



MARSHALL

CULTIVATING THE BEST IN US

2022 Preliminary Budget Discussion



MARSHALL
CULTIVATING THE BEST IN US

Agenda



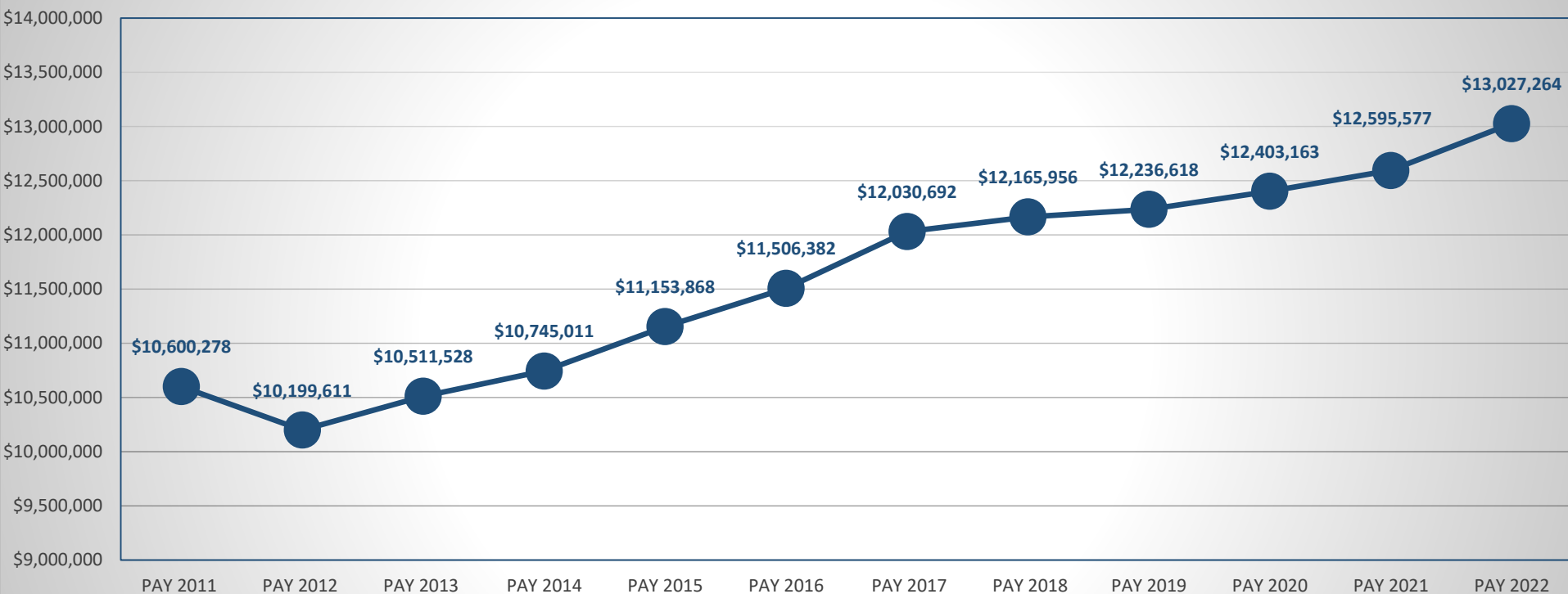
Tax Capacity, Rates, Comparisons
Tax Rates and Property Tax Impacts
Historical Tax Levy
2022 Tax Levy and General Fund Impacts
2022 Tax Levy and General Fund Recommendation

COUNTY ASSESSMENT SUMMARY WITH TAX CAPACITY VALUES												
DESCRIPTION	2020/21 COUNT	2021/22 COUNT	COUNT DIFFERENCE	2020/2021 MARKET VALUE	2021/2022 MARKET VALUE	% OF CHANGE PRIOR YEAR	2020/2021 TAXABLE MARKET VALUE	2021/2022 TAXABLE MARKET VALUE	% OF CHANGE PRIOR YEAR	2020/2021 TAX CAPACITY	2021/2022 TAX CAPACITY	% OF CHANGE PRIOR YEAR
AGRICULTURE	51	51	0	7,857,200	7,878,200	0.27%	6,970,300	7,038,400	0.98%	69,703	70,265	0.81%
SEASONAL REC RESIDENTIAL	1	1	0	172,900	172,900	0.00%	172,900	172,900	0.00%	1,729	1,729	0.00%
RESIDENTIAL VACANT LAND	283	273	-10	8,975,900	8,658,700	-3.53%	8,975,900	8,658,700	-3.53%	112,256	108,290	-3.53%
RESIDENTIAL / SINGLE UNIT	3428	3454	26	521,247,900	555,450,300	6.56%	457,502,927	492,745,171	7.70%	4,570,628	4,923,357	7.72%
RES X-TRA FULL HOMESTEAD	63	58	-5	14,134,000	13,945,200	-1.34%	13,129,378	13,109,786	-0.15%	131,295	131,099	-0.15%
RESIDENTIAL TRIPLEX	32	32	0	5,269,400	5,138,000	-2.49%	4,626,446	4,483,465	-3.09%	45,991	44,559	-3.11%
1 TO 3 UNIT DWELLING	139	139	0	16,209,700	15,585,700	-3.85%	16,209,700	15,585,700	-3.85%	202,637	194,838	-3.85%
4 OR MORE UNITS	148	146	-2	67,094,800	69,661,500	3.83%	67,094,800	69,661,500	3.83%	838,700	870,785	3.83%
QUALIFYING 4D LOW INCOME	12	12	0	12,053,900	12,397,600	2.85%	12,053,900	12,397,600	2.85%	90,408	92,985	2.85%
BED & BREAKFAST < 6 UNIT	1	0	-1	35,000	-	-100.00%	35,000	-	-100.00%	438	-	-100.00%
LAND/BULD - P UTILITY	1	1	0	6,446,600	6,708,200	4.06%	6,446,600	6,708,200	4.06%	128,932	133,414	3.48%
COMM LAND & BUILDING	362	384	22	204,514,400	205,127,600	0.30%	204,514,400	205,127,600	0.30%	3,861,119	3,864,896	0.10%
INDUST LAND/BUILDINGS	92	95	3	74,988,400	75,552,200	0.75%	74,988,400	75,552,200	0.75%	1,445,210	1,455,899	0.74%
RR LAND BUILDINGS	1	1	0	4,458,100	5,323,400	19.41%	4,458,100	5,323,400	19.41%	88,412	105,718	19.57%
LAND/BULD - P UTILITY	3	4	1	688,500	403,100	-41.45%	688,500	403,100	-41.45%	13,770	7,673	-44.28%
COMM LAND & BUILDING	185	165	-20	22,581,200	21,151,900	-6.33%	22,581,200	21,151,900	-6.33%	445,615	418,449	-6.10%
INDUST LAND/BUILDINGS	67	64	-3	22,894,900	22,635,200	-1.13%	22,894,900	22,635,200	-1.13%	456,079	450,873	-1.14%
MH PARK	1	3	2	142,700	929,000	551.02%	142,700	929,000	551.02%	1,784	11,613	550.95%
EDUCATED MH PARK OWNER	2	0	-2	786,300	-	-100.00%	786,300	-	-100.00%	7,863	-	-100.00%
NON-PROF COM SRV - NON REV	1	0	-1	12,100	-	-100.00%	12,100	-	-100.00%	182	-	-100.00%
NON-PROF COM SRV - DONATE	1	0	-1	139,800	-	-100.00%	139,800	-	-100.00%	2,097	-	-100.00%
AGR ON LEASED LAND	5	6	1	1,990,400	2,057,200	3.36%	1,990,400	2,057,200	3.36%	10,760	11,134	3.48%
TRANSMN LINES	3	3	0	391,100	532,100	36.05%	391,100	532,100	36.05%	7,822	10,642	36.05%
TOOLS AND MACHINERY	1	0	-1	26,300	-	-100.00%	26,300	-	-100.00%	526	-	-100.00%
STRUCT -LL- URBAN	2	2	0	447,800	447,800	0.00%	447,800	447,800	0.00%	8,956	8,956	0.00%
DISTRIB LINES	1	1	0	30,400	29,300	-3.62%	30,400	29,300	-3.62%	608	586	-3.62%
SYST OF GAS UTILITIES	1	1	0	4,700	4,900	4.26%	4,700	4,900	4.26%	94	98	4.26%
STRUCT - PUBLIC LL	2	2	0	1,232,400	1,232,400	0.00%	1,232,400	1,232,400	0.00%	23,794	23,794	0.00%
SYST OF GAS UTILITIES	1	1	0	3,581,800	4,298,600	20.01%	3,581,800	4,298,600	20.01%	71,636	85,612	19.51%
TOTAL TAXABLE	4890	4899	9	998,408,600	1,035,321,000	3.70%	932,129,151	970,286,122	4.09%	12,639,044	13,027,264	3.07%

2011-2022 Historical Tax Capacity



City of Marshall Tax Capacity Projections
(prior to TIFF)



PRELIMINARY

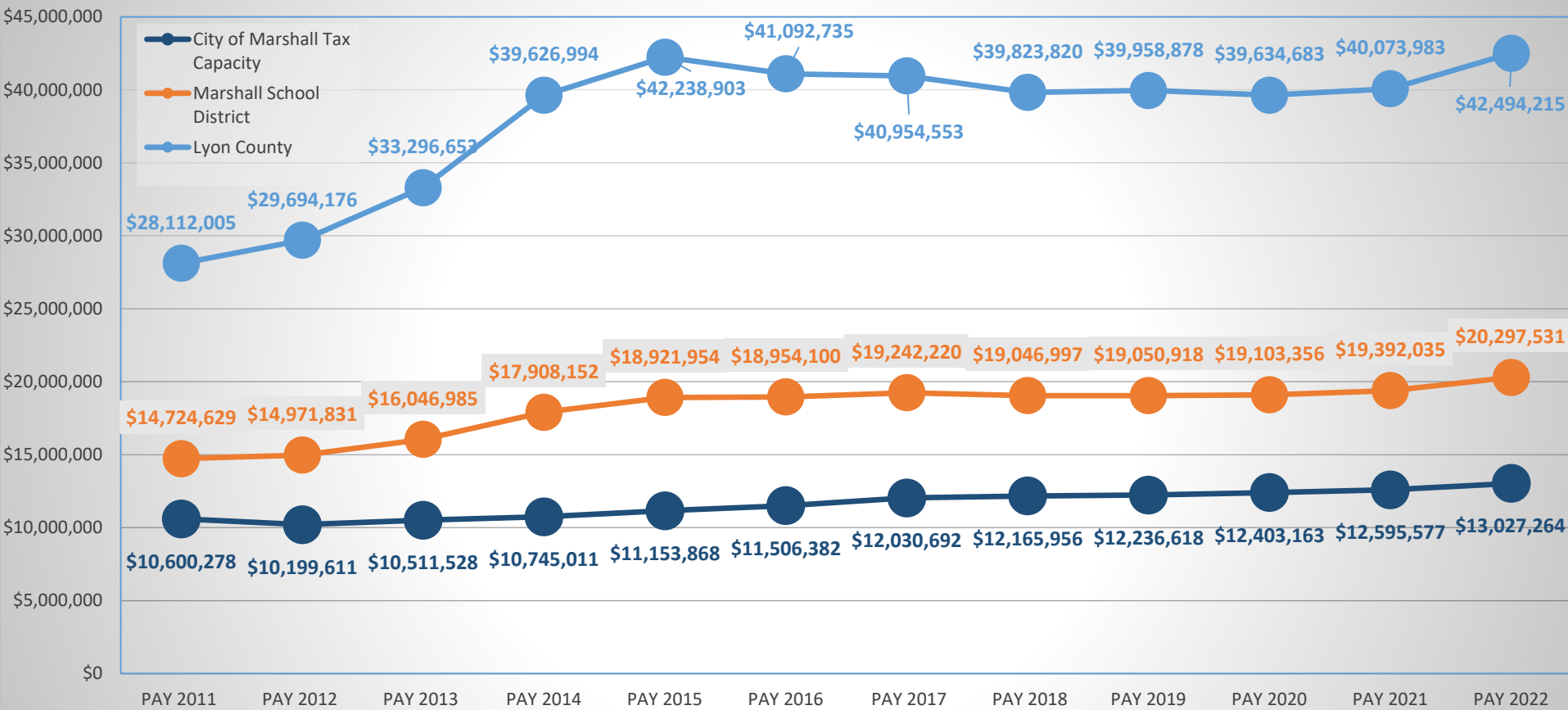


Tax Capacity Increase Percentage and Average

Payable Year	Levy Tax Capacity (After TIFF Deduction)	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%

Lyon County, City of Marshall, ISD #413 = Tax Capacity

Lyon County, City of Marshall, ISD # 413 Tax Capacity (prior to TIFF)

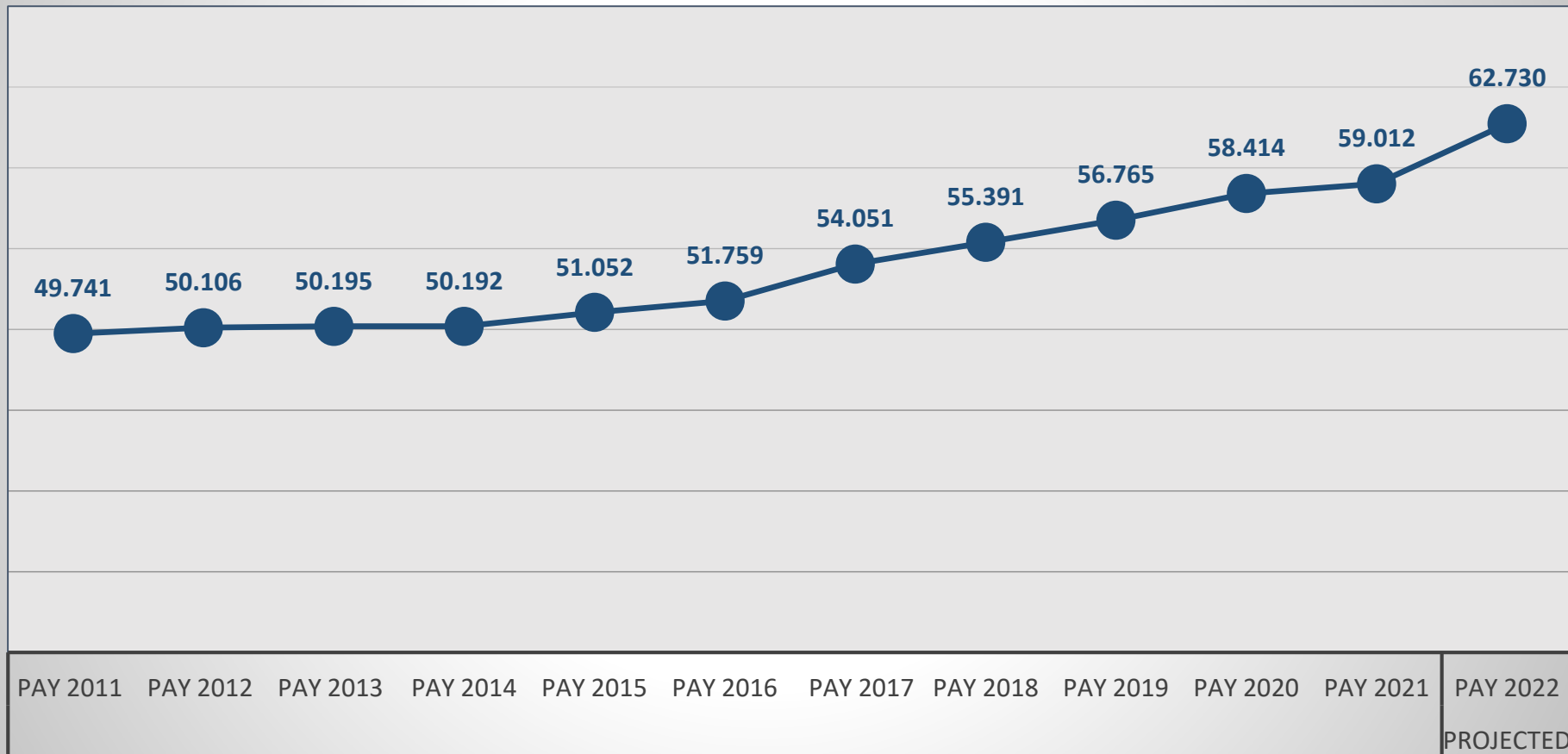



PRELIMINARY

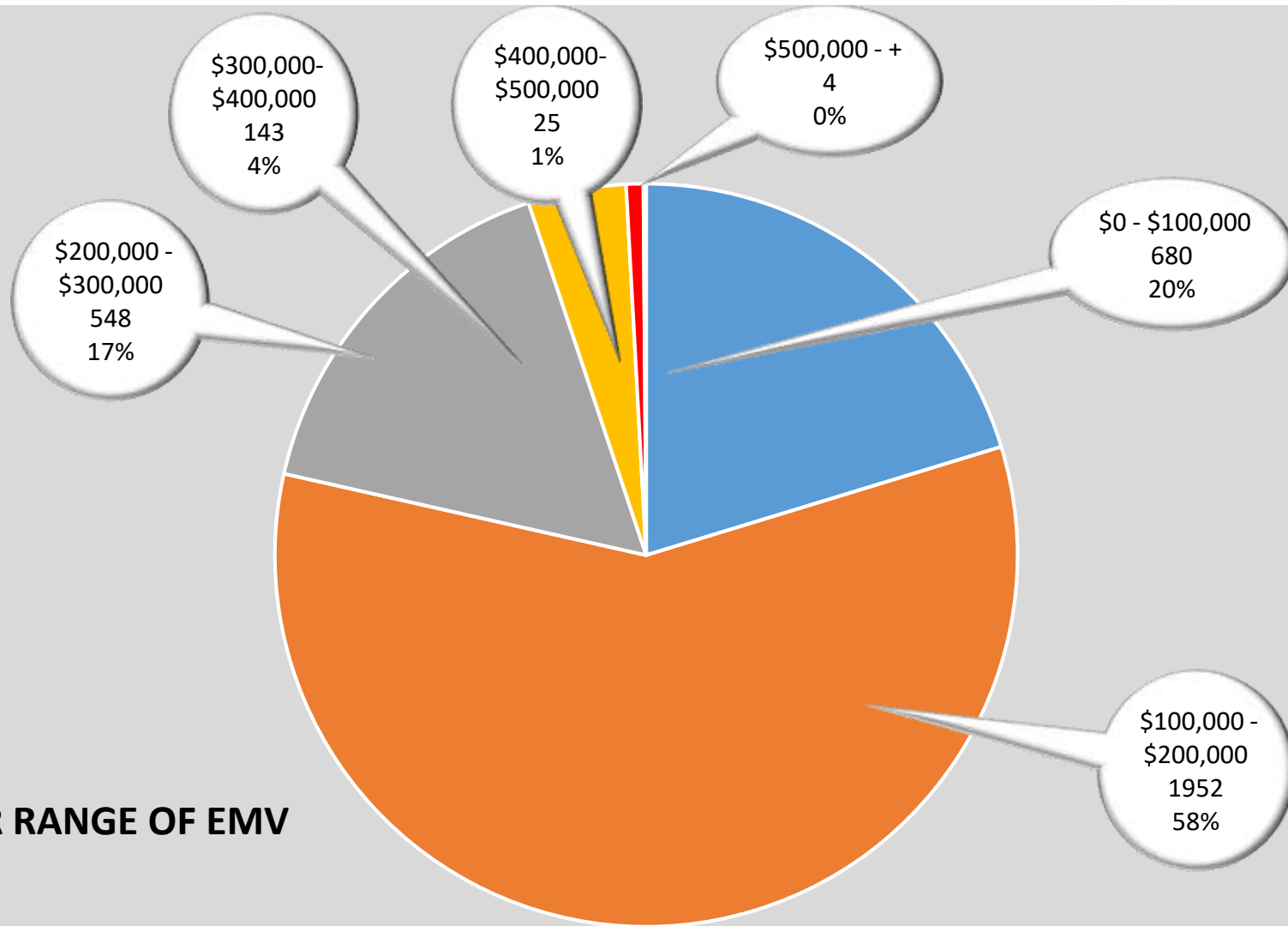


2011-2021 Historical Tax Extension Rate

Historical Tax Extension Rate City of Marshall



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>		 Does not include any School Referendums or Special Assessments				
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

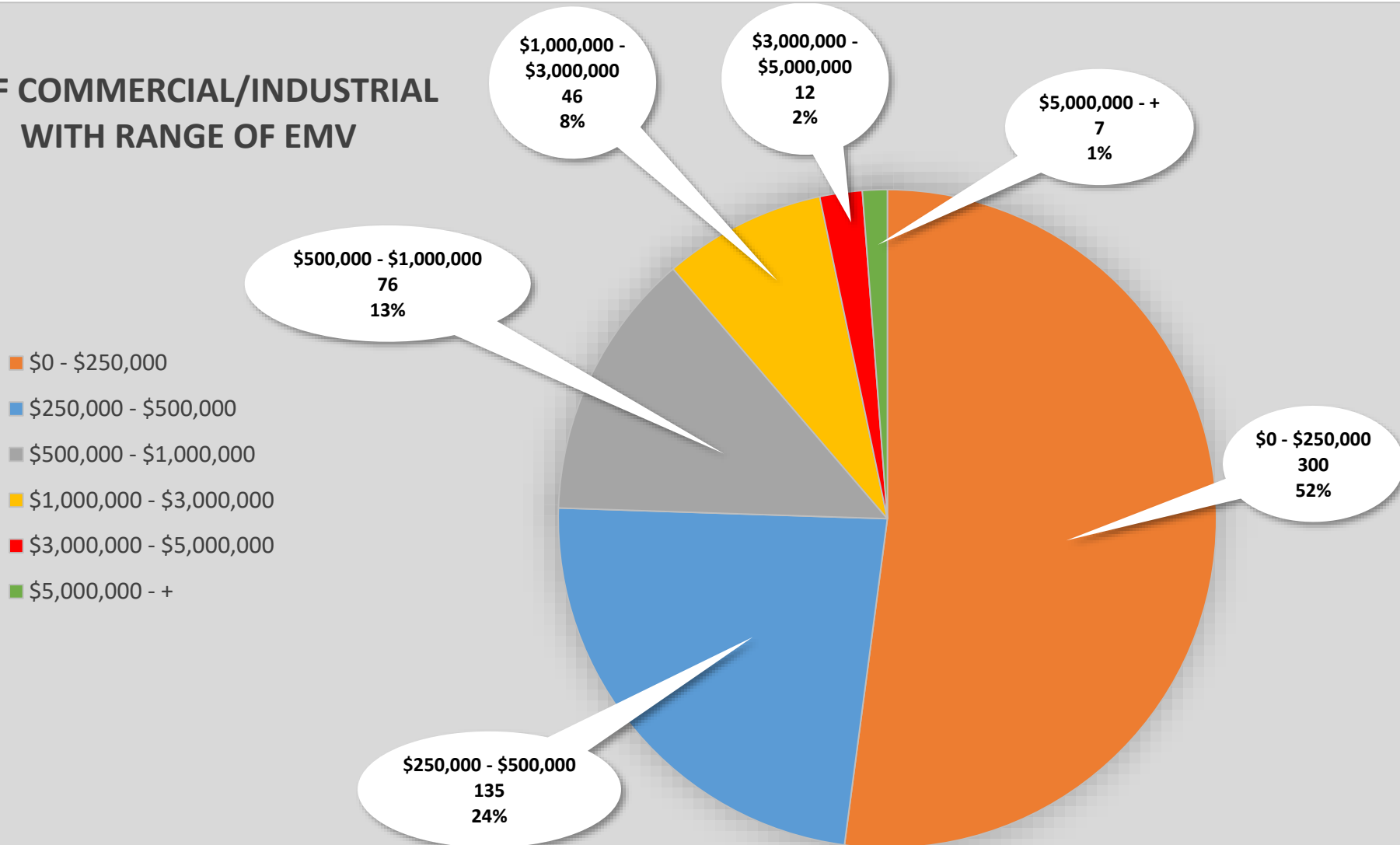


- \$0 - \$100,000
- \$100,000 - \$200,000
- \$200,000 - \$300,000

OF HOMES PER RANGE OF EMV

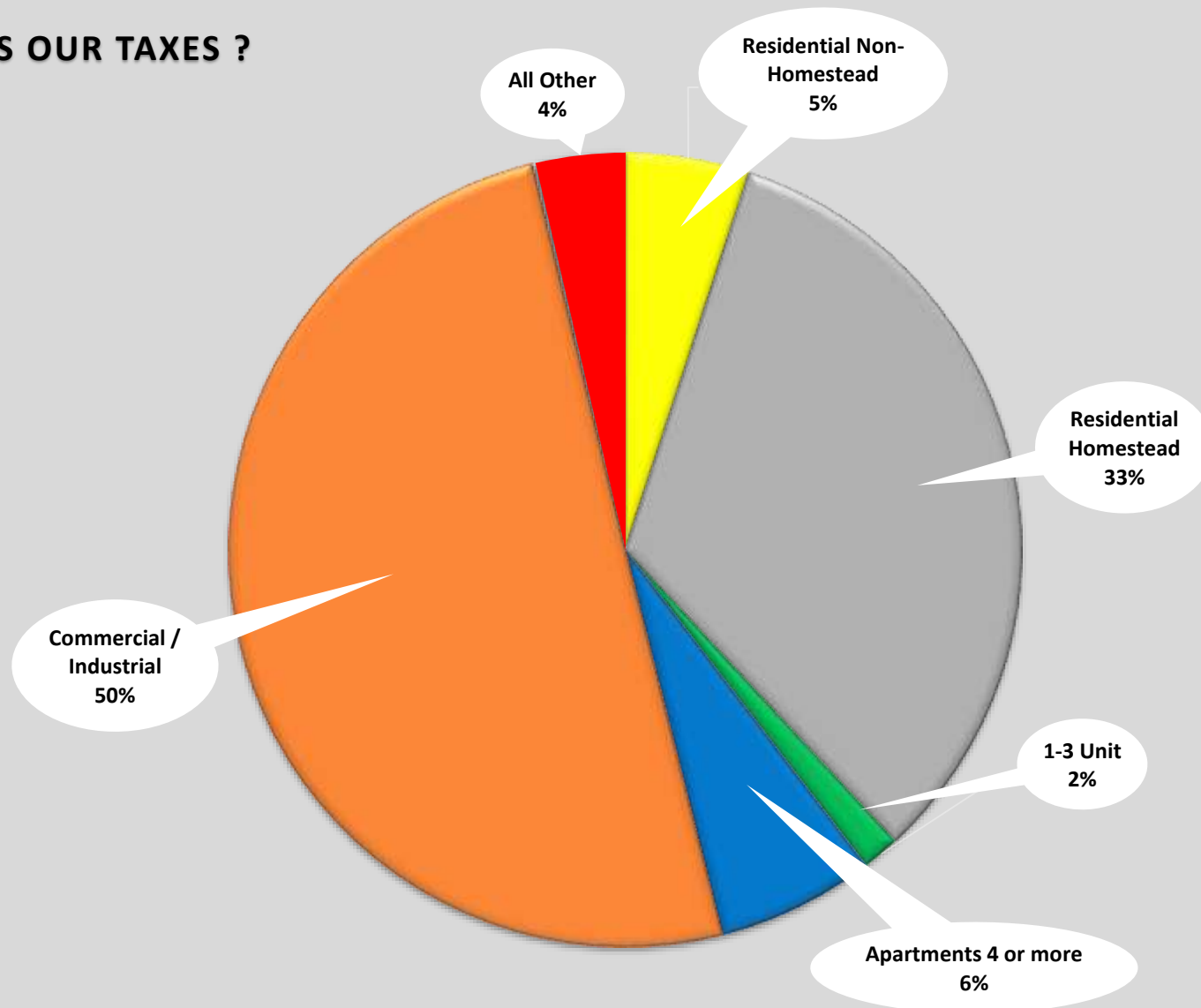


OF COMMERCIAL/INDUSTRIAL WITH RANGE OF EMV

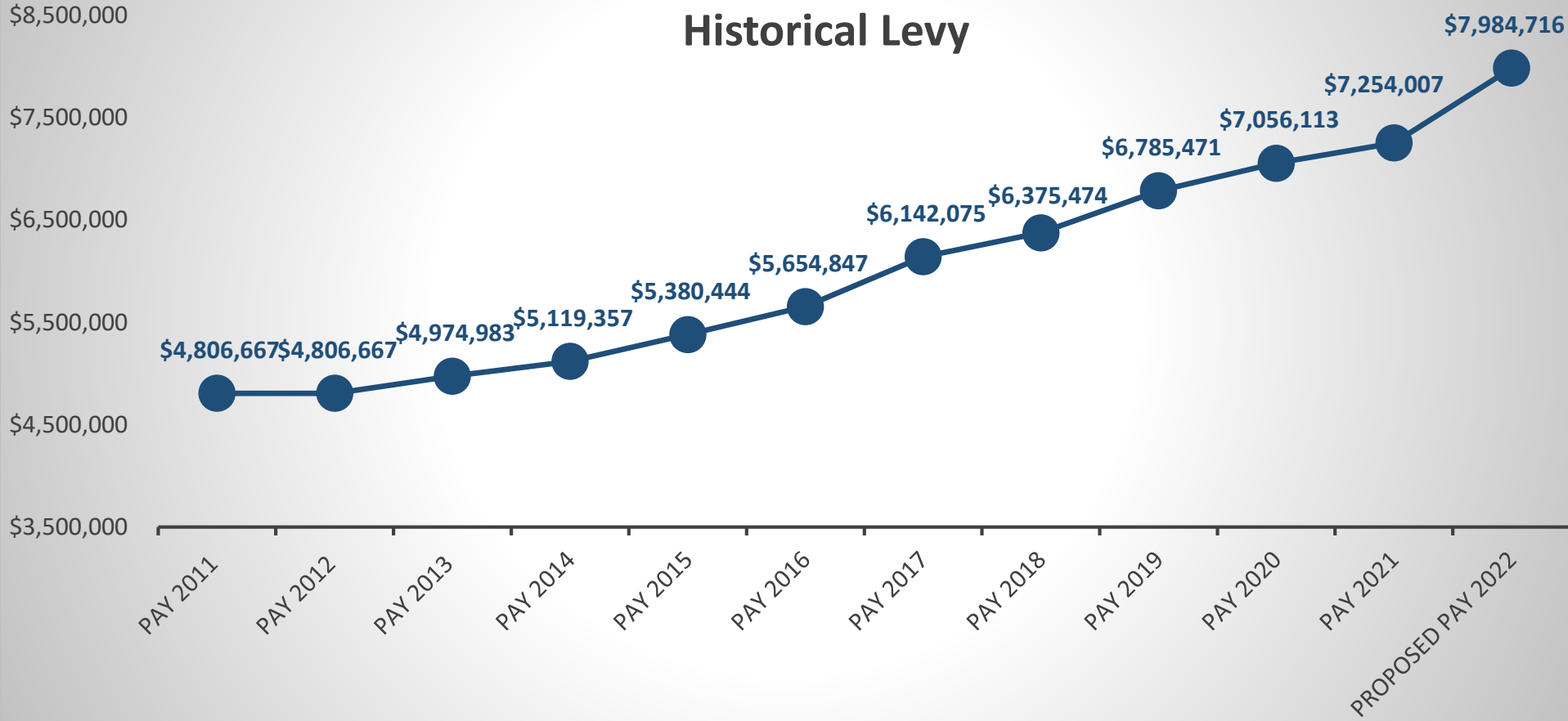




WHO PAYS OUR TAXES ?



City of Marshall Historical Levy



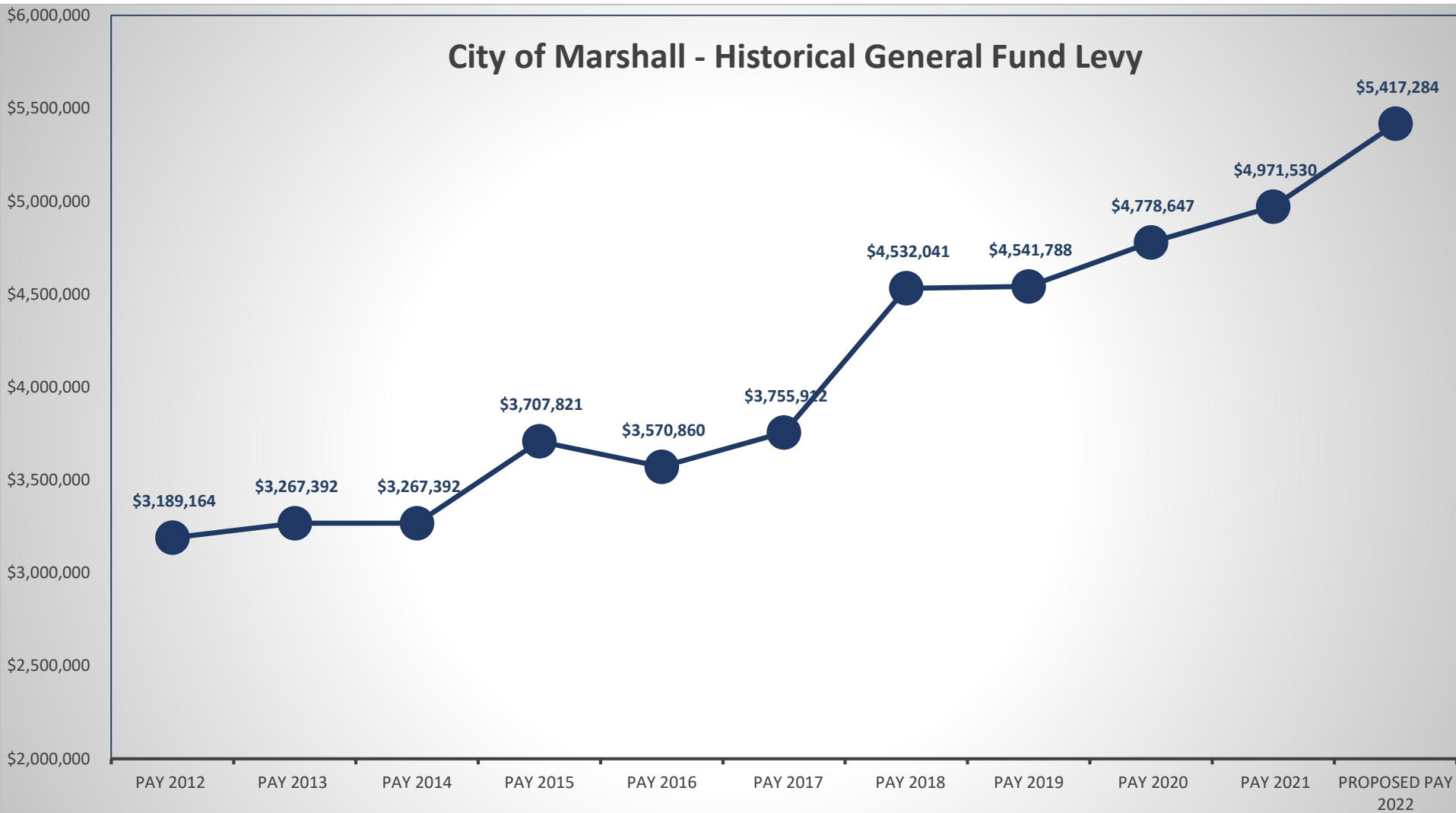


Historical Tax Levy Increase Percentage and Average

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%
Proposed 2022	\$7,984,716	10.07%
Average Levy Increase Since 2011		4.61%

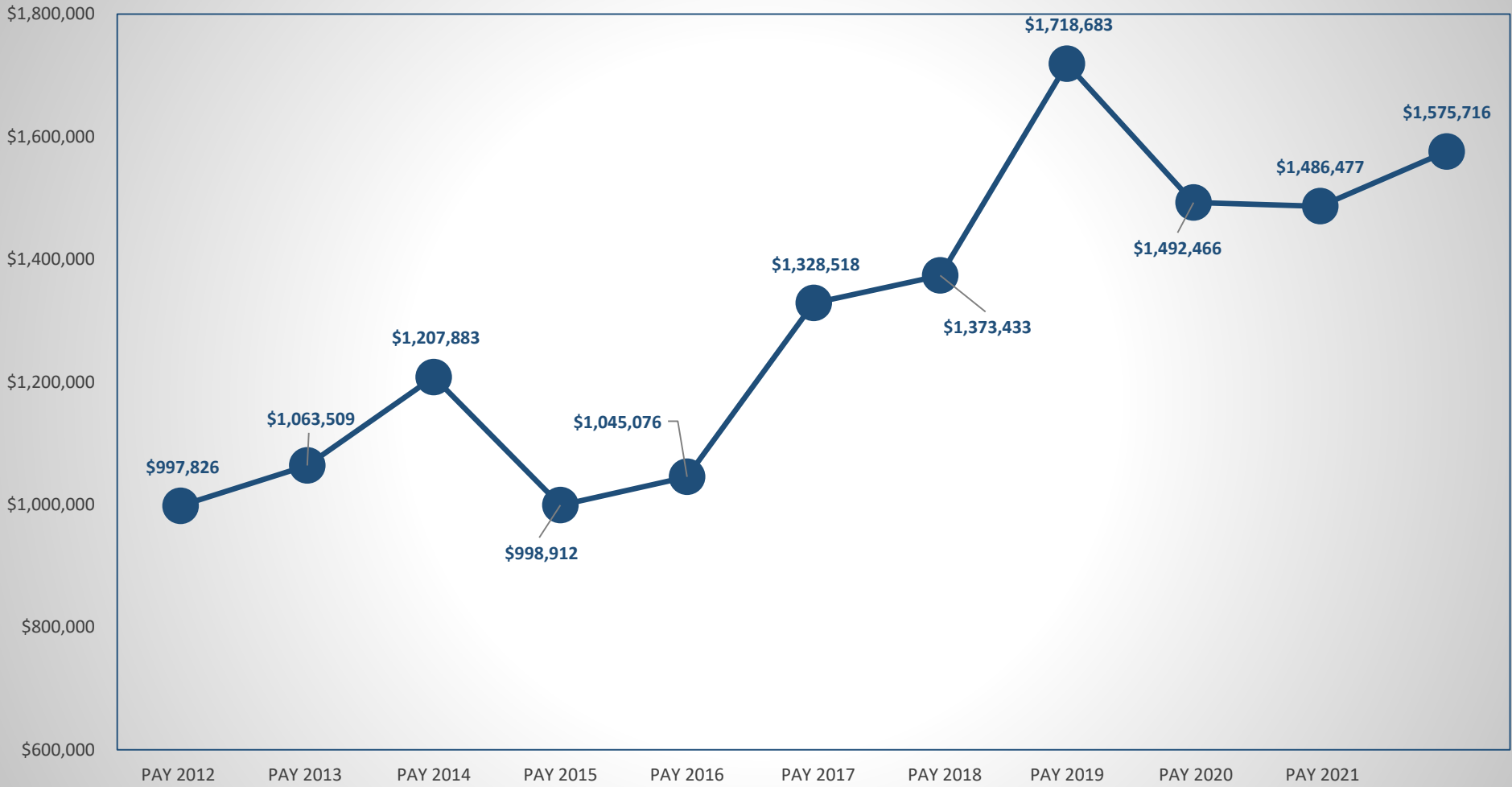


City of Marshall - Historical General Fund Levy





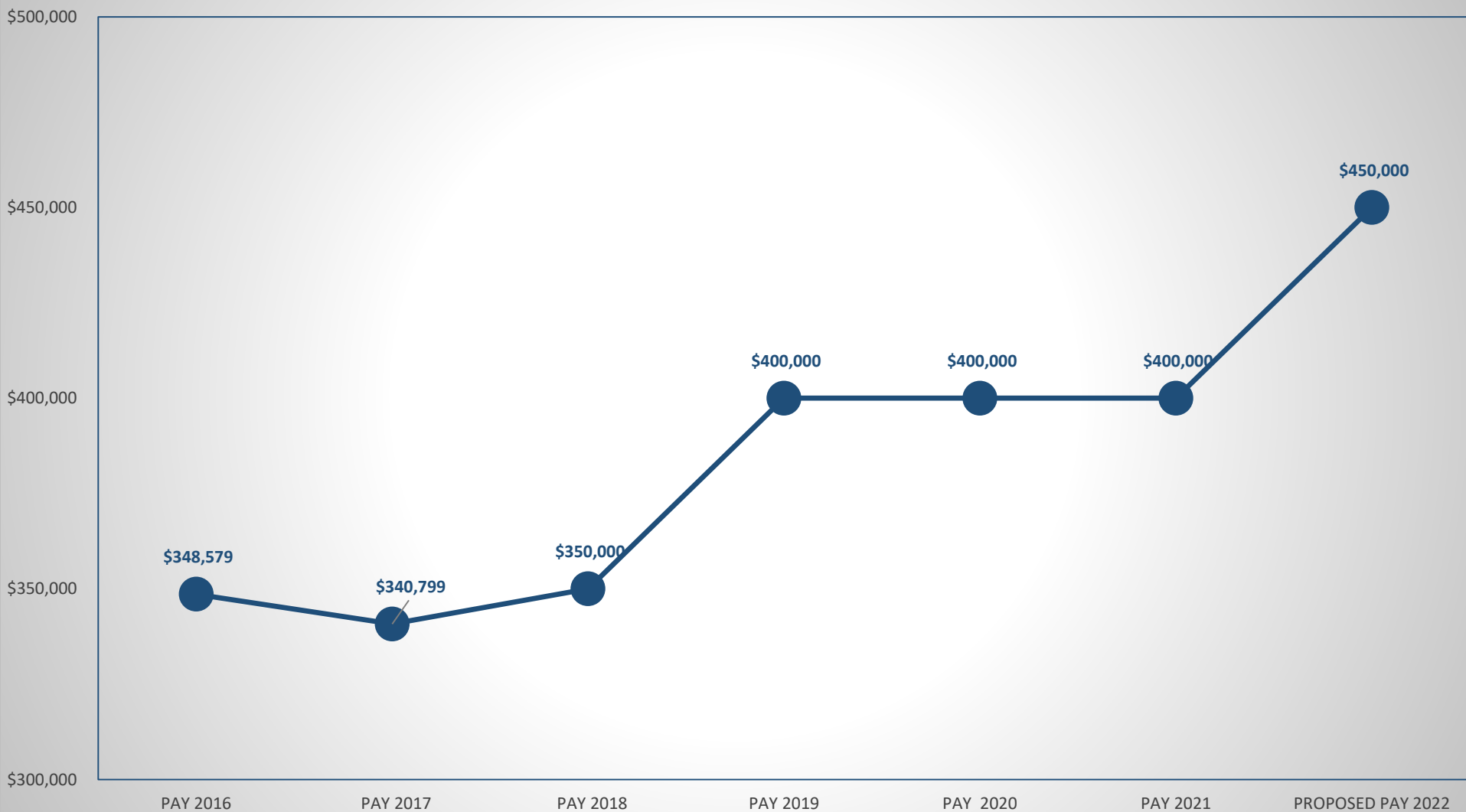
City of Marshall - Debit Service Levy



PROPOSED PAY
2022



City of Marshall - Capital Improvement Levy





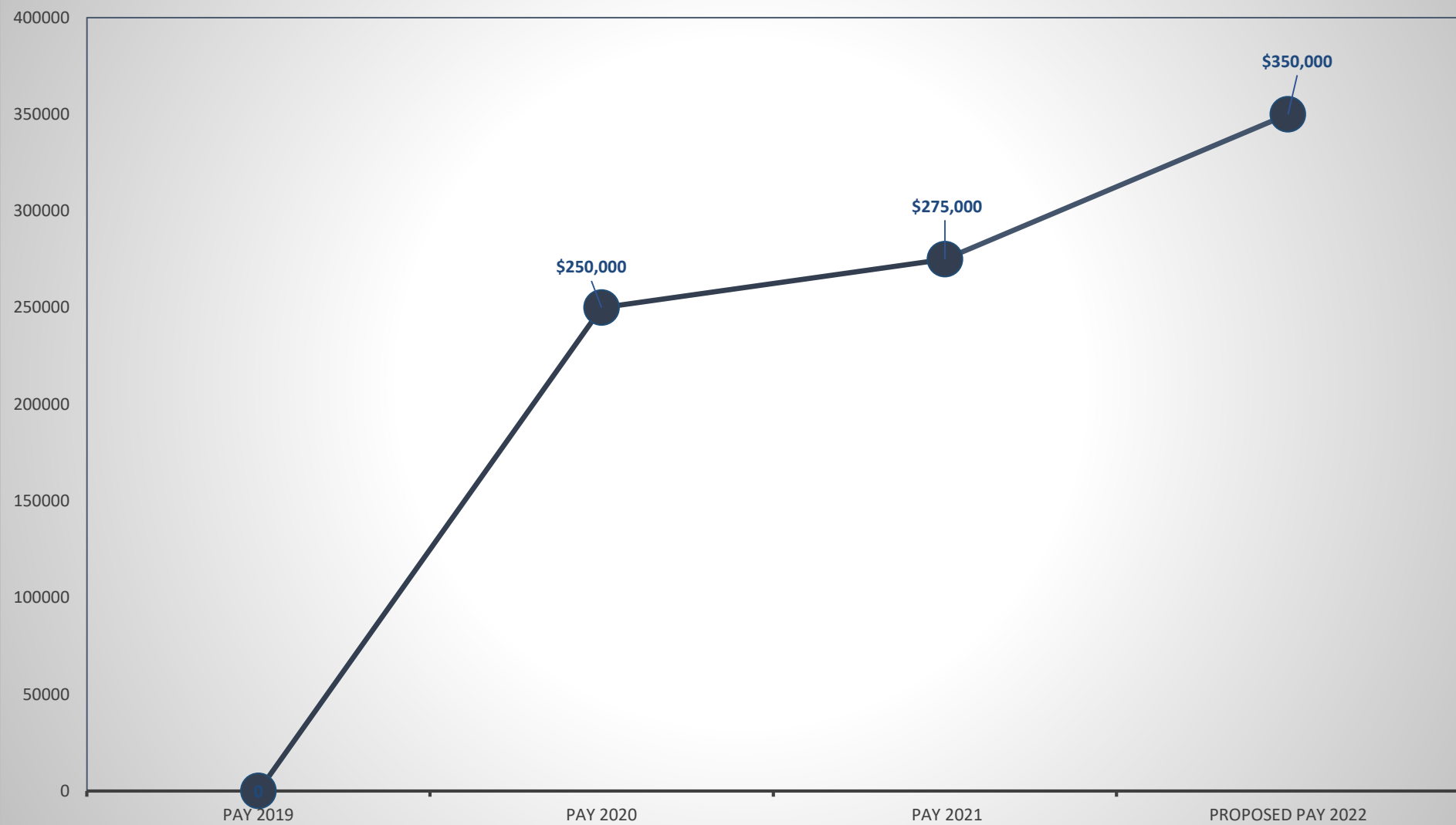
City of Marshall - EDA Levy



PROPOSED PAY
2022



City of Marshall - Street Levy

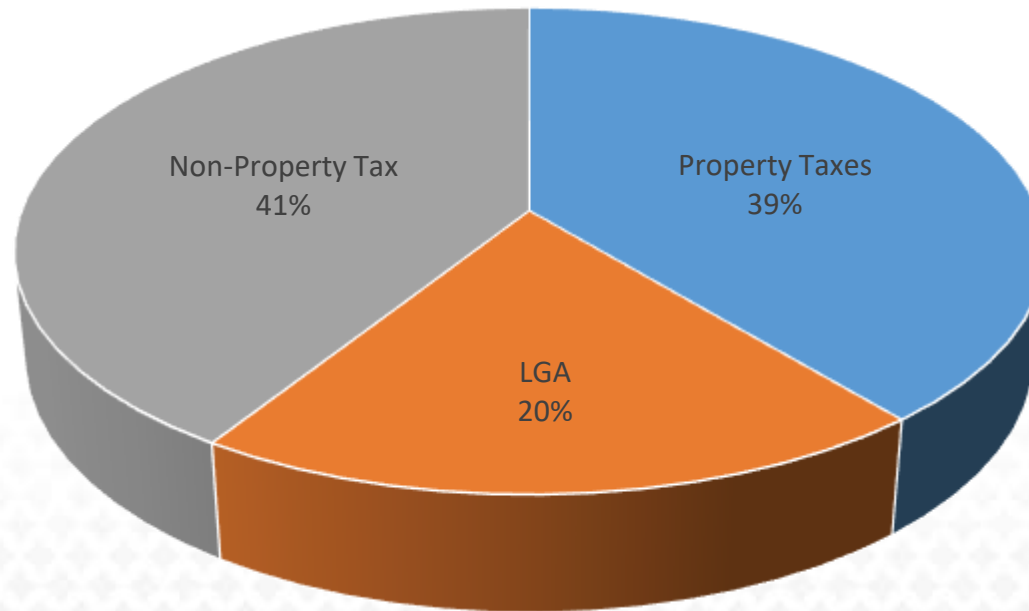




2022 Levy and Budget Discussion

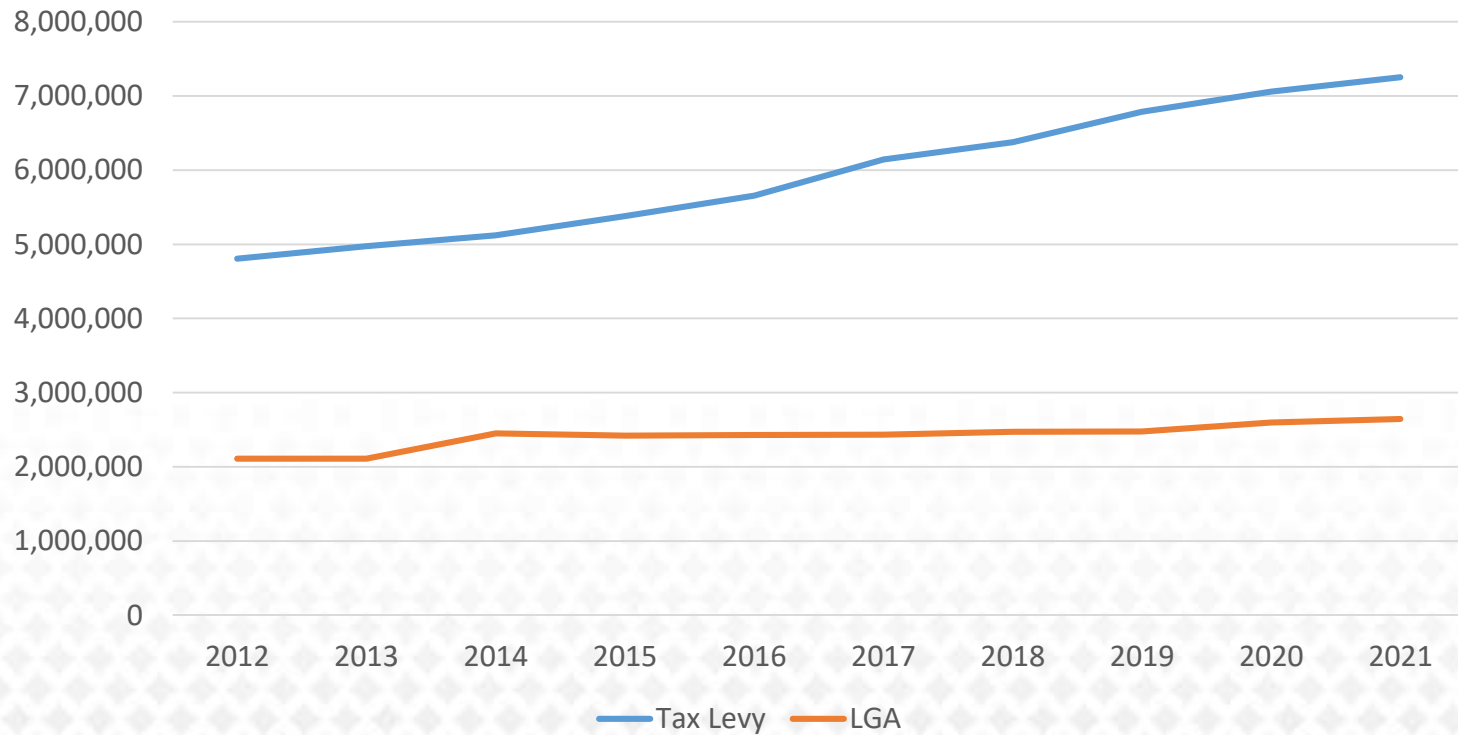


2021 General Fund Revenues





Local Gov. Aid vs. Tax Levy 2010-2021





Debt Reduction



City of Marshall

Schedule of Property Taxes Levied

	Actual Levy	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated
	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	
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%	



Budget and Levy Impacts



2022 Tax Levy Impacts

Personal

COLA

Comparable Worth Study

Health Insurance

9% Budgeted

LGA

Relatively the same

Reserve Spending

Included as part of Levy Reduction

Debt Reduction

Increases in Capital and Streets

Tax Abatements

EDA-But some off-set by Assessing

Library

Future Discussion

Liquor Store Revenues

American Rescue Plan Funds



City of Marshall Tax Abatements

Parcel #	Address	Anticipated Abatement Start Year	Amount to Levy	
			2021	Amount to Levy 2022
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



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).



Recommended 2022 Preliminary Levy and General Fund Budget

	2021 Levy	2022 Proposed Levy	% of Levy Increase	
General	4,957,530	5,450,000	6.79%	
EDA	135,000	159,000	0.33%	
Capital	400,000	450,000	0.69%	
Street Capital	275,000	350,000	1.03%	
Debt	1,486,477	1,575,716	1.23%	
Tax Levy	7,254,007	7,984,716	10.07%	
		How does this impact Property Taxes? <i>*City Portion Only</i> <i>IF NO CHANGE IN ESTIMATED MARKET VALUE</i>		
		Homestead Residential Property		
Levy Increase	10.07%	100,000	150,000	300,000
Capacity Growth Rate	3.55%	\$27	\$47	\$108
Levy Increase & Capacity Growth Rate Difference	6.52%	Commercial Property		
		150,000	250,000	500,000
		\$84	\$158	\$344
				1,000,000
				\$716



CITY RATE - RESIDENTIAL PROPERTY TAX COMPARISON 5% VALUE INCREASE FROM PAY 2020 - 2021

Pay 2021 Rate	Pay 2021 Tax \$100,000 Homestead Residential Property	* Preliminary Pay 2022 Rate	* Preliminary Pay 2022 Tax \$105,000 Homestead Residential Property		% Change
59.0120%	\$424	62.7300%	\$484	\$60	14.15%
Pay 2021 Rate	Pay 2021 Tax \$150,000 Homestead Residential Property	* Preliminary Pay 2022 Rate	* Preliminary Pay 2022 Tax \$157,500 Homestead Residential Property		% Change
59.0120%	\$745	62.7300%	\$843	\$98	13.12%
Pay 2021 Rate	Pay 2021 Tax \$300,000 Homestead Residential Property	* Preliminary Pay 2022 Rate	* Preliminary Pay 2022 Tax \$315,000 Homestead Residential Property		% Change
59.0120%	\$1,710	62.7300%	\$1,920	\$210	12.28%
* Based on \$7,984,716 Levy for 2022					



CITY RATE - RESIDENTIAL PROPERTY TAX COMPARISON 10% VALUE INCREASE FROM PAY 2021 - 2022

Pay 2021 Rate	Pay 2021 Tax \$100,000 Homestead Residential Property	* Preliminary Pay 2022 Rate	* Preliminary Pay 2022 Tax \$110,000 Homestead Residential		% Change
59.0120%	\$424	62.7300%	\$519	\$95	22.44%
Pay 2021 Rate	Pay 2021 Tax \$150,000 Homestead Residential Property	* Preliminary Pay 2022 Rate	* Preliminary Pay 2022 Tax \$165,000 Homestead Residential		% Change
59.0120%	\$745	62.7300%	\$895	\$149	20.02%
Pay 2021 Rate	Pay 2021 Tax \$300,000 Homestead Residential Property	* Preliminary Pay 2022 Rate	* Preliminary Pay 2022 Tax \$330,000 Homestead Residential		% Change
59.0120%	\$1,710	62.7300%	\$2,023	\$313	18.29%
* Based on \$7,984,716 Levy for 2022					

Questions?



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