



CULTIVATING THE BEST IN US

2022 Levy and Budget

November 23, 2021 Work Session



Agenda

Review of 2022 Levy and Budget
Discussions

Comparable City Levy Data

Debt Reduction Discussion

Options to Consider for Final Levy and
Budget

Council Recommended

2022 Tax Levy And Budget



2022 Tax Levy Impacts

Personal

COLA 3%

Comparable Worth Study

Health Insurance

Reduction

LGA

Relatively the same

Reserve Spending

Included as part of Levy Reduction

Debt Reduction

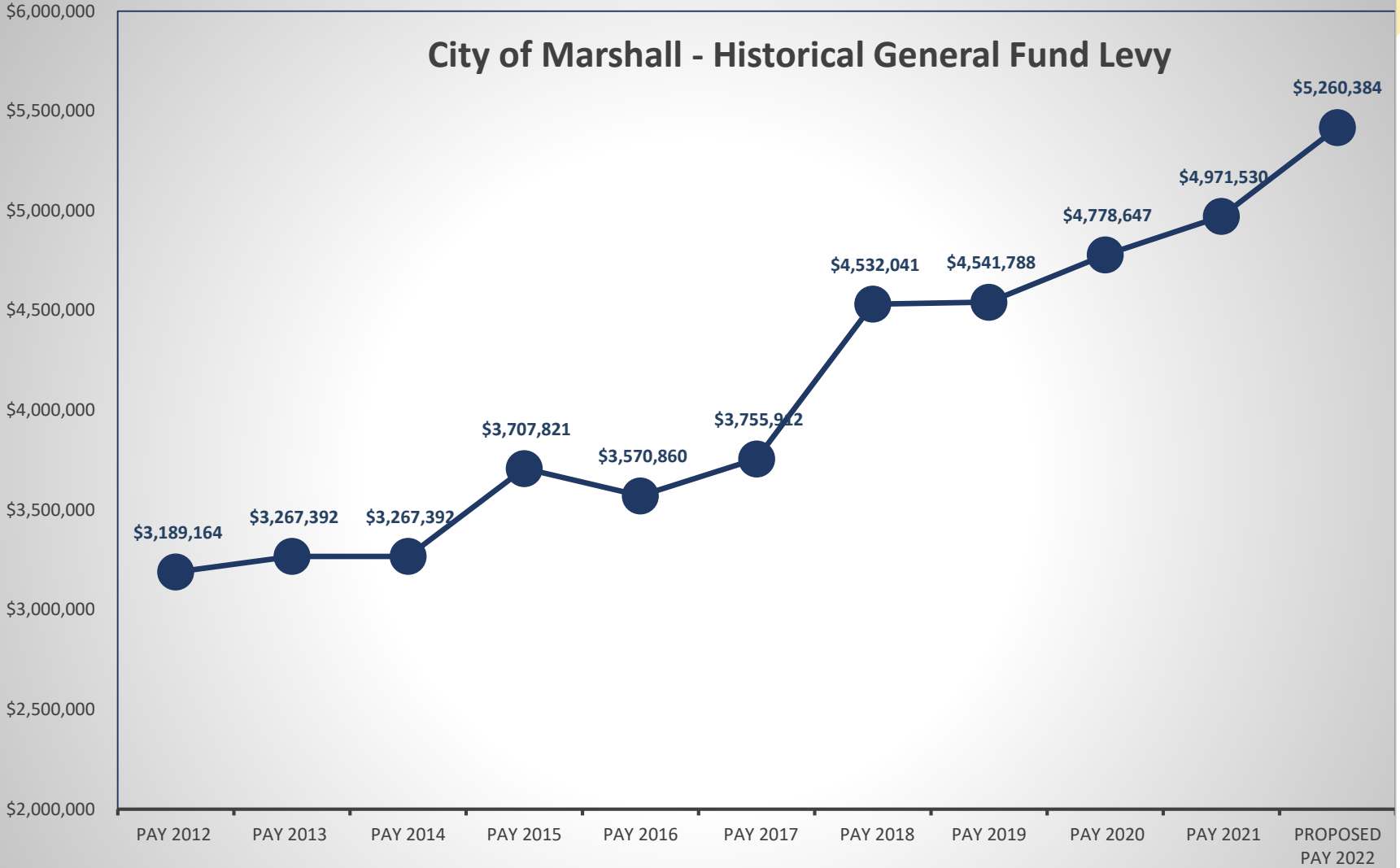
Increases in Capital and Streets

Tax Abatements-Reserve Spending

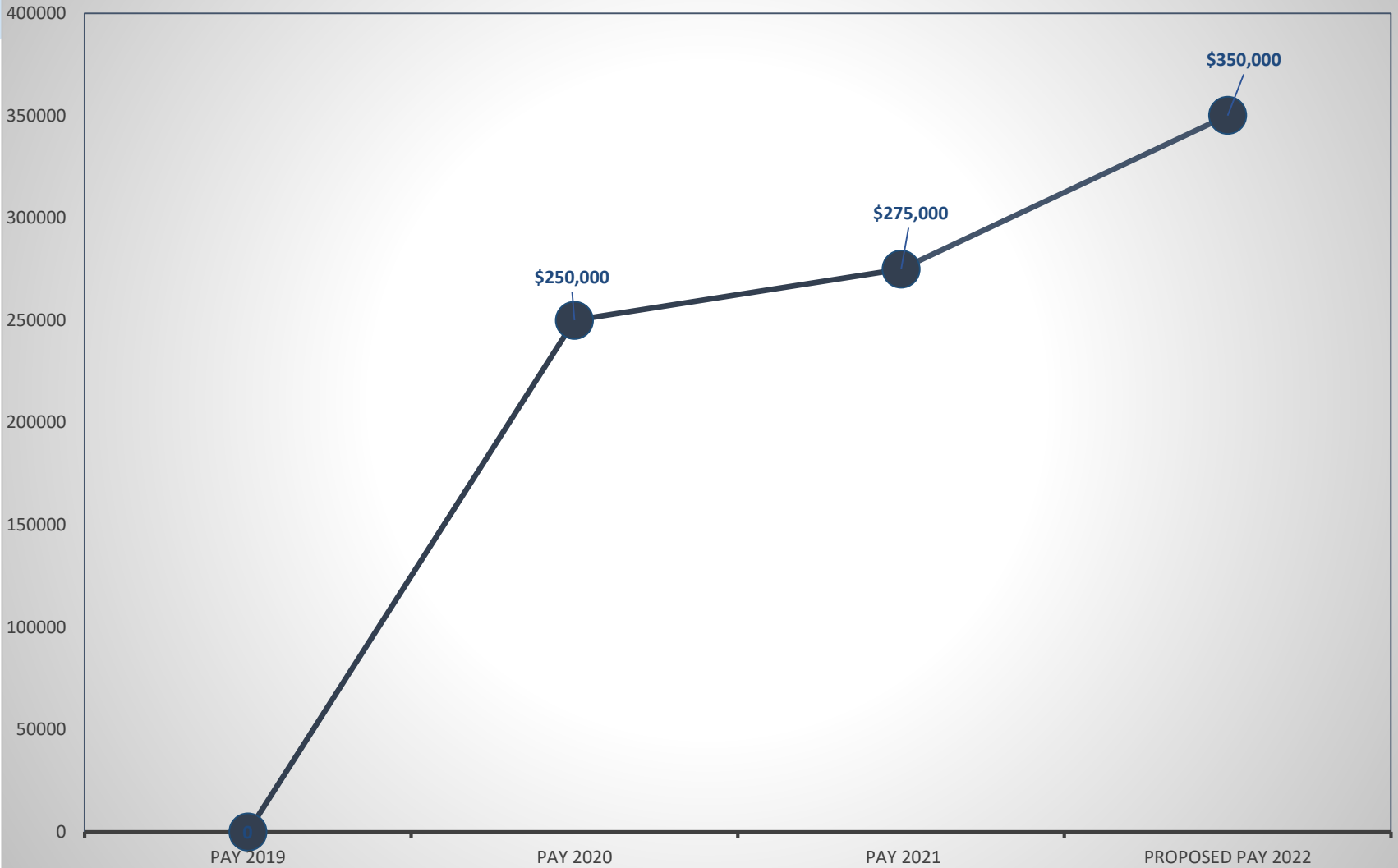
EDA-But some off-set by Assessing

Library

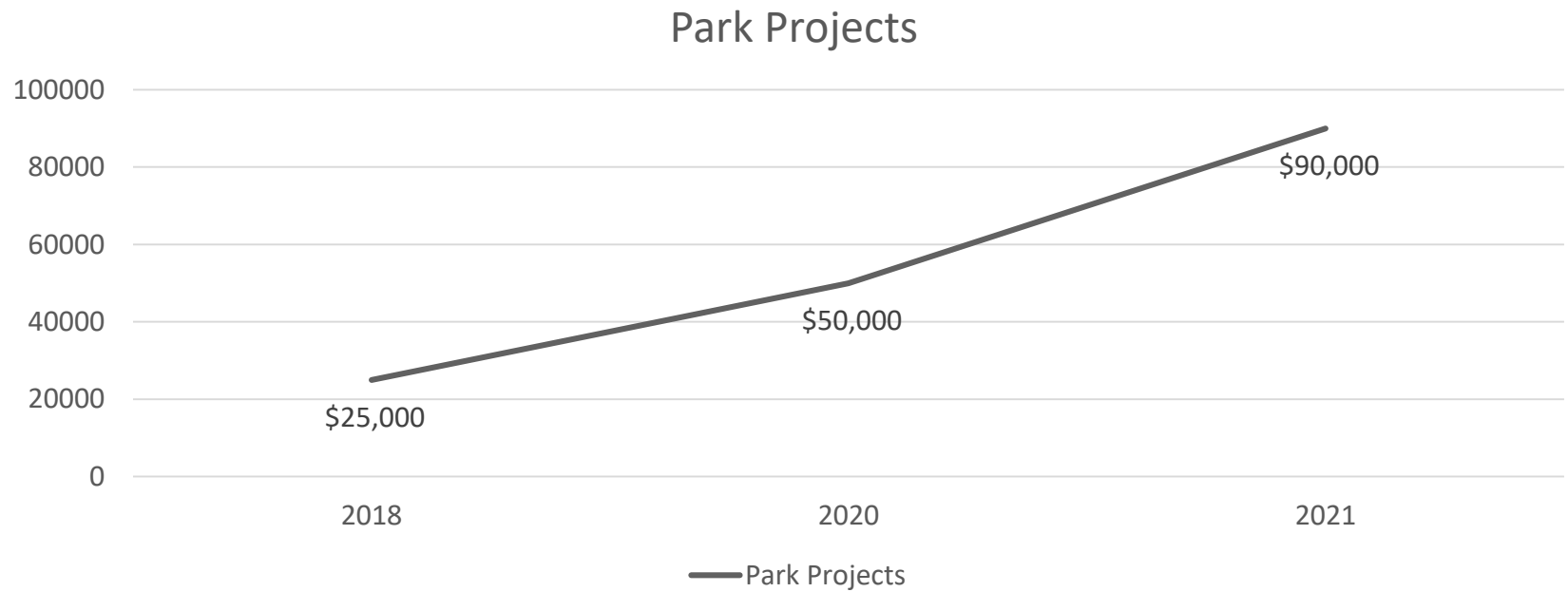
City of Marshall - Historical General Fund Levy



City of Marshall - Street Levy



Special Levy Debt Service



City of Marshall Tax Abatements

<u>Parcel #</u>	<u>Address</u>	<u>Anticipated Abatement Start Year</u>	<u>Amount to Levy 2021</u>	<u>Amount to Levy 2022</u>
27-826023-0	1103 Slate Street	2021	\$ 998	\$ 1,192
27-125002-0	1501 US Hwy 59	2022		\$ 12,776
27-711028-0	305 Brussels Ct	2021	\$ 851	\$ 973
27-711029-0	307 Brussels Ct	2021	\$ 897	\$ 1,023
27-814001-0	702 E Southview Drive	2021	\$ 1,637	\$ 1,405
27-711040-0	301 London Road	2022		\$ 1,082
27-711041-0	303 London Road	2022		\$ 1,104
27-574061-2	301 Stephens Ave	2022		\$ 3,195
27-945001-0	1500 Travis Road	2021	\$ 9,780	\$ 7,202
27-105001-0	1005 Channel Parkway	2021	\$ 2,484	\$ 2,329
27-315002-0	314 Rainbow Road	2021	\$ 367	\$ 435
27-538002-0	London Road	2023		
27-143089-0	500 Elizabeth St	2023		
27-711048-0	310 Athens Ave	2023		
27-630030-0	505 Darlene Dr	2023		
27-711049-0	308 Athens Ave	2023		
27-143087-0	504 Elizabeth	2023		
27-143055-0	600 Elizabeth	2023		
			\$ 17,014	\$ 32,716

Tax Capacity Increase Percentage and Average

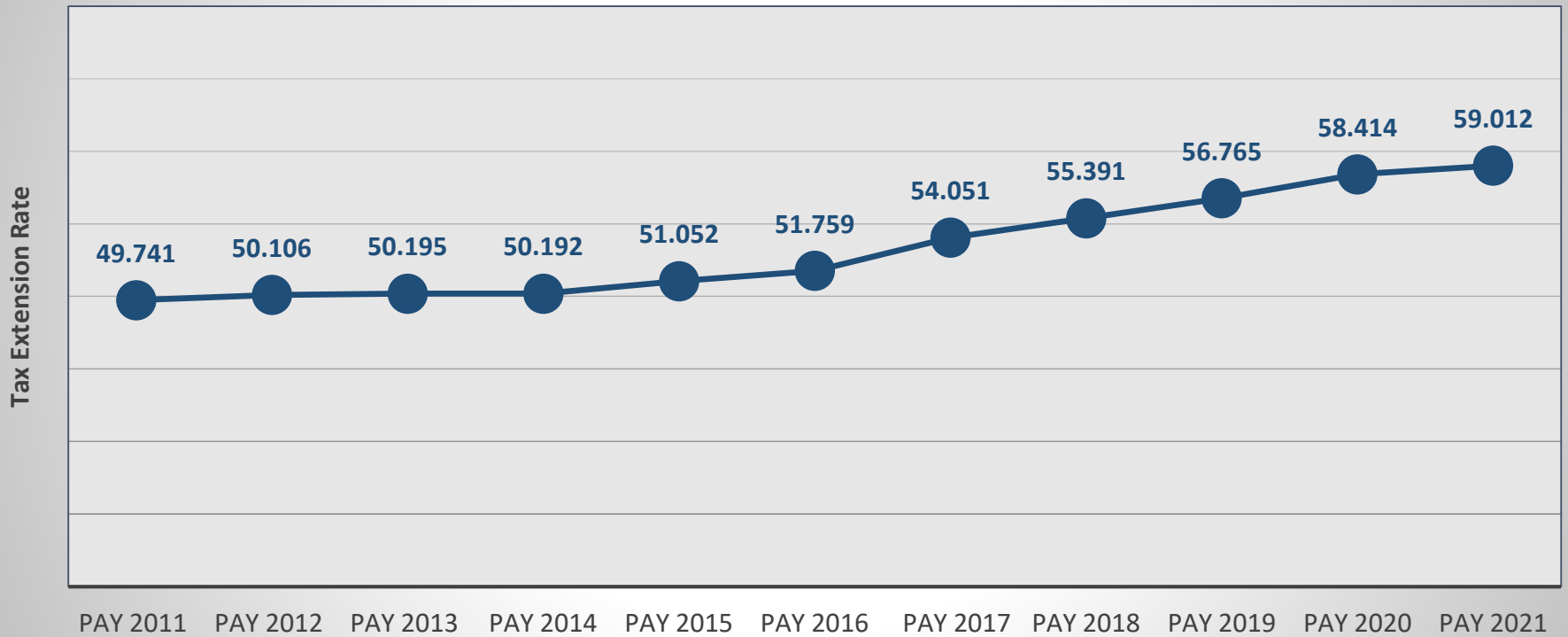
Payable Year	Levy Tax Capacity	Deduction)	(After TIFF	Percentage Increase
2011		\$9,663,390		
2012		\$9,605,127		-0.60%
2013		\$9,913,382		3.21%
2014		\$10,119,548		2.08%
2015		\$10,556,108		4.31%
2016		\$10,935,532		3.59%
2017		\$11,399,112		4.24%
2018		\$11,537,391		1.21%
2019		\$12,020,279		4.19%
2020		\$12,104,450		0.70%
2021		\$12,317,601		1.76%
2022		\$12,728,706		3.34%
Average Tax Capacity				
Growth Since 2011				2.47%

Historical Tax Levy Increase Percentage and Average

YEAR	LEVY AMOUNT	PERCENTAGE INCREASE
2011	\$4,806,667	3.00%
2012	\$4,806,667	0.00%
2013	\$4,974,983	3.50%
2014	\$5,119,357	2.90%
2015	\$5,380,444	5.10%
2016	\$5,654,847	5.10%
2017	\$6,142,075	8.62%
2018	\$6,375,474	3.80%
2019	\$6,785,471	6.43%
2020	\$7,056,113	3.99%
2021	\$7,254,007	2.80%
Preliminary 2022	\$7,984,716	6.00%
Average Levy Increase Since 2011		4.27%

2011-2021 Historical Tax Extension Rate

Historical Tax Extension Rate City of Marshall



Property Taxes Levied for Debt Service

317	2008 GO Equipment Certificate	-	-	-	-	-	-
321	Marshall-Lyon Library Debt	40,916	51,854	36,996	34,938	37,983	35,524
325	2015A Bond	50,951	55,361	54,416	53,471	52,526	51,463
359	2015 Public Improvements	52,323	51,814	51,305	50,796	50,288	53,874
360	2016B GO Bonds	267,125	263,368	264,861	260,999	110,137	109,215
362	2017A Public Improvement Bonds	133,684	171,395	122,588	119,805	116,656	76,755
366	2008 Public Improvements	-	-	-	-	-	-
367	2009 Public Improvements	-	-	-	-	-	-
368	2010 Public Improvements	39,598	-	-	-	-	-
369	2011 Public Improvements	89,494	89,408	19,871	19,509	19,115	18,690
371	2012 Public Improvements	85,118	89,003	-	-	-	-
372	2013 Public Improvements	194,167	191,527	-	-	-	-
373	2014 Public Improvements	37,123	140,491	60,000	60,000	60,000	60,000
374	1993 Public Improvements	100,669	94,054	92,794	96,784	95,419	93,883
375	2018 G.O. Public Impovement Bonds	50,000	136,450	94,038	90,500	84,915	89,830
376	2016C Tax Abatement Bond	190,785	193,620	133,139	135,944	133,194	135,889
377	2017B G.O. Public Impovement Bonds	41,480	52,523	52,523	52,523	52,523	52,523
378	2019 Public Improvements	-	50,000	-	-	-	-
399	Use of Debt Service Reserves	-	87,815	(50,000)	(50,000)	(50,000)	(50,000)
	<i>Subtotal</i>	<u>1,373,433</u>	<u>1,718,682</u>	<u>932,531</u>	<u>925,269</u>	<u>762,755</u>	<u>727,646</u>

Total Levy

\$	6,375,474	\$	6,785,520	\$	7,461,845	\$	7,855,206	\$	8,602,052	\$	9,557,209
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General Fund Increase (Decrease in Levy)	-0.2%	8.1%	4.2%	3.0%	-1.4%
Capital Percent Increase (Decrease in Levy)	100.0%	281.3%	13.1%	43.7%	41.5%
Debt Percent Increase (Decrease in Levy)	25.1%	-45.7%	-0.8%	-17.6%	-4.6%
Total Percent Increase (Decrease in Levy)	6.4%	10.0%	5.3%	9.5%	11.1%


Debt Reduction



City of Marshall

Schedule of Property Taxes Levied

	Actual Levy	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	
101 General Fund Levy	4,778,647	4,957,530	5,417,284	5,633,975	5,859,334	6,093,708	6,337,456	6,590,954	6,854,592	7,128,776	
401 Capital Equipment Levy	400,000	400,000	450,000	475,000	500,000	525,000	550,000	575,000	600,000	625,000	
495 Street Capital Fund	250,000	275,000	350,000	450,000	500,000	550,000	600,000	850,000	850,000	850,000	
208 Special Levy (EDA)	135,000	135,000	159,000	169,000	179,000	189,000	199,000	209,000	219,000	229,000	
Tax Abatements	-		32,716	24,340	13,456	8,770	6,536				
Special Levy (Debt Service)											
321 2010A G.O. Capital Improvement Bonds	43,257	53,467	45,000	45,000	45,000	45,000	-	-	-	-	
325 2015A G.O. CIP Bonds	54,416	53,471	52,526	51,463	55,650	54,075	-	-	-	-	
359 2015B G.O. Public Improvement Bonds	51,305	50,796	50,287	53,873	-	-	-	-	-	-	
360 2016B G.O. Public Improvement Bonds	264,860	260,998	110,136	109,214	108,292	-	-	-	-	-	
362 2017A G.O. Public Improvement Bonds	164,791	162,112	167,805	126,749	123,795	120,487	122,430	68,965	-	-	
369 2011B G.O. Public Improvement Bonds	86,662	90,342	98,505	96,520	93,830	90,930	92,820	-	-	-	
373 2014C G.O. Public Improvement Bonds	75,000	-	-	-	-	-	-	-	-	-	
374 2015A G.O. Street Reconstruction Bonds	92,794	96,784	95,419	93,883	92,348	90,300	80,000	-	-	-	
375 2018A G.O. Public Improvement Bonds	125,000	125,000	120,000	120,000	115,000	115,000	110,000	110,000	105,000	100,000	
376 2016C G.O. Public Improvement Bonds	191,100	193,830	191,205	193,830	191,100	193,620	190,785	193,200	190,260	192,570	
377 2017B G.O. Public Improvement Bonds	43,281	42,546	41,940	41,333	40,727	45,150	44,100	43,050	-	-	
394 2020A City Hall	250,000	239,102	237,791	235,953	238,841	235,691	234,851	238,841	236,951	239,891	
378 2020B	50,000	118,028	119,156	120,178	115,845	116,762	91,325	92,557	-	-	
2021 Bonding (1,000,000, 5% 10 Years)			195,946	154,000	154,000	154,000	154,000	154,000	154,000	154,000	154,000
2022 Bonding			50,000	157,500	152,250	147,000	141,750	136,500	131,250	126,000	
2023 Bonding					157,500	152,250	147,000	141,750	136,500	131,250	
2024 Bonding					25,000	75,000	72,500	70,000	67,500	65,000	
2025 Bonding						25,000	75,000	72,500	70,000	67,500	
2026 Bonding							25,000	75,000	72,500	70,000	
2027 Bonding								25,000	75,000	72,500	
2028 Bonding									25,000	75,000	
2029 Bonding										25,000	
2030 Bonding											25,000
Total Levy	7,056,113	7,258,062	7,984,714	8,351,812	8,760,968	9,026,743	9,274,553	9,646,317	9,787,553	10,151,487	
	3.99%	2.86%	10.01%	4.60%	4.90%	3.03%	2.75%	4.01%	1.46%	3.72%	

2021 TAX RATE COMPARISON											How does Marshall Rank?		What does this mean in Tax Dollars? If you lived or owned in the following communities this is what you could expect to pay in Taxes				
Tax rate data obtained from respective County Auditors/Assessors. Population data obtained online (may vary). Data is distributed by Counties in various formats, rates may slightly vary due to manual calculations.											<u>1 being the highest tax rate & 19 being the lowest</u>		 <i>Does not include any School Referendums or Special Assessments</i>				
City	County	Population	City Tax Rate	+/-	County Tax Rate	+/-	School Tax Rate	+/-	Total Tax Rate	+/-	Ranking by City Tax Rate	Ranking by Total Tax Rate	\$200,000 Residential Homestead	+/- in \$	\$500,000 Commercial Property (including State General Tax)	+/- in \$	City
Alexandria	Douglas	13,568	39.0830	-3.272%	45.5150	-2.011%	19.5060	-8.761%	106.1390	-3.741%	19	19	\$1,919	-\$75	\$12,606	-\$604	Alexandria
Fairbault	Rice	23,352	55.6050	-0.448%	39.8520	0.822%	15.5530	22.013%	111.1750	2.616%	13	18	\$2,010	\$51	\$13,072	\$40	Fairbault
Northfield*	Dakota	20,007	56.6661	-2.570%	20.5380	-5.832%	29.9917	-1.405%	111.5930	-2.990%	11	17	\$2,018	-\$62	\$13,111	-\$540	Northfield
Fergus Falls	Otter Tail	13,419	57.6320	-1.064%	40.0620	-2.604%	19.8160	-11.362%	117.5110	-5.258%	10	16	\$2,125	-\$118	\$13,658	-\$825	Fergus Falls
Worthington	Nobles	13,136	56.6430	1.854%	34.8020	-0.078%	25.2250	-11.189%	120.9010	-1.775%	12	15	\$2,186	-\$40	\$13,972	-\$424	Worthington
Willmar	Kandiyohi	19,558	40.8410	2.525%	58.4250	-3.805%	22.4020	-3.051%	123.8390	0.130%	18	14	\$2,239	\$3	\$14,243	-\$207	Willmar
Fairmont	Martin	10,666	61.0470	0.010%	40.0100	-3.977%	23.5830	-5.110%	124.9020	-2.391%	5	13	\$2,258	-\$55	\$14,342	-\$505	Fairmont
Marshall	Lyon	13,664	59.0120	1.024%	37.5140	-0.069%	32.3340	4.580%	129.0130	1.558%	9	12	\$2,333	\$36	\$14,722	-\$39	Marshall
North Mankato	Nicollet	13,619	48.8270	-1.693%	58.4890	6.203%	21.4370	-1.398%	129.2450	1.809%	16	11	\$2,337	\$42	\$14,743	-\$10	North Mankato
Northfield*	Rice	20,007	59.7630	-2.563%	39.8580	0.822%	29.8520	-1.657%	129.7390	-1.290%	7	10	\$2,346	-\$31	\$14,789	-\$379	Northfield
Bemidji	Beltrami	16,318	50.3400	-0.085%	62.2120	-0.705%	16.2800	-2.216%	130.2400	-0.870%	15	9	\$2,355	-\$21	\$14,835	-\$328	Bemidji
Sauk Rapids	Benton	14,244	40.9110	-3.721%	55.2000	-5.554%	32.8650	-7.198%	132.3220	-5.405%	17	8	\$2,392	-\$137	\$15,028	-\$922	Sauk Rapids
Brainerd	Crow Wing	13,349	73.4300	-7.440%	32.4470	-0.185%	28.9840	0.357%	136.6080	-4.162%	3	7	\$2,470	-\$107	\$15,425	-\$771	Brainerd
New Ulm	Brown	13,342	77.9650	-1.086%	41.6910	1.344%	21.4730	2.545%	142.4310	0.112%	2	6	\$2,575	\$3	\$15,963	-\$207	New Ulm
St. Peter	Nicollet	11,692	51.7020	0.097%	58.4730	6.203%	36.8640	2.668%	147.5290	3.108%	14	5	\$2,667	\$80	\$16,435	\$189	St. Peter
Albert Lea	Freeborn	17,677	60.3370	0.455%	63.7370	1.860%	24.5460	-11.543%	154.3900	0.639%	6	4	\$2,791	\$18	\$17,069	-\$132	Albert Lea
Owatonna	Steele	25,599	59.5300	-4.723%	57.7580	-4.464%	37.8590	-5.388%	155.1470	-4.790%	8	3	\$2,805	-\$141	\$17,139	-\$944	Owatonna
Hutchinson	McLeod	13,888	67.2330	1.143%	58.5570	-2.093%	33.5440	-2.070%	159.5420	-2.805%	4	2	\$2,885	-\$83	\$17,546	-\$648	Hutchinson
Waseca	Waseca	9,410	91.0000	-1.588%	66.1010	2.292%	30.5190	-5.526%	193.0190	-0.018%	1	1	\$3,490	-\$1	\$20,643	-\$225	Waseca

Comparable Preliminary Tax Levies

City	% Change Preliminary Levy
Bemidji	9.5%
Sauk Rapids	17.1%
New Ulm	6.0%
Brainerd	2.0%
Albert Lea	10.0%
Alexandria	7.9%
Willmar	20.2%
Marshall	6.0%
Hutchinson	7.0%
St. Peter	5.9%
North Mankato	2.0%
Worthington	17.1%
Fergus Falls	6.9%

Overall,
Preliminary
City Levy
Changes
Statewide:
6.6%

What
Does $x\%$
Equal in
\$\$\$?

City of Marshall:

6.0% \$435,093

4.0% \$290,160

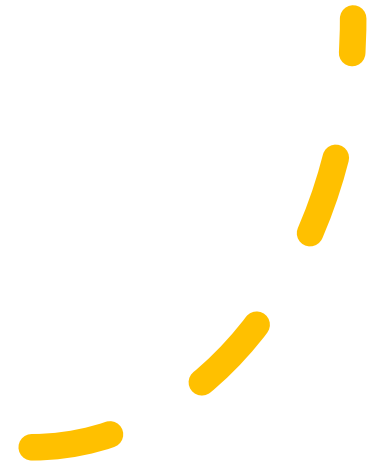
3.0% \$217,620

Lyon County:

6.0% \$914,784

4.0% 609,857

1.7% \$264,752






PROJECTED NUMBERS FOR PAY 2022

Preliminary Pay 2022 Tax Capacity Including TIF	\$13,027,264
*TIF	- \$298,558
JOBZ-Program Expired for Pay 2017	<u> N/A</u>

Preliminary Pay 2022 Tax Capacity	\$12,728,706
2021 Tax Capacity Extension Rate	<u> 59.0120%</u>
(*** excluding Rural Service District Calculations***)	

Preliminary Levy **\$7,511,464**

Preliminary levy of \$7,511,464 (or about a 3.55% increase over pay 2021) results in no property tax increase **if** no 2021 valuation change (city portion of property tax only).

The background features a large white diamond shape on the left, set against a light gray background. On the right, there is a yellow and blue puzzle piece graphic. The puzzle piece is blue with a yellow border and is set against a yellow background. The overall design is modern and geometric.

Levy Reduction
Options
2022 Bonding
Council
Recommendation