



BUDGET WORKSHOP

SEPTEMBER 13, 2021

Tax History & Distribution, Relevant Strategic Plans, and
Proposed 2022 Tax Levy

EXECUTIVE SUMMARY

The purpose of this workshop complies with the budget calendar previously approved by the city council. The calendar indicates that the September 13th workshop is convened to review and discuss the tax history & distribution backgrounds, relevant strategic plans, and the proposed tax levy.

- The taxable market value (TMV) of the community is estimated at nearly \$1.3 billion for 2022. This is a \$50 million increase (or 4.0%) between 2021 and 2022 in new growth.
- The total city tax capacity increased by an estimate of \$594,045 between 2021 and 2022
- **The 2022 tax levy is estimated at \$7.12 million which is a 2.0% increase and amounts to approximately \$140,000 in new operating revenue for the City. \$82,000 in new revenue is allocated to the General Fund for 2022 and \$57,000 is dedicated to the debt service fund.**
- The value of the community increased by 4.02% and new construction makes up 1.3% of that increase.
- The estimated tax rate is 47.897%, a 0.93 percentage point reduction from 2021.
- North Mankato is comprised of 5 major tax classifications including residential, commercial, industrial, agricultural, and tax-exempt properties.
 - o Residential parcels make up 75% of total City parcels. These parcels pay 59% of all city tax amounts.
 - o Commercial and industrial properties make up 5% of total City parcels and contribute to 27% of the City tax levy.
- The top 10 highest contributing tax entities in North Mankato contribute to 6.9% of the total levy or approximately \$528,529.
- The average North Mankato homeowner pays roughly \$1,000 in city taxes. Roughly 80% of all residents contributing to the tax levy have an estimated property value between \$100,000 and \$300,000.
- When compared to other similarly sized cities, North Mankato ranks in upper third for TMV, in the middle third for levy, and the bottom third for city tax rates. City utility rates are competitive when compared to similar cities in terms of population size and geographic location.
- Randomly selected commercial and residential properties suggest that the city portion of property tax rates has remained relatively flat over the last three years.

CITY OF NORTH MANKATO																					
TAXABLE MARKET VALUE, TAX CAPACITY, PROPERTY TAX LEVY AND TAX RATE																					
Tax Payable Year (l)	Est. Market Value	Taxable Market Value	Change in TMV	% Change in TMV	Tax Increment Tax Capacity	Total Tax Capacity	Change in Tax Capacity	General Fund Levy	Library Levy	Bookmobile Levy	Comm. Dev. Levy	Parkland Levy	Flood Control Levy	Contingency Levy	Port Authority Levy	Fireman's Relief Levy	Debt Service Levy	Abatement Levy	Total Levy	Percent Levy Increase	Tax Rate
2005	810,495,800	803,155,100			165,397	9,241,924	6.7%	2,203,795	261,023	-	-	55,000	-	19,800	45,000	12,429	1,270,185	57,187	3,924,419	15.20%	42.462%
2006	834,232,100	832,560,000			178,192	9,514,672	3.0%	2,203,795	305,620	-	-	78,500	6,000	25,000	45,000	12,489	1,248,015	-	3,924,419	0.00%	41.246%
2007	857,502,300	856,965,300	24,405,300	2.93%	192,264	9,750,656	2.5%	2,486,493	325,565	-	-	78,500	6,000	25,000	45,000	12,577	1,239,615	-	4,218,750	7.50%	43.267%
2008	917,161,600	914,595,000	57,629,700	6.72%	198,385	10,344,239	6.1%	2,714,951	372,830	-	-	78,500	6,000	35,000	65,000	12,817	1,318,471	-	4,603,569	9.12%	44.503%
2009	945,061,500	926,820,100	12,225,100	1.34%	182,268	10,484,247	1.4%	2,780,856	367,080	10,500	-	8,500	6,000	55,000	65,000	12,935	1,368,208	-	4,674,079	1.53%	44.581%
2010	935,435,600	929,989,400	3,169,300	0.34%	189,067	10,551,259	0.6%	2,753,574	436,745	12,045	-	8,500	6,000	55,000	65,000	13,303	1,463,987	-	4,814,154	3.00%	45.626%
2011	915,774,000	915,046,500	(14,942,900)	-1.61%	80,835	10,598,032	0.4%	2,656,357	436,745	12,045	15,978	8,500	6,000	55,000	65,000	32,686	1,525,843	-	4,814,154	0.00%	45.425%
2012	950,583,400	870,672,800	(44,373,700)	-4.85%	52,436	10,177,574	-4.0%	3,103,154	419,405	39,831	15,978	-	6,000	50,000	65,000	22,740	1,430,015	-	5,152,123	7.02%	50.598%
2013	925,270,700	847,806,500	(22,866,300)	-2.63%	242,538	9,861,666	-3.1%	3,195,028	444,353	42,109	3,282	-	12,000	55,005	74,479	33,856	1,523,672	-	5,383,784	4.50%	54.566%
2014	933,833,600	856,917,400	9,110,900	1.07%	240,045	9,963,464	1.0%	3,778,784	-	-	-	-	-	-	75,000	-	1,530,000	-	5,383,784	0.00%	54.009%
2015	983,644,400	898,894,600	41,977,200	4.90%	255,229	10,432,202	4.7%	3,991,414	-	-	-	-	-	-	75,000	-	1,441,457	88,543	5,596,414	3.949%	53.620%
2016	1,013,909,400	919,768,100	20,873,500	2.32%	257,824	11,062,061	6.0%	4,177,929	-	-	-	-	-	-	75,000	-	1,430,128	111,347	5,794,404	3.538%	53.606%
2017	1,046,173,100	975,204,800	55,436,700	6.03%	314,983	11,255,834	1.8%	4,282,256	-	-	-	-	-	-	75,000	-	1,440,953	112,083	5,910,292	2.000%	52.485%
2018	1,110,030,400	1,041,251,400	66,046,600	6.77%	313,969	12,373,308	9.9%	4,621,889	-	-	-	-	-	-	75,000	-	1,370,848	221,014	6,288,751	6.403%	52.124%
2019	1,211,310,500	1,134,510,200	93,258,800	8.96%	319,666	13,432,345	8.6%	5,040,048	-	-	-	-	-	-	75,000	-	1,375,458	193,332	6,683,838	6.282%	50.950%
2020	1,248,907,400	1,183,925,900	49,415,700	4.36%	362,059	14,035,775	4.5%	5,119,393							75,000		1,143,970	456,196	6,794,559	1.657%	49.668%
2021	1,306,717,000	1,244,312,100	60,386,200	5.10%	464,654	14,760,762	5.2%	5,218,162							75,000		1,213,070	477,096	6,983,328	2.778%	48.812%
2022 Est.	1,359,305,700	1,294,389,316	50,077,216	4.02%	483,354	15,354,807	4.0%	5,300,575	-	-	-	-	-	-	75,000	-	1,346,736	400,684	7,122,995	2.000%	47.897%

CITY OF NORTH MANKATO										
AVERAGES FOR TAXABLE MARKET VALUE, TAX CAPACITY, PROPERTY TAX LEVY AND TAX RATE										
Yearly Basis	Est. Market Value	Taxable Market Value	Change in TMV	% Change in TMV	Tax Increment Tax Capacity	Total Tax Capacity	Change in Tax Capacity	Total Levy	Percent Levy Increase	Tax Rate
2022 Est.	1,359,305,700	1,294,389,316	50,077,216	4.02%	483,354	15,354,807	4.0%	7,122,995	2.000%	47.897%
3 Year Avg.	1,304,976,700	1,240,875,772	53,293,039	4.49%	436,689	14,717,115	4.57%	6,966,961	2.15%	48.792%
5 Year Avg.	1,247,254,200	1,179,677,783	63,836,903	5.84%	388,740	13,991,399	6.44%	6,774,694	3.82%	49.89%
10 Year Avg.	1,113,910,220	1,039,698,032	42,371,652	4.09%	325,432	12,253,222	4.26%	6,194,215	3.31%	51.77%
10 Year High	1,359,305,700 (2022)	1,294,389,316 (2022)	93,258,800 (2019)	8.96% (2018)	483,354 (2022)	15,354,807 (2022)	9.90% (2018)	7,122,995 (2022)	6.40% (2018)	54.566% (2013)
10 Year Low	925,270,700 (2013)	847,806,500 (2013)	-22,866,300 (2013)	-2.63% (2013)	240,045 (2014)	9,861,666 (2013)	-3.10% (2013)	5,383,784 (2013)	0.00% (2014)	47.897% (2022)

BUDGET CALENDAR

May	Finance Director distributes SWOT analyses to Department Heads to complete
June	City Administrator sets expectations for budget requests. Finance Director distributes budget calendars, budget worksheets and capital improvement worksheets to all Department Heads.
July 15th	Department Heads submit budget and capital improvement requests.
July 6-20	CAFR presented to Council. Finance Director assembles preliminary City budget.
End of July	Finance Director presents preliminary City budget to City Administrator
September 13th (12:00 p.m.)	Council Budget Workshop #1 - Tax history & distribution background, Relevant Strategic plans, Proposed Tax Levy guidance
September 13th (12:00 p.m.)	Council Budget Workshop #2 - Present Tax Levy supported funds (Gen. Fund, Debt Service Fund, Port Authority Gen. Fund)
September 20th (7:00 p.m.)	Council Action #3 - At the regular business meeting the City Council adopts the proposed property tax levy and announces the time and place of a future city council meeting at which the budget and levy will be discussed and public input allowed, prior to final budget and levy determination.
September 27th (12:00 p.m.)	Council Budget Workshop #4 - Present Utility funds (Water, Sewer, Solid Waste, Recycling, Stormwater)
September 30th	Deadline for City to adopt proposed budget by resolution and certify to the county auditor the proposed property tax levy for taxes payable in the following year. (Will already be completed if Council adopts on Sept. 21st)
October 11th, (12:00 p.m.)	Council Budget Workshop #5 - Present economic development & Recreation Funds (TIF, Joint Economic Development, Caswell Sports, Caswell North, Spring Lake Park Swim Facility, Library Endowment)
October 25th (12:00 p.m.)	Council Budget Workshop #6 - Present 5-year Capital Improvement Plan & Capital Facilities/Equipment Replacement Fund)
November 11 - 24	Period for county auditors to prepare and county treasurers to mail parcel specific notices of proposed tax levies to taxpayers.
November 30th	Staff publishes notice for December 7th "Truth in Taxation" hearing as required by state statute
December 6th	Council Action #7 - At a regular business meeting the City Council holds required Public Hearing for 2021 Budget and 2021-2025 Capital Improvement Plan (1st hearing).
December 20th	City Council holds Public Hearing (continuation hearing, if necessary).
December 20th	Council Action #8 - At a regular business meeting the City Council adopts 2021 Budget and Tax Levy and 2021-2025 Capital Improvement Plan.

AT A GLANCE



PARCELS

- North Mankato contains a total of **5,256 parcels**.
- With a **population of 14,275**, North Mankato's total parcel count includes both rented and owned residences, commercial and industrial zones, agricultural plots, and tax exempt properties.

TAXABLE MARKET VALUE

- Total TMV for 2022 is estimated at **\$1,294,389,316**
- This 2022 value is a **4.0%** increase from the 2021 TMV of \$1,244,312,100
- Of this increase, 1.3% is new growth.
- The City's TMV has been increasing by an average of **4.1% since 2013**.

NET TAX CAPACITY

- Total NTC of **\$15,354,807**
- The "tax capacity value" is determined by **multiplying the taxable market value of the property by the statutory percentage rates** (also called class rates) for the specific classification(s) / use(s) on the property.

TAX RATE AND LEVY

- In 2021, the North Mankato tax levy was **\$7.0 million**. This was just **48% of the NTC**.
- The city tax rate in **2021 was 48.83%** which was down from **54.56% in 2013**.
- The proposed **2022 city tax rate** is estimated at **47.897%**

TAX CLASSIFICATIONS 2021

RESIDENTIAL AND HOMESTEAD

\$1,033 Average City Tax payment for resident/homestead parcels

- Residential parcels total 3,967 including single unit, non-agricultural homesteads.
- 75% of parcels
- 59% of city taxes

AGRICULTURAL

\$907 Average City Tax payment for agriculture parcels

- 13 non-homestead agricultural parcels and 1 agricultural homestead
- less than 1% of parcels
- 1% of city taxes

COMMERCIAL AND INDUSTRIAL

\$7,074 Average City Tax payment for commercial parcels

- 261 commercial and public utility parcels
- 5% of parcels
- 27% of city taxes

RENTAL AND NON-HOMESTEAD

\$1,386 Average City Tax payment for rental/non homestead parcels

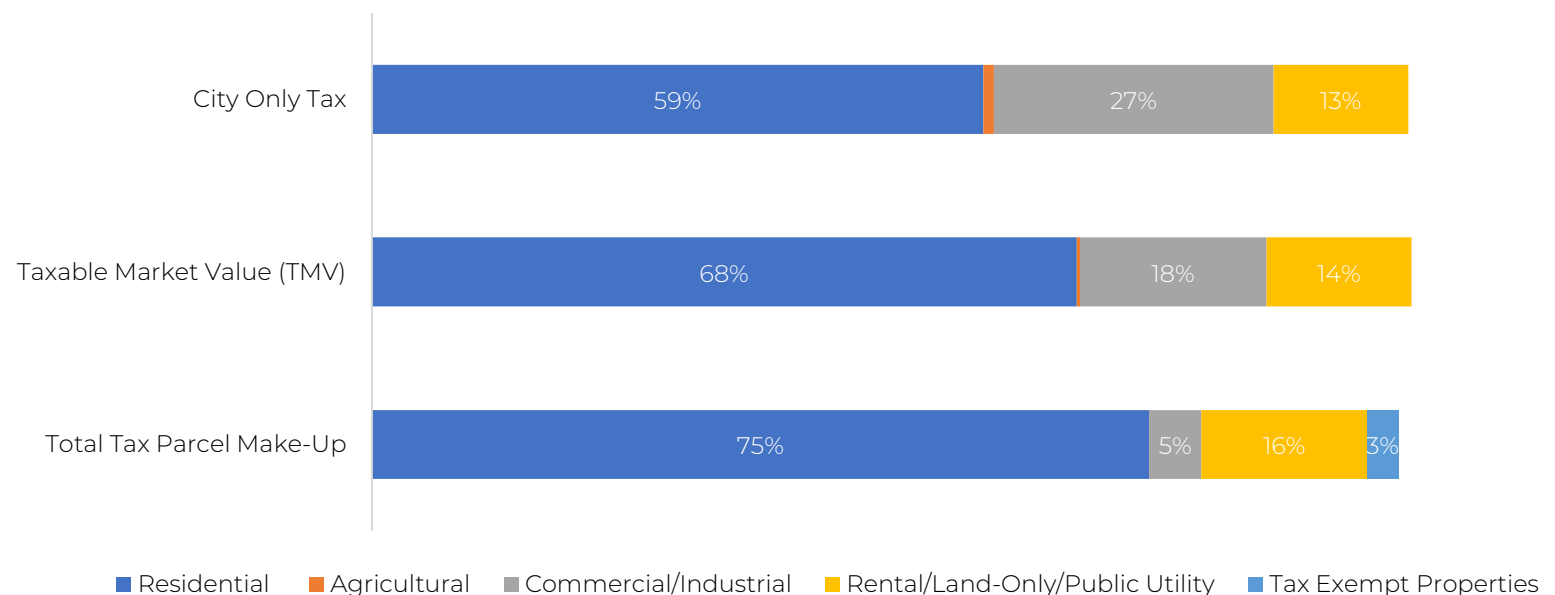
- 825 rental, multi unit, N-H, and /or low income parcels
- 16% of parcels
- 13% of city tax

TAX EXEMPT PROPERTIES

\$107,496,200 Total Estimated Market Value of tax exempt parcels

- Schools, medical clinics, and places of worship are just some of the tax exempt properties in North Mankato.
- There are a total of 190 tax exempt properties as of 2021.

Contributions By Classification



ANY CLASSIFICATIONS NOT REPRESENTED MAKE UP LESS THAN 2% OF CONTRIBUTIONS IN A GIVEN AREA.

TOP TEN OVERALL

TAXABLE MARKET VALUE - 2021

NAME OF ENTITY	CLASS	TAXABLE MARKET VALUE
VISTA PRARIE AT MONARCH MEADOWS	RENTAL/NH	\$8,701,700
BLUE STAR POWER SYSTEMS	COMMERCIAL	\$8,446,300
OAK TERRACE ASSISTED LIVING	RENTAL/NH	\$6,528,800
OAK TERRACE SENIOR HOUSING	RENTAL/NH	\$6,520,800
KATO ENGINEERING	COMMERCIAL	\$6,411,100
FUN.COM	COMMERCIAL	\$6,279,200
CENTERPOINT ENERGY	COMMERCIAL	\$6,263,200
TAYLOR CORP	COMMERCIAL	\$6,157,900
THEUNINCK APARTMENTS	RENTAL/NH	\$5,246,400
CARLSON WEDDING SERVICE	COMMERCIAL	\$4,844,000
TOTAL		\$65,399,500

5.00% OF THE TOTAL TMV IS FROM THE TOP TEN ENTITIES



TOP TEN OVERALL

CITY ONLY TAX - 2021

NAME OF ENTITY	CLASS	CITY TAX PAID
KATO ENGINEERING	COMMERCIAL	\$62,241
CENTERPOINT ENERGY	COMMERCIAL	\$61,163
FUN.COM	COMMERCIAL	\$60,954
TAYLOR CORPORATION	COMMERCIAL	\$59,768
VISTA PRARIE AT MONARCH MEADOWS	RENTAL/NH	\$53,110
CARLSON WEDDING SERVICE	COMMERCIAL	\$46,937
CORPORATE GRAPHICS INTERNATIONAL	COMMERCIAL	\$46,531
WIS-PAK	COMMERCIAL	\$44,845
CARLSON CRAFT	COMMERCIAL	\$40,388
OAK TERRACE ASSISTED LIVING	RENTAL/NH	\$39,848
TOTAL PAID		\$515,784

7.00% OF THE CITY TAX IS PAID BY THE TOP TEN ENTITIES



TOP TEN

CLASS 1

(RESIDENTIAL HOMESTEAD) - 2021

NAME OF ENTITY	TMV	CITY TAX PAID
47 DEERWOOD CT	\$1,107,700	\$6,151
1545 NOTTINGHAM DR	\$962,100	\$5,262
43 DEERWOOD CT	\$956,800	\$5,229
22 NEW CASTLE CT	\$929,800	\$5,065
622 PARKVIEW CT	\$905,400	\$4,916
35 DEERWOOD CT	\$777,900	\$4,138
17 ORIOLE PL	\$773,600	\$4,111
18 NEWCASTLE CT	\$748,700	\$3,959
26 NEWCASTLE CT	\$725,800	\$3,820
2283 NORTHRIDGE DR.	\$659,400	\$3,414
TOTAL	\$8,547,200	\$46,065

1.00% OF CLASS 1 CITY TAXES ARE PAID BY THE TOP TEN ENTITIES

PROPERTY VALUE RANGE	NUMBER OF PARCELS	PERCENTAGE OF CLASS 1 PARCELS	Median City Tax Paid	AVERAGE CITY TAX PAID
\$0-99,999	116	2.24%	\$390	\$310
\$100,000-199,999	2,153	41.66%	\$738	\$738
\$200,000-299,999	1,956	37.85%	\$1,147	\$1,171
\$300,000-399,999	621	12.02%	\$1,647	\$1,667
\$400,000-499,999	214	4.14%	\$2,123	\$2,145
\$500,000+	108	2.09%	\$2,846	\$3,064

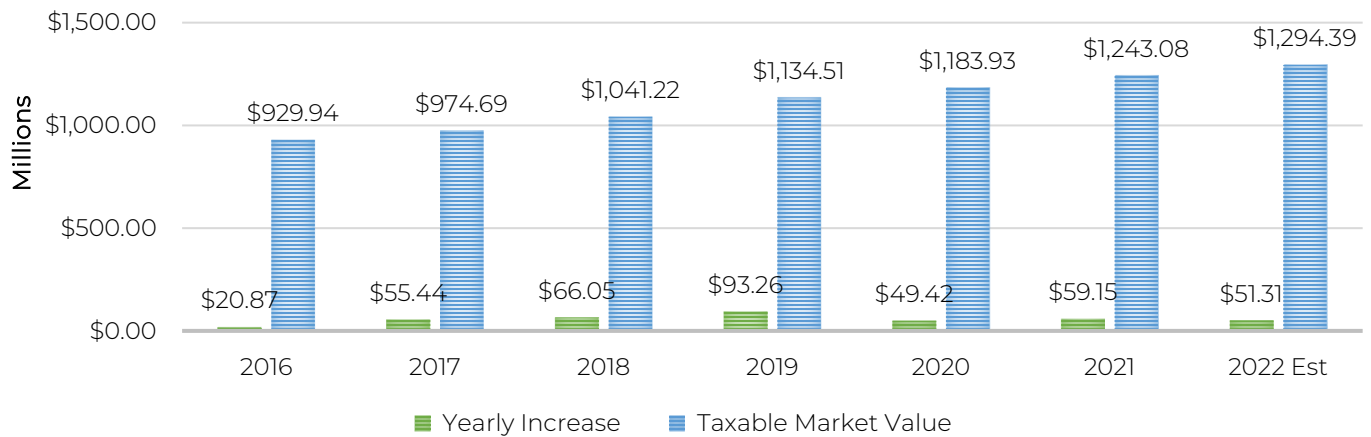
HISTORIC AND CITY COMPARISONS

TAXABLE MARKET VALUE

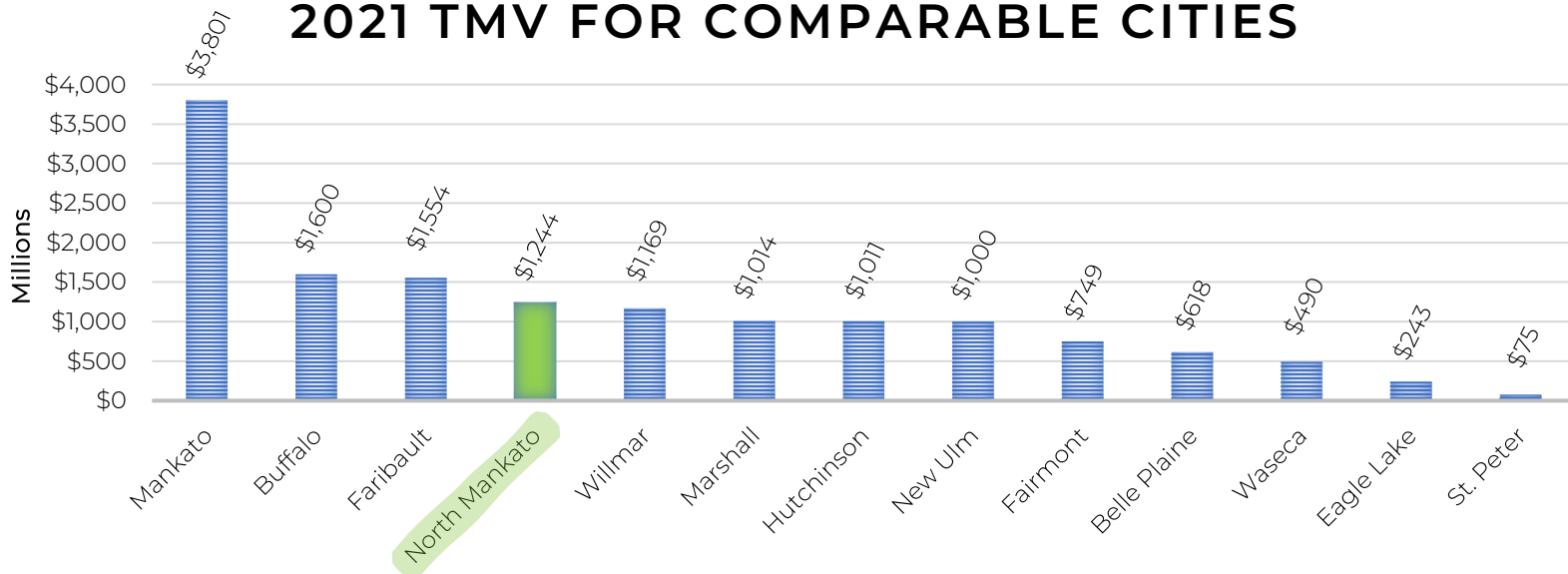
North Mankato est. TMV in 2022- **\$1,294,389,316**

A property's TMV is its estimated market value without any tax exemptions, deferrals, or value exclusions that apply. For example, many homeowners have a Homestead Market Value Exclusion, which reduces the amount of home value that is subject to be taxed. The below values are rounded to the millions.

HISTORIC TAXABLE MARKET VALUES



2021 TMV FOR COMPARABLE CITIES

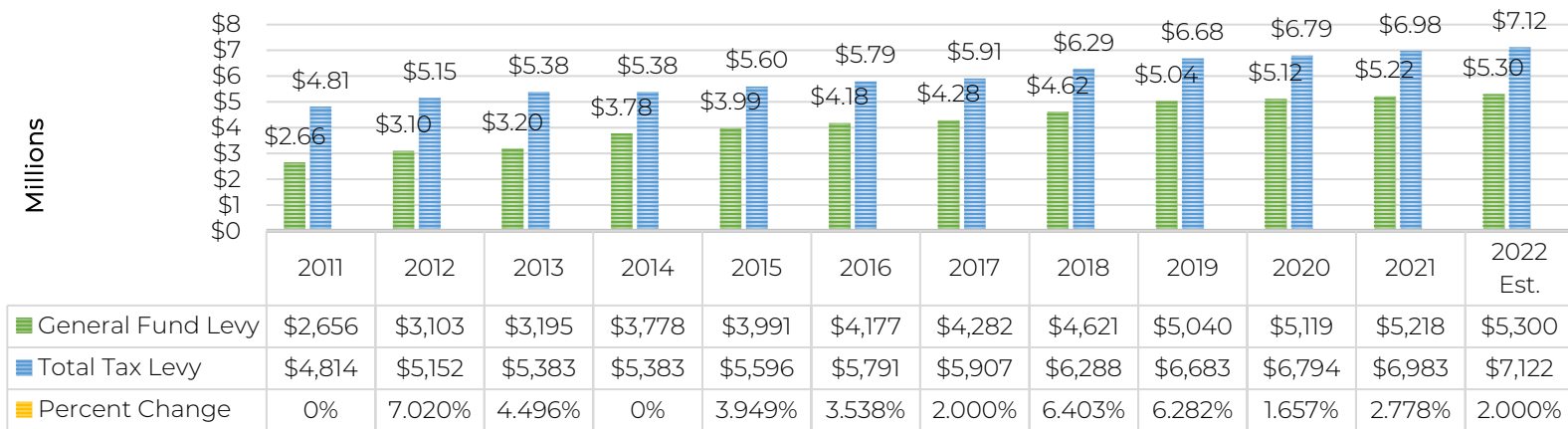


TAX LEVY

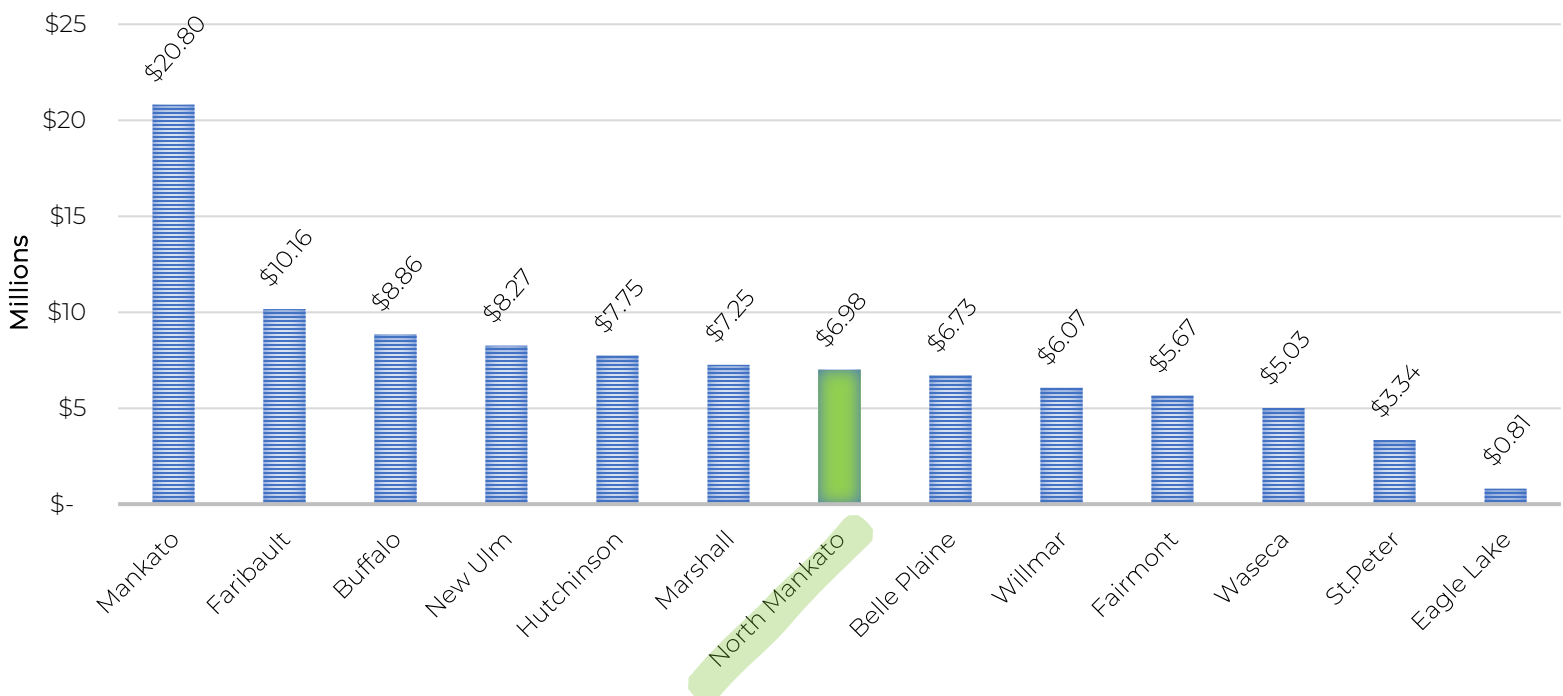
North Mankato proposed 2022 Levy - **\$7,122,995**

The City's Tax Levy is the amount of money that the City needs to collect from property owners to deliver an array of services for residents each year. This is split amongst the General Fund, the Debt Service Fund, and the Port Authority Fund. The Total and General Fund Levy are shown in the chart below. City levies include all levies spread across all city parcels.

HISTORIC LEVY GROWTH



2021 TAX LEVIES FOR COMPARABLE CITIES



LEVY AND TMV

Taxing jurisdictions certify a levy equal to the amount of money they intend to raise from property taxes in the upcoming year. This levy is created based upon the priorities of the governing body. Based on the current taxing philosophy of North Mankato, the TMV and the City's levy go hand in hand. As a result, the City has captured new growth and continued to encourage City development

LEVY TO TAX BASE (TMV) COMPARISON



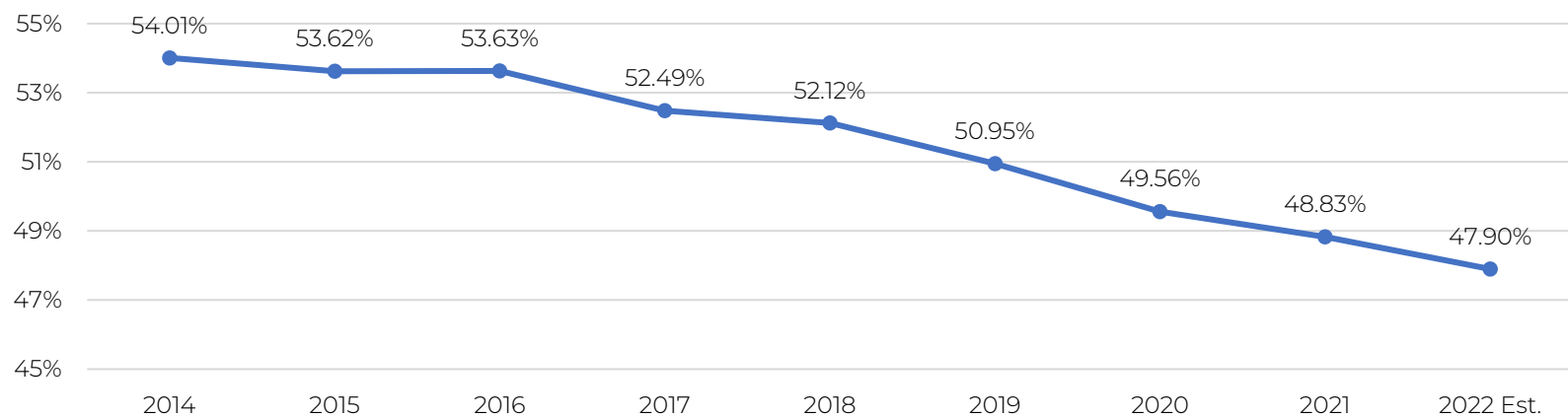
CITY TAX RATE

North Mankato est. city tax rate in 2022- **47.897%**

The Tax Rate represents the amount of taxes owed per \$10,000 of home value so that the levy can be raised and then used to invigorate and build up the City.

The City's Tax Rate has been on a general decline since 2013 when it was 54.57%.

Historic Tax Rate Changes



2021 CITY TAX RATE FOR COMPARABLE CITIES

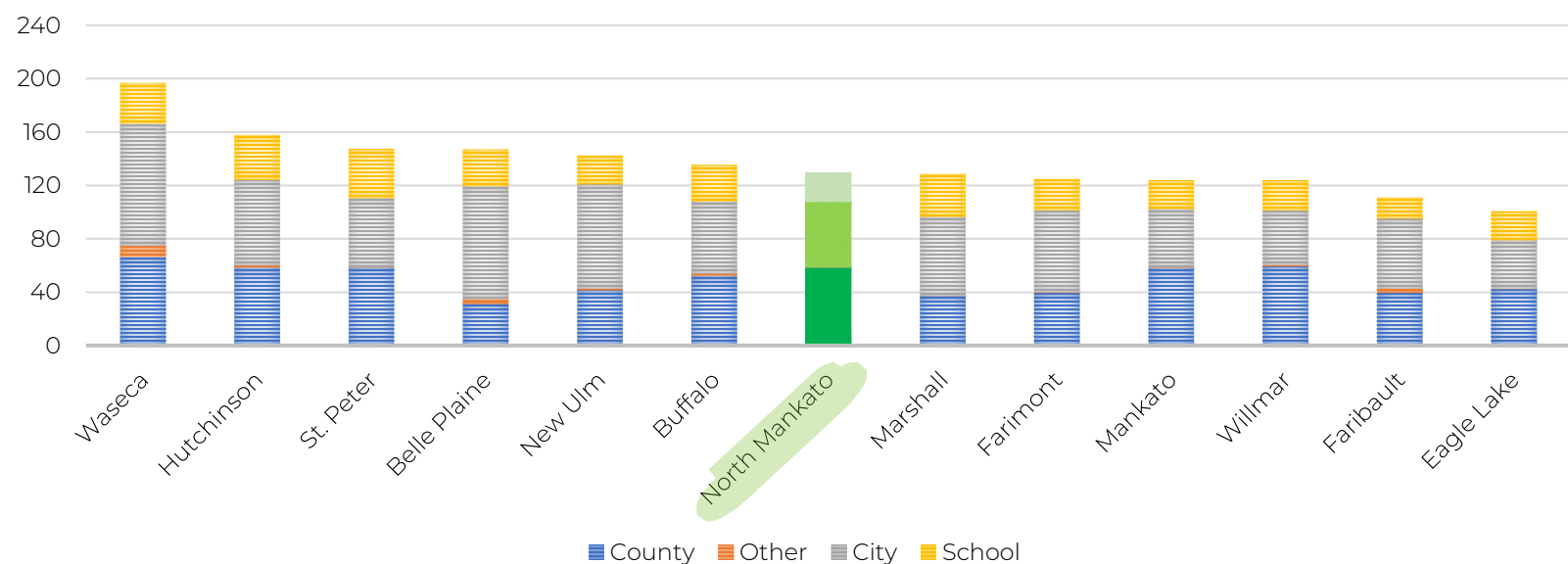


TOTAL RATE

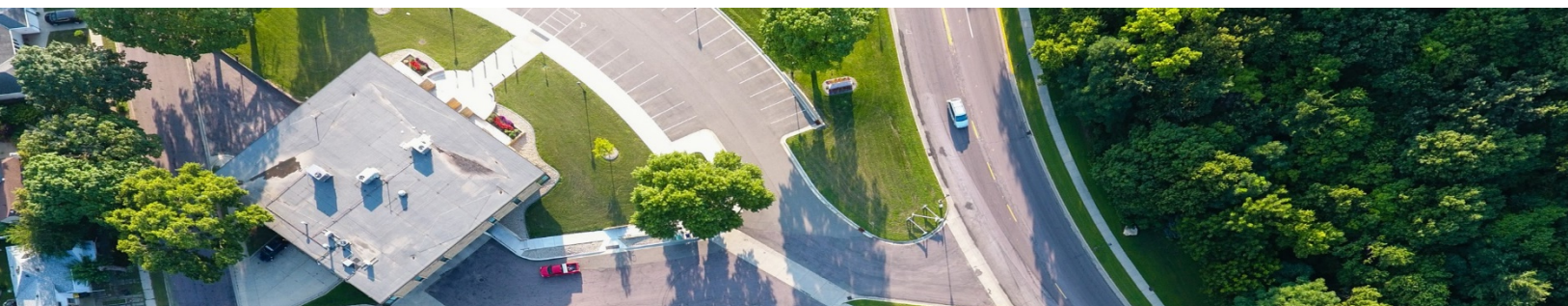
North Mankato Total Tax Rate in 2021 - **129.25%**

A City's Total or Overlapping Tax Rate is a sum of all rates applied to the City. This includes city, county, and school tax rates. The category of "other" includes taxes like HRA, Region 9, and additional outlying rates.

2021 TOTAL TAX RATES FOR COMPARABLE CITIES



	Waseca	Hutchinson	St. Peter	Belle Plaine	New Ulm	Buffalo	North Mankato	Marshall	Fairmont	Mankato	Willmar	Faribault	Eagle Lake
COUNTY	66.10	58.56	58.47	31.72	41.69	52.25	58.49	37.51	39.90	58.12	59.47	39.85	42.45
OTHER	8.88	1.88	0.49	3.43	1.30	1.73	0.49	0.15	0.38	0.49	1.12	3.03	0.18
CITY	91.00	63.88	51.70	84.38	77.97	54.26	48.83	59.01	61.05	44.04	40.84	52.57	36.76
SCHOOL	30.52	33.54	36.86	27.39	21.47	27.20	21.44	32.33	23.58	21.42	22.54	15.74	21.45
TOTAL	196.50	157.86	147.52	146.92	142.43	135.44	129.25	129.00	124.91	124.07	123.97	111.19	100.84

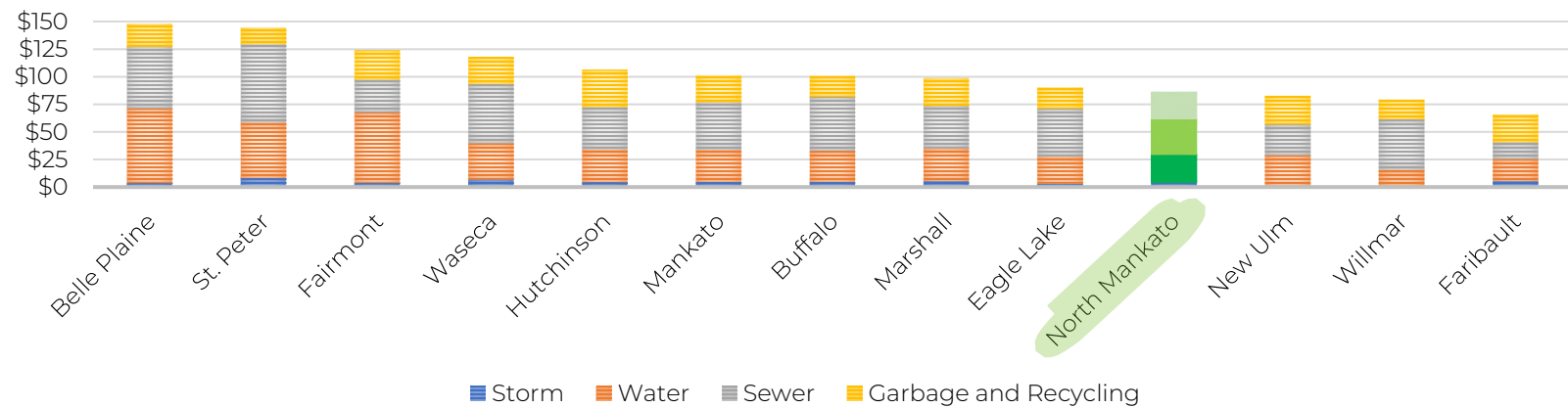


UTILITY RATES

North Mankato Avg. Monthly Utility in 2021 **\$86.36***

Following the North Mankato Strategic Plan, utilities fall under Well Planned & Maintained Infrastructure. Primarily managed by the Public Works departments, City provided utility rates include storm, water, and sewer rates. Solid waste and recycling rates have also been included, but collection may come from independent carriers.

2021 UTILITY RATES FOR COMPARABLE CITIES



	<i>Belle Plaine</i>	<i>St. Peter</i>	<i>Fairmont</i>	<i>Waseca</i>	<i>Hutchinson</i>	<i>Mankato</i>	<i>Buffalo</i>	<i>Marshall</i>	<i>Eagle Lake</i>	<i>North Mankato</i>	<i>New Ulm</i>	<i>Willmar</i>	<i>Faribault</i>
<i>STORM</i>	\$3.67	\$8.25	\$3.96	\$7.00	\$4.71	\$4.76	\$5.00	\$5.80	\$3.16	\$4.25	\$0	\$1	\$5.70
<i>WATER</i>	\$67.48	\$50.24	\$63.60	\$32.92	\$29.55	\$28.98	\$28.04	\$29.55	\$24.85	\$25.15	\$29.00	\$14.87	\$19.82
<i>Garbage and Recycling</i>	\$20.60	\$15.07	\$26.85	\$24.79	\$33.79	\$24.24	\$19.37	\$24.87	\$19.14	\$24.50	\$26.04	\$17.83	\$25.17
<i>SEWER</i>	\$56.01	\$70.80	\$29.73	\$53.41	\$38.51	\$43.30	\$48.60	\$38.51	\$43.30	\$32.46	\$27.85	\$45.66	\$15.54
<i>TOTAL</i>	<i>\$147.76</i>	<i>\$144.36</i>	<i>\$124.14</i>	<i>\$118.12</i>	<i>\$106.56</i>	<i>\$101.28</i>	<i>\$101.01</i>	<i>\$98.73</i>	<i>\$90.45</i>	<i>\$86.36</i>	<i>\$82.89</i>	<i>\$79.36</i>	<i>\$66.23</i>



HISTORICAL PROPERTY TAX AND VALUES



HOW PROPERTY TAXES EFFECT RESIDENTS AND BUSINESSES



Government spending and revenues will affect tax bills the most. If spending increases or revenues from other sources such as state aid decrease, your property taxes may increase. Conversely, if spending decreases or revenue from other sources increases, there may see a decrease in the property tax bill. Since property taxes are levy-based, it is possible to have the property tax increase while the market value decreases and vice versa. A property tax rate is calculated by dividing the property tax levy by the total taxable market value in a city, township, county, or school district.



*Single Family / Owner Occupied
One Story Brick / 2,126 Square Feet on 0.62 Acres
Four Bedrooms / 2 Full Bath; 1 3/4 Bath; 1 1/2 Bath; 1 Whirlpool Tub;*

	2020	2021	2022 Est.	2021/2022 +/-
Taxable Market Value	\$449,700	\$484,400	\$501,600	\$17,200
County Tax Amount	2,477	2,833	-	-
City Tax Amount	2,234	2,365	2,404	39
School District Amount	1,845	1,991	-	-
Other	21	24	-	-
Special Assessments	21	21	-	-
Total Taxes	\$6,598	\$7,234	TBD	TBD

RESIDENTIAL



Single Family / Owner Occupied
Two Story Frame / 2,052 Square Feet on .24 Acres
Four Bedrooms / 1 Full Bath; 1 3/4 Bath; 1 1/2 Bath;

	2020	2021	2022 Est.	2021/2022 +/-
Taxable Market Value	\$235,300	\$237,200	\$237,200	-
County Tax Amount	1,296	1,387	-	-
City Tax Amount	1,169	1,158	1,136	-22
School District Amount	993	1,004	-	-
Other	11	11	-	-
Special Assessments	21	21	-	-
Total Taxes	\$3,490	\$3,581	TBD	TBD



Single Family / Owner Occupied
One Story Townhome / 2,156 Square Feet on 0.39 Acres
Four Bedrooms / 1 Full Bath; 2 3/4 Bath;

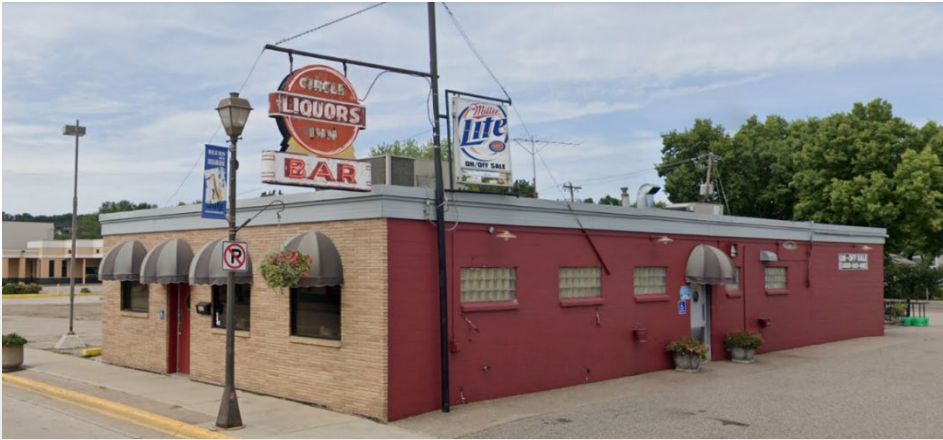
	2020	2021	2022 Est.	2021/2022 +/-
Taxable Market Value	\$344,400	\$359,000	\$373,700	\$14,700
County Tax Amount	1,896	2,100	-	-
City Tax Amount	1,710	1,753	1,790	37
School District Amount	1,424	1,485	-	-
Other	16	18	-	-
Special Assessments	21	21	-	-
Total Taxes	\$5,067	\$5,377	TBD	TBD

COMMERCIAL / INDUSTRIAL



Single Story / 14,615 Square Feet on 1.59 Acres
Store / Large Retail

	2020	2021	2022 Est.	2021/2022 +/-
Taxable Market Value	\$1,285,900	\$1,285,900	\$1,285,900	-
County Tax Amount	13,751	14,604	-	-
City Tax Amount	12,401	12,191	11,959	-232
General State Tax	9,116	8,443	-	-
School District Amount	7,908	7,880	-	-
Other	117	122	-	-
Special Assessments	893	839	-	-
Total Taxes	\$44,186	\$ 44,079	TBD	TBD



Single Story / 2,442 Square Feet on 0.267 Acres
Bar / Lounge

	2020	2021	2022 Est.	2021/2022 +/-
Taxable Market Value	\$213,800	\$213,800	\$210,900	-2,900
County Tax Amount	1,941	2,062	-	-
City Tax Amount	1,751	1,722	1,661	-61
General State Tax	787	729	-	-
School District Amount	1,178	1,176	-	-
Other	16	17	-	-
Special Assessments	63	63	-	-
Total Taxes	\$5,736	\$5,769	TBD	TBD

COMMERCIAL / INDUSTRIAL



23,970 Square Feet on 1.86 Acres
One Office / Two Warehouses

	2020	2021	2022 Est.	2021/2022 +/-
Taxable Market Value	\$733,900	\$734,900	\$734,900	-
County Tax Amount	7,670	8,158	-	-
City Tax Amount	6,918	6,810	6,681	-129
General State Tax	4,828	4,479	-	-
School District Amount	4,443	4,435	-	-
Other	65	67	-	-
Special Assessments	126	126	-	-
Total Taxes	\$24,050	\$24,075	TBD	TBD



Two Story / 88,652 Square Feet on 9.2 Acres
Office / Manufacturing (Light) / Warehouse

	2020	2021	2022 Est.	2021/2022 +/-
Taxable Market Value	\$3,521,700	\$3,521,700	\$3,521,700	-
County Tax Amount	38,378	40,757	-	-
City Tax Amount	34,611	34,025	33,377	-648
General State Tax	26,487	24,531	-	-
School District Amount	21,950	21,862	-	-
Other	322	341	-	-
Special Assessments	5,348	4,983	-	-
Total Taxes	\$127,096	\$126,499	TBD	TBD



VISION – *North Mankato is a growing and safe community with outstanding recreational assets, well maintained infrastructure, vibrant business districts and neighborhoods, and provides residents with an excellent quality of life that cultivates economic development and diversity.*

MISSION - *Deliver citizens a clean and safe community through responsive, financially sound municipal services that balance resources and responsibilities to maintain public infrastructure, pursue economic development, communicate with the public, manage future growth, and fulfill public trust.*

Values

ADAPTABILITY: The ability to innovate and adjust means and methods to resolve changing situations.

RESPONSIBILITY: Taking initiative, ownership and being accountable for performance.

LEADERSHIP: Achieving a common goal through empathy and by motivating others.

INTEGRITY: Being honest, impartial and aligning actions with principles.

EXCELLENCE: Going above and beyond expectations.



VISION - *North Mankato is a growing and safe community with outstanding recreational assets, well maintained infrastructure, vibrant business districts and neighborhoods, and provides residents with an excellent quality of life that cultivates economic development and diversity.*

MISSION - *Deliver citizens a clean and safe community through responsive, financially sound municipal services that balance resources and responsibilities to maintain public infrastructure, pursue economic development, communicate with the public, manage future growth, and fulfill public trust.*

Goals

**Outstanding
Recreational
Assets**

**Well Planned &
Maintained
Infrastructure**

Safe Community

**Growing & Vibrant
Business, Industrial
& Residential
Districts**

**Excellent
Quality of Life**

Strategic Program Areas

**Library, Parks &
Trails**

**Public Works &
Infrastructure**

Public Safety

**Community &
Economic
Development**

**Legislation,
Administration &
Public Engagement**

Program Action Areas

- Taylor Library
- Caswell Sports
- Parks Department
- Spring Lake Park Swim Facility
- Culture & Recreation Events

- Street Department
- Maintenance & Equipment
- Water
- Wastewater
- Solid Waste & Recycling
- Storm Water
- Capital Improvement

- Police Department
- Fire Department
- Emergency Management
- Flood Control

- Community Development & Planning
- Planning Commission
- Port Authority

- City Council
- City Clerk
- Public Information Office
- Finance & Utility Billing





Strategic Program Areas

Outstanding Recreational Assets

Well Planned & Maintained Infrastructure

Safe Community

Growing & Vibrant Business, Industrial & Residential Districts

Excellent Quality of Life

Strategic Goals

- Provide a comprehensive and balanced system of parks, green ways, and trails that meet the high standards set by the City of North Mankato and government to enhance resident and visitor quality of life.
- The North Mankato Taylor Library will continue to be the library of choice for citizens and regional patrons.
- Continue role as leader of programming and events in the region.
- Caswell Park will be the premier softball complex in Minnesota and the Midwest United States for adult and girls fast pitch softball tournaments.
- Caswell Park will be the Mankato/North Mankato MSA's premier site for adult softball.
- Caswell will serve as a regional and state tourism destination for the state of Minnesota.
- Caswell will provide the highest level of turf facility maintenance for all softball facilities in Minnesota and the Upper Midwest United States.
- Establish a Culture, Recreation and Quality of Life Department.

- Provide safe and clean streets with good driving surfaces for North Mankato residents.
- Identify replacement plan for public works facility by end of 2022.
- Implement energy conservation measures across all public works department.
- Purchase and maintain a fleet of vehicles to meet the city's infrastructure and recreational demands.
- Install and maintain appropriate infrastructure to collect and convey waste to the Mankato Wastewater and Water Recovery Treatment Center.
- Provide clean drinking water to homes and businesses in North Mankato.
- Provide for the weekly collection of solid waste from residences in North Mankato.
- Provide for the bi-weekly collection of recycling from residences in North Mankato.
- Provide for the protection of life and property through oversight of North Mankato's storm water utility and flood control system.

- Protect & preserve the life of safety of property and residents.
- Continue public outreach, community policing approach, and coordination with outside agencies.
- Advance emergency preparedness.
- Continue staff development, wellness, and training efforts.

- Ensure North Mankato continues to be a place of growth and choice for residential, commercial, and industrial uses.
- Provide a supportive community for business recruitment, retention, and expansion for business growth and health in North Mankato.

- Provide secure, accurate, and well managed elections.
- Utilize new technology for better access and storage of records, service to customers, and human resource functions.
- Inform and educate the public and organizational partners of activities and services of North Mankato.
- Deploy best practice and meet Council expectations for financial targets and management of the City's finances.
- Coordinate the activities of several departments into one division related to Culture, Recreation and Quality of Life initiatives and promote events for the enjoyment of residents and visitors.

