



Fix Facility Fallout Ag2School Solutions

March 2015

Facility Fallout

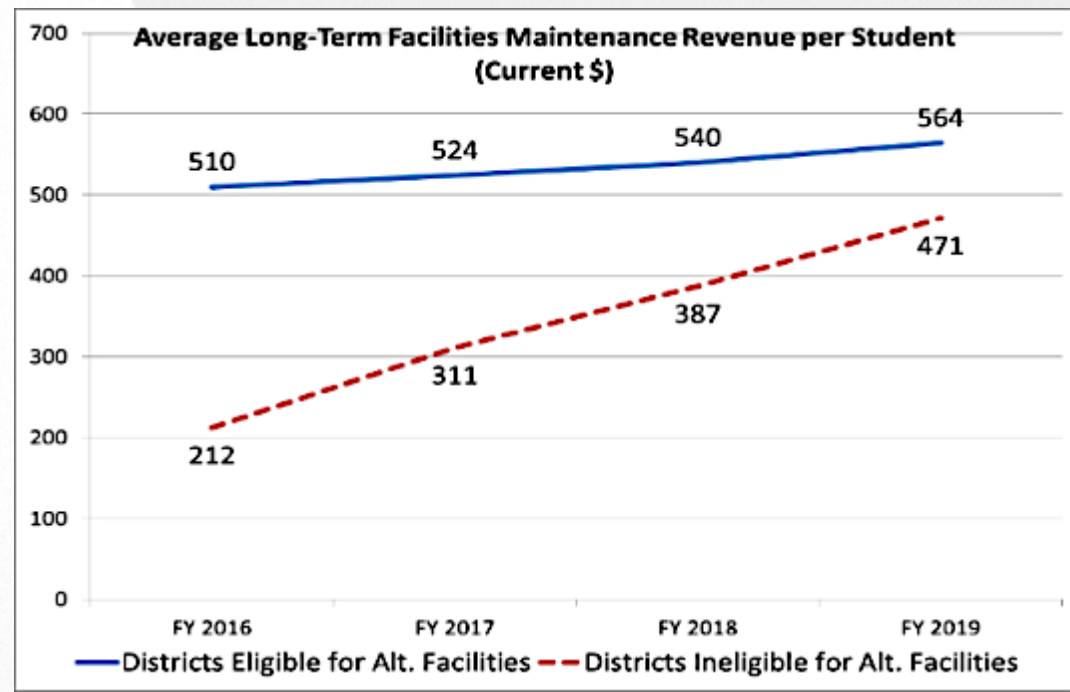
State Work Group Findings:

- \$2.79 per square foot for 25 Alt. Facility School Districts
- \$0.58 per square foot for all other Minnesota School Districts

Recommendations:

Establish a **new long-term facilities maintenance revenue program** to replace the current alternative facilities, deferred maintenance and health & safety revenue programs.

Gradually close the revenue gap between districts currently **eligible and ineligible** for alternative facilities revenue



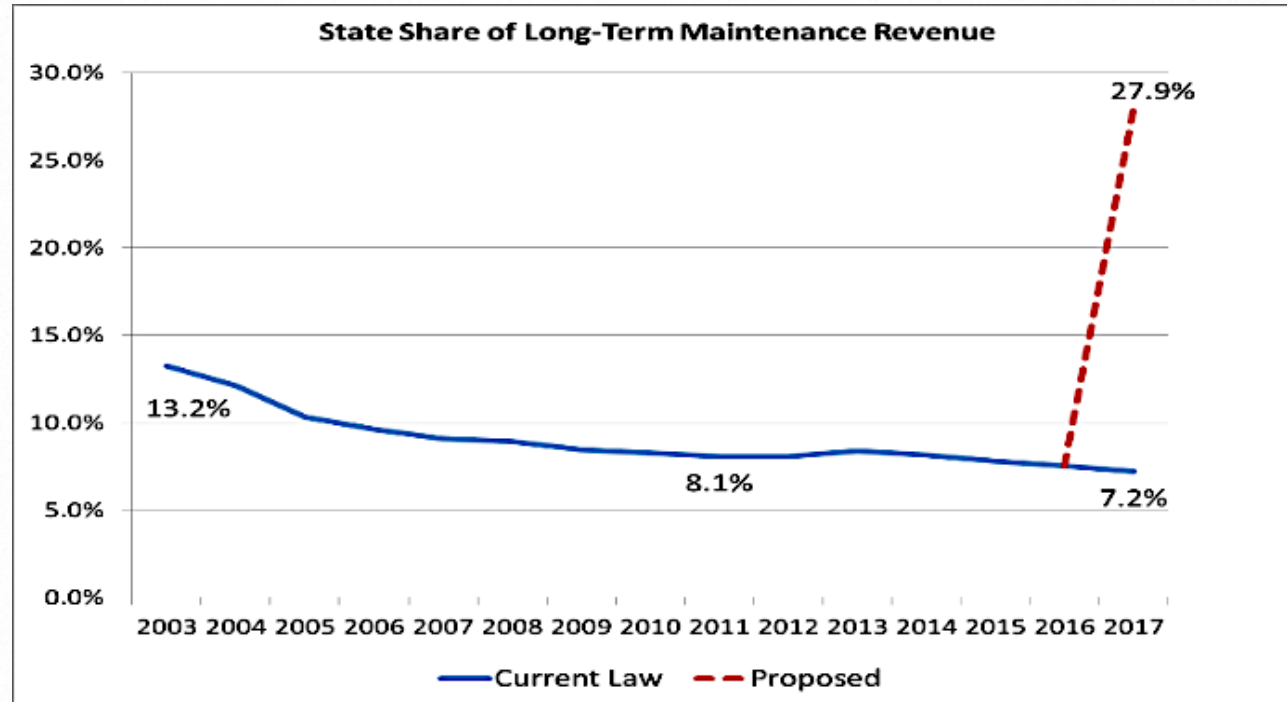
State Facility Task Force Recommendations

Improve
equalization to
125% of average
ANTC/APU of

\$8,281.

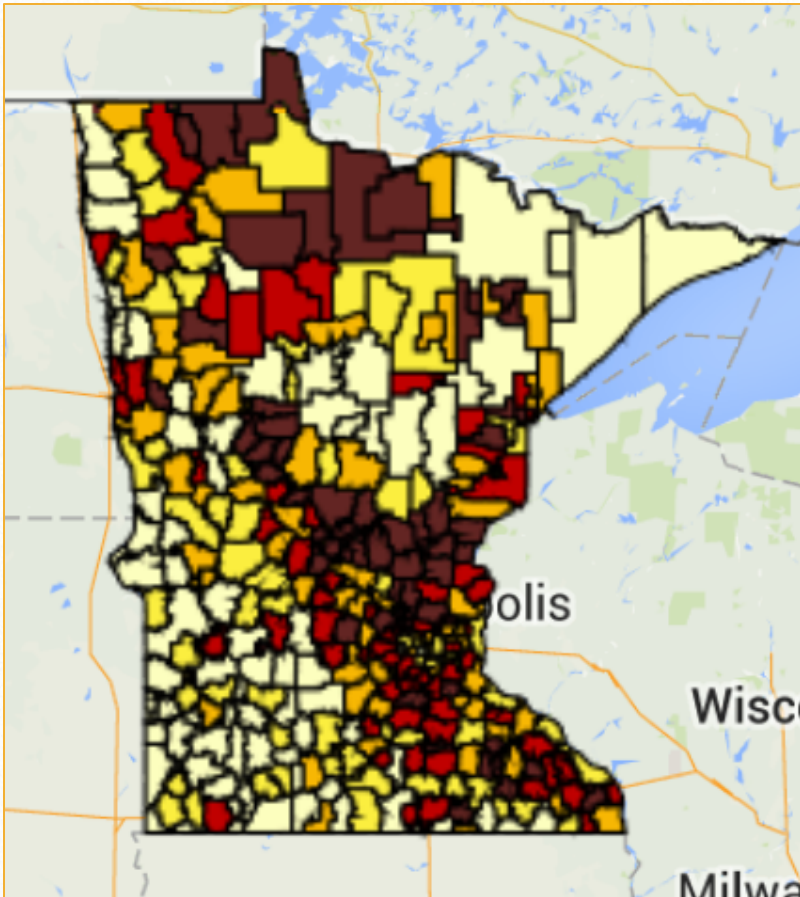
(Based on FY15)

Up from current
equalizing factor
of **\$5,965.**



ANTC/APU

Current tax base for facilities/debt service



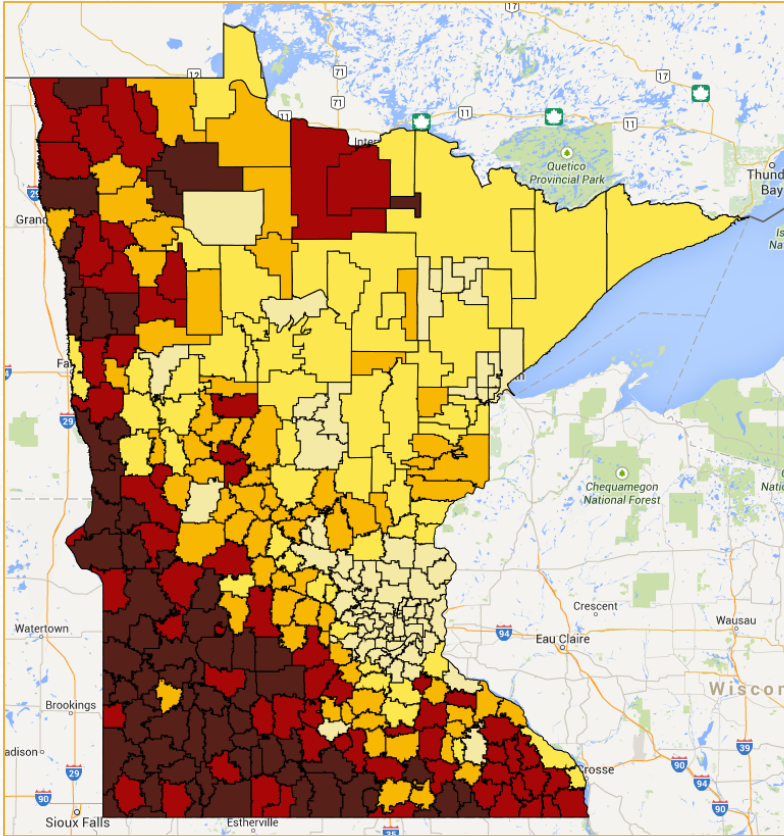
Increased equalization is not distributed equally across the state.

42% of districts will not see any equalization at \$8,281.

View interactive map at MnREA.org/Ag2SchoolMaps

Ag Land Values

Big Impact on ANTC



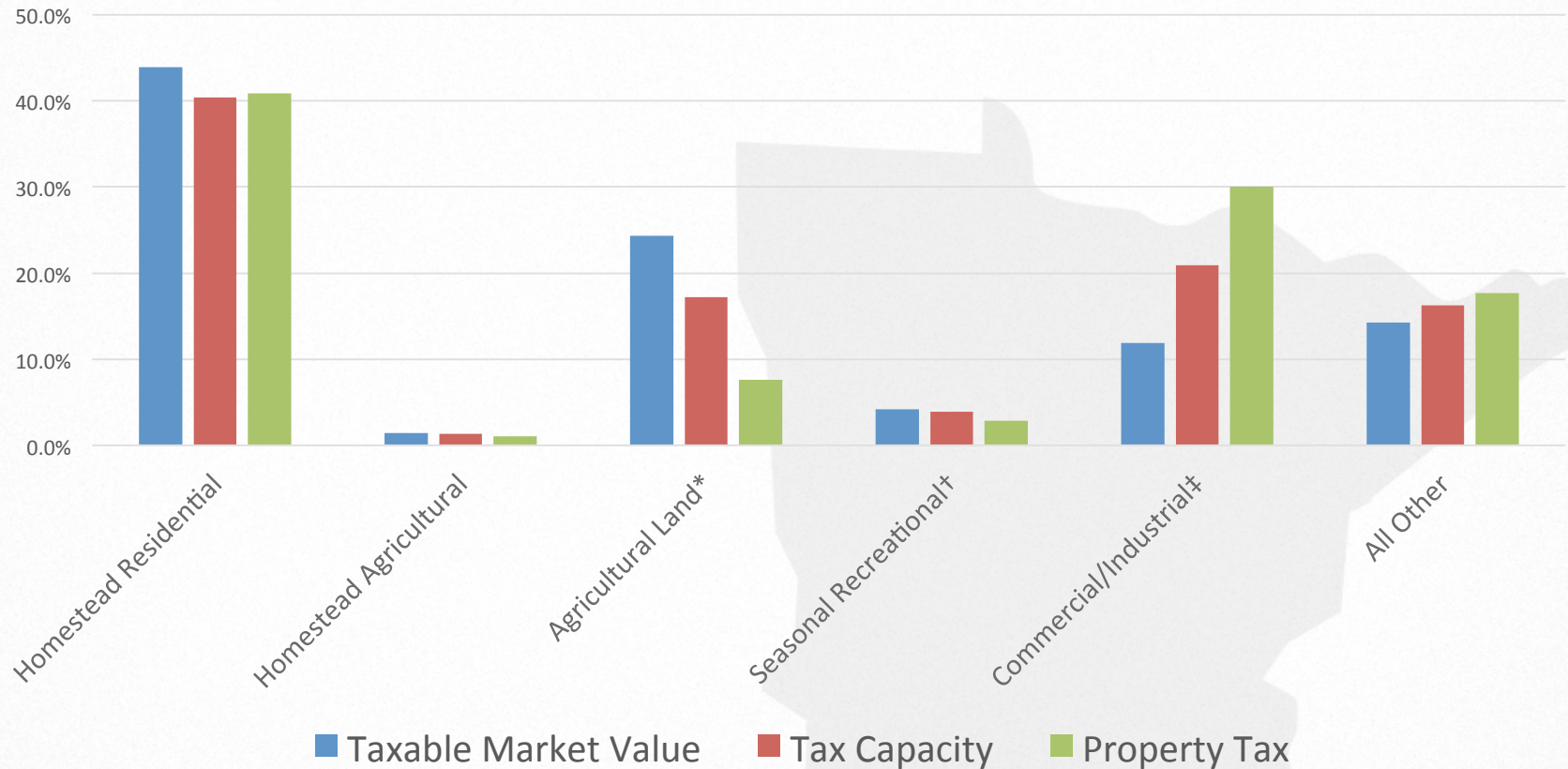
20% of districts have at least 75% of ANTC wealth in Ag land.

One-third have 50% of ANTC wealth in Ag land.

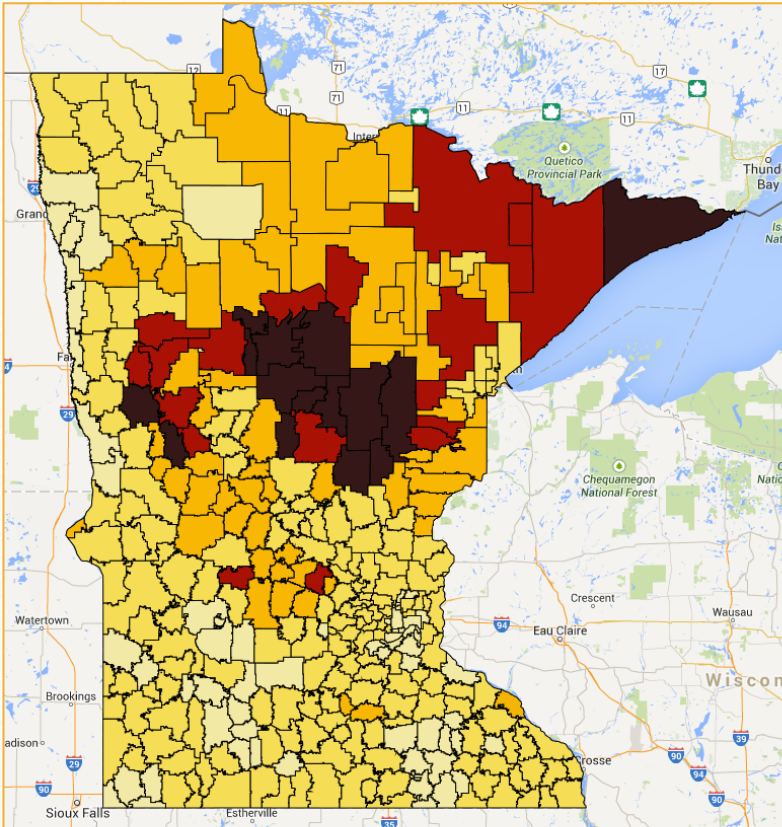
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MnREA.org/Ag2SchoolMaps

2015 Statewide Property Taxes

2014 Assessment Year, Taxes Payable 2015



Seasonal Rec Impact on ANTC



Seasonal Rec as a percentage of School District ANTC is similar to ag land.

Seasonal rec is more concentrated.

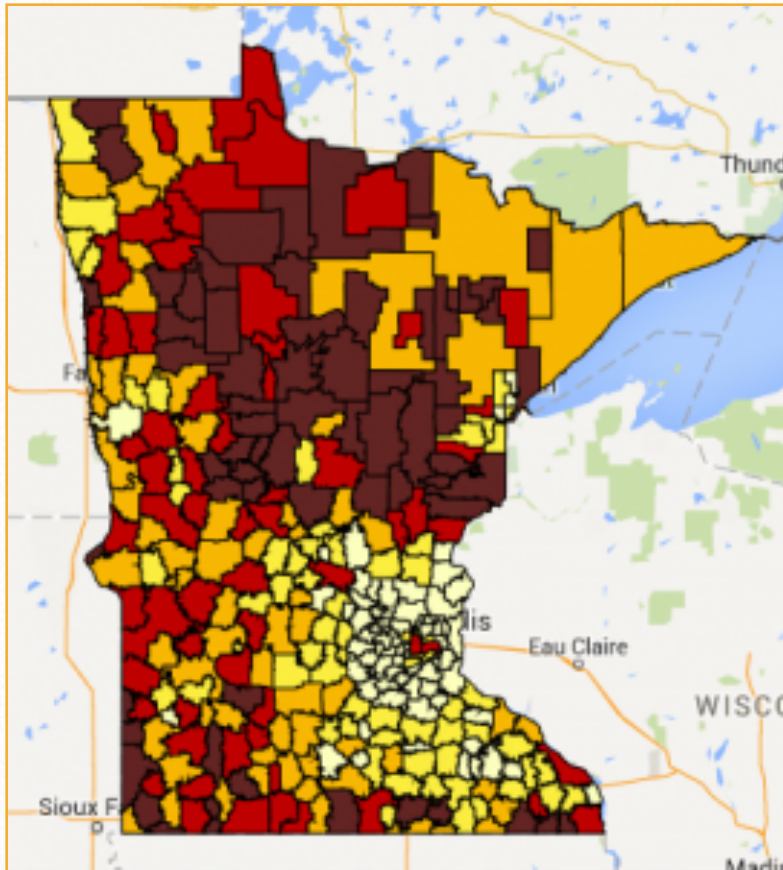
Brown = 33% to 60%

Red = 20% to 32%

View interactive map at
MnREA.org/Ag2SchoolMaps

Median Household Income

Wide Gaps



Light to dark reflects highest to lowest median income.

43% difference between rural and 7 County Metro averages.

Enormous range from highest of \$105,594 to lowest of \$21,458.

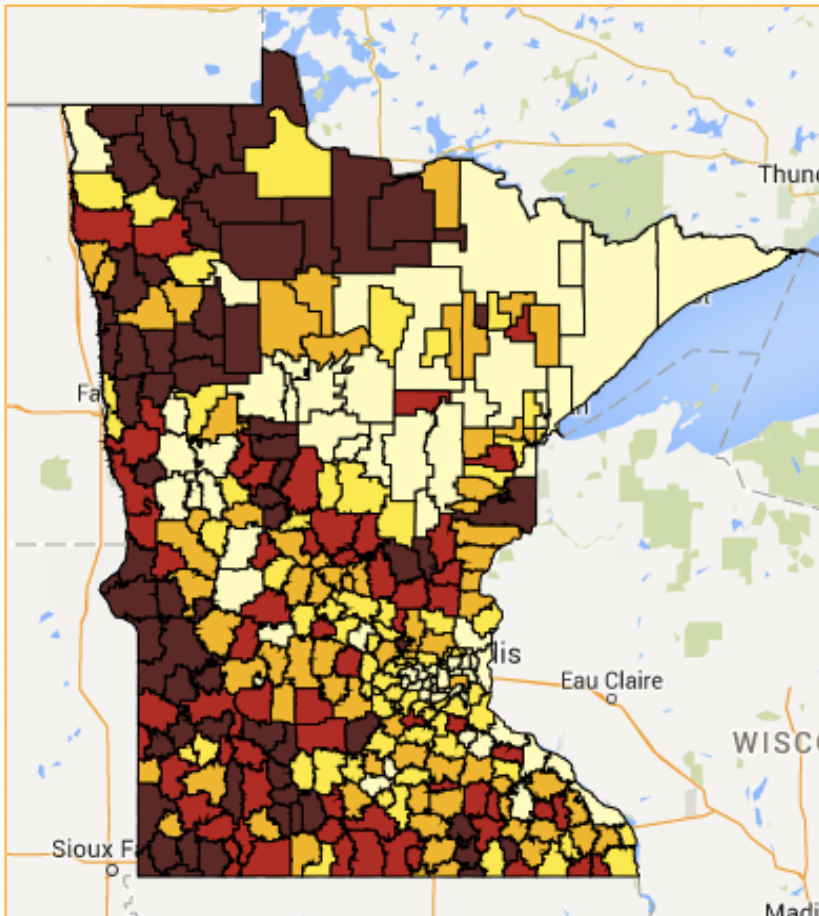
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RMV

Established in 2001.

Excludes agricultural land and seasonal recreation properties from tax base for school district operating referendums.

Closely resembles median household income.



Referendum Market Value (RMV) per Resident Pupil Unit (RPU) per School District

0.00 to	259,999.99	Lowest RMV per RPU
260,000.00 to	304,999.99	Below the Average RMV per RPU
305,000.00 to	369,999.99	Average RMV per RPU
370,000.00 to	505,999.99	Above the Average RMV per RPU
506,000.00 to	1,330,000.00	Highest RMV per RPU

Ag2School Solution - Part 1

Transition to RMV Tax Base

- No changes for Alt Facility Districts
- Maximum equalized revenue of \$470 per APU for all non-Alt Facility Districts
 - Equalized at \$880,000 per RMV/RPU
- Existing bonded Health and Safety, Deferred Maintenance and Alt. Facility revenue remains on ANTC.
 - With current equalizing factor of \$3165 per ANTC/APU.
- Long Term Facilities Maintenance debt issued after 2015 levied on RMV with the equalization factors applied.

Ag2School – Total State Effects

	Current	Ag2School	Change	Percent
State Total LGTM Maintenance	346 M	451 M	105 M	30%
Ag2School LGTM Maintenance	113 M	218 M	105 M	93%
Alt Facility LGTM Maintenance	233 M	233 M	0	0%
State Total LGTM Aid	22 M	89 M	67 M	305%
State Total LGTM Levy	324 M	361 M	37 M	11%
State Total Revenue per APU	402	523	122	30%
Ag2School Revenue per APU	245	472	227	93%
Alt Facility Revenue per APU	583	583	0	0%
Ag2School as a % of Alt Fac. per APU	42%	81%	41%	98%
State Total Revenue per sq. ft.	1.24	1.62	0.38	31%
Ag2School Revenue per sq. ft.	0.58	1.12	0.54	93%
Alt Facility Revenue per sq. ft.	2.79	2.79	0	0%

Ag2School

Highly Equalized RMV Levy Effects

Impact for FY '17:	MREA Ag2School	125% ANTC
Districts with increasing revenues and decreasing levies	50	56
Districts with both increasing revenues and levies	216	177
Districts with no change in revenue and decreasing levies	41	48
District with no change in both revenue or levies	28	53
State Investment	\$67 million	\$60 million

Ag2School Tax Equity

Part 2 of Ag2School Solution



- Farmers have little control over bond elections for schools.
- Ag2School Tax Equity functions like insurance.
- Reduces negative effort on profitability of tax credit.

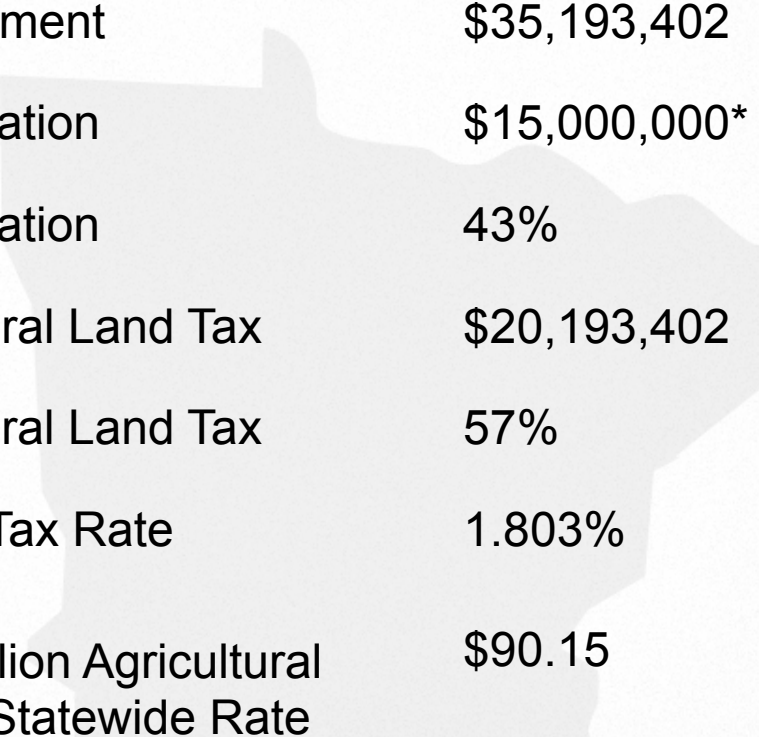
Ag2School

Tax Equity Proposal

- General school debt service tax rate stays same, no change to property classes, except for agricultural land.
- For ag land, a percentage of the school debt service property tax paid through a debt service credit.
- Credit funded through direct state appropriation and statewide tax levied against agricultural property at a uniform statewide rate (the insurance pool).
- School general debt service property taxes paid by ag land:
 - Current law general debt service property tax minus
 - School debt service credit plus
 - Statewide tax rate times the agricultural land tax capacity

Ag2School Tax Equity

Statewide Impact



Ag2School School Debt Service Credit Percentage	40%*
Total Estimated Statewide Credit Payment	\$35,193,402
Amount of Credit from State Appropriation	\$15,000,000*
Percent of Credit from State Appropriation	43%
Amount of Credit from State Agricultural Land Tax	\$20,193,402
Percent of Credit from State Agricultural Land Tax	57%
Uniform Statewide Agricultural Land Tax Rate	1.803%
Ag2School Tax Equity Tax on a \$1million Agricultural Homestead Land Based on Uniform Statewide Rate	\$90.15

Ag2School - Pay 2016 Effects

@ 40% credit / \$15 million in state dollars

Median Effect by School District: -\$113/ \$1 M Ag Value		
# of Districts with Reductions	235	\$1 to \$742 / \$1 M
# of Districts with Increases	97	\$4 to \$90 / \$1 M
Districts with...	Current	Ag2School 40% / \$15 million
Over \$1,000 in debt tax per \$1 million Ag Value	72	17
Over \$1,500 in debt tax per \$1 million Ag Value	18	0