.00	62.88	31.18
01 E 005 010 000 000 251	VEBA HSA BENEFIT	73	2.17	43.41	0.00	59.47	29.59
01 E 005 010 000 000 305	Contracted Services	70,000	512.40	60,160.84	0.00	85.94	9,839.16
01 E 005 010 000 000 306	Sped Litigation Costs	800	0.00	106.08	0.00	13.26	693.92
01 E 005 010 000 000 329	Postage & Parcel Services	0	0.00	0.00	0.00	0.00	0.00
01 E 005 010 000 000 335	SHORT TERM LEASE/RENTAL	0	0.00	25.00	0.00	0.00	-25.00
01 E 005 010 000 000 398	Interdepartmental Service	654	0.00	234.00	0.00	35.78	420.00
01 E 005 010 000 000 401	Non-Instructional Supplies	350	0.00	415.77	0.00	118.79	-65.77
01 E 005 010 000 000 490	Food	4,847	0.00	3,864.71	0.00	79.73	982.29
01 E 005 010 000 000 820	MEMBERSHIPS, DUES, LICENSES	30,250	0.00	30,246.00	0.00	99.99	4.00
01 E 005 010 000 316 366	Travel/Conventions/Conferences	11,995	80.00	5,565.21	0.00	46.40	6,429.79
01 E --- --- --- --- ---	*Expense	203,422	1,313.42	158,658.15	0.00	77.99	44,763.85
01 - --- --- --- --- ---	*General Fund	203,422	1,313.42	158,658.15	0.00	77.99	44,763.85

Account Code	2023-24	April 2023-24	2023-24	Encumbered	2023-24	Unencumbered
FD T ORG PRG CRS FIN OBJ OBJ	Revised Budget	Monthly Activity	FYTD Activity	Balance	FYTD %	Balance
Grand Expense Totals	203,422	1,313.42	158,658.15	0.00	77.99	44,763.85

Number of Accounts: 20

***** End of report *****