

PRELIMINARY OFFICIAL STATEMENT DATED JANUARY 14, 2021

In the opinion of Kennedy & Graven, Chartered, Bond Counsel, based on present federal and Minnesota laws, regulations, rulings and decisions (which exclude any pending legislation which may have a retroactive effect), and assuming compliance with certain covenants, interest to be paid on the Bonds is excludable from gross income of the recipient for federal income tax purposes and, to the same extent, from taxable net income of individuals, estates and trusts for Minnesota income tax purposes, and is not a preference item for purposes of computing the federal alternative minimum tax or the Minnesota alternative minimum tax imposed on individuals, trusts, and estates. Such interest is subject to Minnesota franchise taxes on corporations (including financial institutions) measured by income. No opinion will be expressed by Bond Counsel regarding other state or federal tax consequences caused by the receipt or accrual of interest on the Bonds or arising with respect to ownership of the Bonds. See "Tax Exemption" herein.

The City will designate the Bonds as "qualified tax-exempt obligations" for purposes of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended, relating to the ability of financial institutions to deduct from income for federal income tax purposes, interest expense that is allocable to carrying and acquiring tax-exempt obligations.

New Issue

Rating Application Made: S&P Global Ratings

CITY OF MAPLEWOOD, MINNESOTA (Ramsey County)

\$9,500,000* GENERAL OBLIGATION CAPITAL IMPROVEMENT BONDS, SERIES 2021A

PROPOSAL OPENING: January 25, 2021, 11:00 A.M., C.T. **CONSIDERATION:** January 25, 2021, 7:00 P.M., C.T.

PURPOSE/AUTHORITY/SECURITY: The \$9,500,000* General Obligation Capital Improvement Bonds, Series 2021A (the "Bonds") are being issued by the City of Maplewood, Minnesota (the "City") pursuant to Minnesota Statutes, Section 475.521 and Chapter 475, as amended, for the purpose of financing a portion of the construction costs of a new fire station in the City. The Bonds are general obligations of the City, for which its full faith, credit and taxing powers are pledged. Delivery is subject to receipt of an approving legal opinion of Kennedy & Graven, Chartered, Minneapolis, Minnesota.

DATE OF BONDS: February 24, 2021

MATURITY: February 1 as follows:

<u>Year</u>	<u>Amount*</u>	<u>Year</u>	<u>Amount*</u>	<u>Year</u>	<u>Amount*</u>
2023	\$180,000	2030	\$465,000	2037	\$515,000
2024	445,000	2031	470,000	2038	520,000
2025	450,000	2032	475,000	2039	530,000
2026	450,000	2033	485,000	2040	540,000
2027	455,000	2034	490,000	2041	555,000
2028	455,000	2035	495,000	2042	560,000
2029	460,000	2036	505,000		

MATURITY ADJUSTMENTS: * The City reserves the right to increase or decrease the principal amount of the Bonds on the day of sale, in increments of \$5,000 each. Increases or decreases may be made in any maturity. If any principal amounts are adjusted, the purchase price proposed will be adjusted to maintain the same gross spread per \$1,000.

TERM BONDS: See "Term Bond Option" herein.

INTEREST: February 1, 2022 and semiannually thereafter.

OPTIONAL REDEMPTION: Bonds maturing on February 1, 2031 and thereafter are subject to call for prior optional redemption on February 1, 2030 and any date thereafter, at a price of par plus accrued interest.

MINIMUM PROPOSAL: \$9,405,000.

GOOD FAITH DEPOSIT: A good faith deposit in the amount of \$190,000 shall be made by the winning bidder by wire transfer of funds.

PAYING AGENT: Bond Trust Services Corporation

BOND COUNSEL: Kennedy & Graven, Chartered

MUNICIPAL ADVISOR: Ehlers and Associates, Inc.

BOOK-ENTRY-ONLY: See "Book-Entry-Only System" herein (unless otherwise specified by the purchaser).

This Preliminary Official Statement and the information contained herein are subject to completion and amendment. These securities may not be sold nor may offers to buy be accepted prior to the time the Official Statement is delivered in final form. Under no circumstances shall this Preliminary Official Statement constitute an offer to sell or the solicitation of an offer to buy these securities in any jurisdiction in which such offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of any such jurisdiction. This Preliminary Official Statement is in a form deemed final as of its date for purposes of SEC Rule 15c2-12(b)(1), but is subject to revision, amendment and completion in a Final Official Statement.



BUILDING COMMUNITIES. IT'S WHAT WE DO.

✉ info@ehlers-inc.com

☎ 1 (800) 552-1171

🌐 www.ehlers-inc.com

REPRESENTATIONS

No dealer, broker, salesperson or other person has been authorized by the City to give any information or to make any representation other than those contained in this Preliminary Official Statement and, if given or made, such other information or representations must not be relied upon as having been authorized by the City. ***This Preliminary Official Statement does not constitute an offer to sell or a solicitation of an offer to buy any of the Bonds in any jurisdiction to any person to whom it is unlawful to make such an offer or solicitation in such jurisdiction.***

This Preliminary Official Statement is not to be construed as a contract with the Syndicate Manager or Syndicate Members. Statements contained herein which involve estimates or matters of opinion are intended solely as such and are not to be construed as representations of fact. Ehlers and Associates, Inc. prepared this Preliminary Official Statement and any addenda thereto relying on information of the City and other sources for which there is reasonable basis for believing the information is accurate and complete. Bond Counsel has not participated in the preparation of this Preliminary Official Statement and is not expressing any opinion as to the completeness or accuracy of the information contained therein. Compensation of Ehlers and Associates, Inc., payable entirely by the City, is contingent upon the delivery of the Bonds.

COMPLIANCE WITH S.E.C. RULE 15c2-12

Certain municipal obligations (issued in an aggregate amount over \$1,000,000) are subject to Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities Exchange Act of 1934, as amended (the "Rule").

Preliminary Official Statement: This Preliminary Official Statement was prepared for the City for dissemination to potential investors. Its primary purpose is to disclose information regarding the Bonds to prospective underwriters in the interest of receiving competitive proposals in accordance with the sale notice contained herein. Unless an addendum is posted prior to the sale, this Preliminary Official Statement shall be deemed nearly final for purposes of the Rule subject to completion, revision and amendment in a Final Official Statement as defined below.

Review Period: This Preliminary Official Statement has been distributed to prospective bidders for review. Comments or requests for the correction of omissions or inaccuracies must be submitted to Ehlers and Associates, Inc. at least two business days prior to the sale. Requests for additional information or corrections in the Preliminary Official Statement received on or before this date will not be considered a qualification of a proposal received from an underwriter. If there are any changes, corrections or additions to the Preliminary Official Statement, interested bidders will be informed by an addendum prior to the sale.

Final Official Statement: Copies of the Final Official Statement will be delivered to the underwriter (Syndicate Manager) within seven business days following the proposal acceptance.

Continuing Disclosure: Subject to certain exemptions, issues in an aggregate amount over \$1,000,000 may be required to comply with provisions of the Rule which require that underwriters obtain from the issuers of municipal securities (or other obligated party) an agreement for the benefit of the owners of the securities to provide continuing disclosure with respect to those securities. This Preliminary Official Statement describes the conditions under which the City is required to comply with the Rule.

CLOSING CERTIFICATES

Upon delivery of the Bonds, the underwriter (Syndicate Manager) will be furnished with the following items: (1) a certificate of the appropriate officials to the effect that at the time of the sale of the Bonds and all times subsequent thereto up to and including the time of the delivery of the Bonds, this Preliminary Official Statement did not and does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading; (2) a receipt signed by the appropriate officer evidencing payment for the Bonds; (3) a certificate evidencing the due execution of the Bonds, including statements that (a) no litigation of any nature is pending, or to the knowledge of signers, threatened, restraining or enjoining the issuance and delivery of the Bonds, (b) neither the corporate existence or boundaries of the City nor the title of the signers to their respective offices is being contested, and (c) no authority or proceedings for the issuance of the Bonds have been repealed, revoked or rescinded; and (4) a certificate setting forth facts and expectations of the City which indicates that the City does not expect to use the proceeds of the Bonds in a manner that would cause them to be arbitrage bonds within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended, or within the meaning of applicable Treasury Regulations.

TABLE OF CONTENTS

INTRODUCTORY STATEMENT.	1	FINANCIAL STATEMENTS.	A-1
THE BONDS.	1	FORM OF LEGAL OPINION.	B-1
GENERAL.	1	BOOK-ENTRY-ONLY SYSTEM.	C-1
OPTIONAL REDEMPTION.	2	FORM OF CONTINUING DISCLOSURE CERTIFICATE.	D-1
AUTHORITY; PURPOSE.	2	TERMS OF PROPOSAL.	E-1
ESTIMATED SOURCES AND USES.	2		
SECURITY.	2		
RATING.	3		
CONTINUING DISCLOSURE.	3		
LEGAL OPINION.	4		
TAX EXEMPTION.	4		
QUALIFIED TAX-EXEMPT OBLIGATIONS.	5		
MUNICIPAL ADVISOR.	5		
MUNICIPAL ADVISOR AFFILIATED COMPANIES.	5		
INDEPENDENT AUDITORS.	6		
RISK FACTORS.	6		
VALUATIONS.	8		
OVERVIEW.	8		
CURRENT PROPERTY VALUATIONS.	9		
2019/20 NET TAX CAPACITY BY CLASSIFICATION.	10		
TREND OF VALUATIONS.	10		
LARGER TAXPAYERS.	11		
DEBT.	12		
DIRECT DEBT.	12		
SCHEDULES OF BONDED INDEBTEDNESS.	13		
DEBT LIMIT.	23		
OVERLAPPING DEBT.	24		
DEBT RATIOS.	25		
DEBT PAYMENT HISTORY.	25		
FUTURE FINANCING.	25		
TAX RATES, LEVIES AND COLLECTIONS.	26		
TAX LEVIES AND COLLECTIONS.	26		
TAX CAPACITY RATES.	27		
LEVY LIMITS.	27		
THE ISSUER.	28		
CITY GOVERNMENT.	28		
EMPLOYEES; PENSIONS; UNIONS.	28		
POST EMPLOYMENT BENEFITS.	28		
LITIGATION.	29		
MUNICIPAL BANKRUPTCY.	29		
FUNDS ON HAND.	29		
ENTERPRISE FUNDS.	30		
SUMMARY GENERAL FUND INFORMATION.	32		
GENERAL INFORMATION.	33		
LOCATION.	33		
LARGER EMPLOYERS.	33		
BUILDING PERMITS.	34		
U.S. CENSUS DATA.	35		
EMPLOYMENT/UNEMPLOYMENT DATA.	35		

**CITY OF MAPLEWOOD
CITY COUNCIL**

		<u>Term Expires</u>
Marylee Abrams	Mayor	January 2023
Rebecca Cave	Council Member	January 2025
Kathleen Juenemann	Council Member	January 2023
Bill Knutson	Council Member	January 2023
Nikki Villavicencio	Council Member	January 2025

ADMINISTRATION

Melinda Coleman, City Manager
Ellen Paulseth, Finance Director

PROFESSIONAL SERVICES

Kennedy & Graven, Chartered, Bond Counsel and City Attorney, Minneapolis, Minnesota

Ehlers and Associates, Inc., Municipal Advisors, Roseville, Minnesota
(Other offices located in Waukesha, Wisconsin and Denver, Colorado)

INTRODUCTORY STATEMENT

This Preliminary Official Statement contains certain information regarding the City of Maplewood, Minnesota (the "City") and the issuance of its \$9,500,000* General Obligation Capital Improvement Bonds, Series 2021A (the "Bonds"). Any descriptions or summaries of the Bonds, statutes, or documents included herein are not intended to be complete and are qualified in their entirety by reference to such statutes and documents and the form of the Bonds to be included in the resolution authorizing the issuance and sale of the Bonds ("Award Resolution") to be adopted by the City Council on January 25, 2021.

Inquiries may be directed to Ehlers and Associates, Inc. ("Ehlers" or the "Municipal Advisor"), Roseville, Minnesota, (651) 697-8500, the City's municipal advisor. A copy of this Preliminary Official Statement may be downloaded from Ehlers' web site at www.ehlers-inc.com by connecting to the Bond Sales link and following the directions at the top of the site.

THE BONDS

GENERAL

The Bonds will be issued in fully registered form as to both principal and interest in denominations of \$5,000 each or any integral multiple thereof, and will be dated, as originally issued, as of February 24, 2021. The Bonds will mature on February 1 in the years and amounts set forth on the cover of this Preliminary Official Statement. Interest will be payable on February 1 and August 1 of each year, commencing February 1, 2022, to the registered owners of the Bonds appearing of record in the bond register as of the close of business on the 15th day (whether or not a business day) of the immediately preceding month. Interest will be computed upon the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to rules of the Municipal Securities Rulemaking Board ("MSRB"). **The rate for any maturity may not be more than 2.00% less than the rate for any preceding maturity. (For example, if a rate of 4.50% is proposed for the 2023 maturity, then the lowest rate that may be proposed for any later maturity is 2.50%.)** All Bonds of the same maturity must bear interest from the date of issue until paid at a single, uniform rate. Each rate must be expressed in an integral multiple of 5/100 or 1/8 of 1%.

Unless otherwise specified by the purchaser, the Bonds will be registered in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York ("DTC"). (See "Book-Entry-Only System" herein.) As long as the Bonds are held under the book-entry system, beneficial ownership interests in the Bonds may be acquired in book-entry form only, and all payments of principal of, premium, if any, and interest on the Bonds shall be made through the facilities of DTC and its participants. If the book-entry system is terminated, principal of, premium, if any, and interest on the Bonds shall be payable as provided in the Award Resolution.

The City has selected Bond Trust Services Corporation, Roseville, Minnesota, to act as paying agent (the "Paying Agent"). Bond Trust Services Corporation and Ehlers are affiliate companies. The City will pay the charges for Paying Agent services. The City reserves the right to remove the Paying Agent and to appoint a successor.

*Preliminary, subject to change.

OPTIONAL REDEMPTION

At the option of the City, the Bonds maturing on or after February 1, 2031 shall be subject to optional redemption prior to maturity on February 1, 2030 or any date thereafter, at a price of par plus accrued interest.

Redemption may be in whole or in part of the Bonds subject to prepayment. If redemption is in part, the selection of the amounts and maturities of the Bonds to be redeemed shall be at the discretion of the City. If only part of the Bonds having a common maturity date are called for redemption, then the City or Paying Agent, if any, will notify DTC of the particular amount of such maturity to be redeemed. DTC will determine by lot the amount of each participant's interest in such maturity to be redeemed and each participant will then select by lot the beneficial ownership interest in such maturity to be redeemed.

Notice of redemption shall be sent by mail not more than 60 days and not less than 30 days prior to the date fixed for redemption to the registered owner of each Bond to be redeemed at the address shown on the registration books.

AUTHORITY; PURPOSE

The Bonds are being issued pursuant to Minnesota Statutes, Section 475.521 and Chapter 475, as amended, by the City for the purpose of financing a portion of the costs of construction of a new fire station in the City.

Minnesota Statutes, Section 475.521, adopted by the 2003 Minnesota State Legislature and amended in 2005, allows cities and towns to plan for and finance the acquisition and betterment of public lands, buildings, and certain other improvements within the municipality, including financing the construction of city halls, town halls, libraries, public safety, and public works facilities. Annual principal and interest payments on general obligation capital improvement bonds are limited to .16% of the City's estimated market value for the taxes payable year in which the obligations are issued and sold. The estimated market value of the City for taxes collectible in 2020 is \$4,392,023,000. This results in a maximum annual debt service allowable of \$7,027,237 for general obligation capital improvement bonds outstanding at any time.

ESTIMATED SOURCES AND USES*

Sources		
Par Amount of Bonds	<u>\$9,500,000</u>	
Total Sources		\$9,500,000
Uses		
Total Underwriter's Discount (1.000%)	\$95,000	
Costs of Issuance	78,000	
Deposit to Project Fund	<u>9,327,000</u>	
Total Uses		\$9,500,000

*Preliminary, subject to change.

SECURITY

The Bonds are general obligations of the City for which its full faith, credit and taxing powers are pledged without limitation as to rate or amount. In accordance with Minnesota Statutes, the City will levy each year an amount not less than 105% of the debt service requirements on the Bonds. In the event funds on hand for payment of principal and interest are at any time insufficient, the City is required to levy an additional ad valorem tax upon all taxable

properties within its boundaries without limit as to rate or amount to make up any deficiency.

RATING

General obligation debt of the City, with the exception of any outstanding credit enhanced issues, is currently rated "AA+" by S&P Global Ratings ("S&P").

The City has requested a rating on the Bonds from S&P, and bidders will be notified as to the assigned rating prior to the sale. Such rating reflects only the views of such organization and explanations of the significance of such rating may be obtained from S&P. Generally, a rating agency bases its rating on the information and materials furnished to it and on investigations, studies and assumptions of its own. There is no assurance that such rating will continue for any given period of time or that it will not be revised downward or withdrawn entirely by such rating agency, if in the judgment of such rating agency circumstances so warrant. Any such downward revision or withdrawal of such rating may have an adverse effect on the market price of the Bonds.

Such rating is not to be construed as a recommendation of the rating agency to buy, sell or hold the Bonds, and the rating assigned by the rating agency should be evaluated independently. Except as may be required by the Disclosure Undertaking described under the heading "CONTINUING DISCLOSURE" neither the City nor the underwriter undertake responsibility to bring to the attention of the owner of the Bonds any proposed changes in or withdrawal of such rating or to oppose any such revision or withdrawal.

CONTINUING DISCLOSURE

In order to assist brokers, dealers, and municipal securities dealers, in connection with their participation in the offering of the Bonds, to comply with Rule 15c2-12 promulgated by the Securities and Exchange Commission, pursuant to the Securities and Exchange Act of 1934, as amended (the "Rule"), the City shall agree to provide certain information to the Municipal Securities Rulemaking Board (MSRB) through its Electronic Municipal Market Access (EMMA) system, or any system that may be prescribed in the future. The Rule was last amended, effective February 27, 2019, to include an expanded list of material events.

On the date of issue and delivery, the City shall execute and deliver a Continuing Disclosure Certificate, under which the City will covenant for the benefit of holders including beneficial holders, to provide electronically, or in a manner otherwise prescribed, certain financial information annually and to provide notices of the occurrence of certain events enumerated in the Rule (the "Disclosure Undertaking"). The details and terms of the Disclosure Undertaking for the City are set forth in Appendix D. Such Disclosure Undertaking will be in substantially the form attached hereto.

A failure by the City to comply with any Disclosure Undertaking will not constitute an event of default on the Bonds. However, such a failure may adversely affect the transferability and liquidity of the Bonds and their market price.

The Series 2013A bond issue requires the audited financial statements to be filed by December 1 after the end of each fiscal year. The audited financial statements were filed past this due date for fiscal year ending 2015. Prior continuing disclosure undertakings entered into by the City included language stating that an Annual Report including the City's audited financial statements and operating data would be filed "as soon as available." Although the City did not always comply with this requirement, the Annual Reports were timely filed within the required timeframe as provided for in the undertakings for the City, with exception of the fiscal 2015 audit filing. Except to the extent that the preceding is deemed to be material, the City believes it has not failed to comply in the previous five years in all material respects with its prior undertakings under the Rule. The City has reviewed its continuing disclosure responsibilities along with any changes to the Rule, to ensure compliance. Ehlers is currently engaged as dissemination agent for the City.

LEGAL OPINION

An opinion as to the validity of the Bonds and the exemption from taxation of the interest thereon will be furnished by Kennedy & Graven, Chartered, Minneapolis, Minnesota, Bond Counsel to the City, and will be available at the time of delivery of the Bonds. The legal opinion will state that the Bonds are valid and binding general obligations of the City; provided that the rights of the owners of the Bonds and the enforceability of the Bonds may be limited by bankruptcy, insolvency, reorganization, moratorium, and other similar laws affecting creditors' rights and by equitable principles (which may be applied in either a legal or equitable proceeding). See "FORM OF LEGAL OPINION" found in Appendix B.

TAX EXEMPTION

In the opinion of Bond Counsel, under existing statutes, regulations, rulings and decisions, interest on the Bonds is excludable from gross income of the owners thereof for purposes of federal income taxation and is excludable from taxable net income of individuals, estates or trusts for purposes of State of Minnesota income taxation, but is subject to State of Minnesota franchise taxes measured by income that are imposed upon corporations, including financial institutions.

Noncompliance following the issuance of the Bonds with certain requirements of the Internal Revenue Code of 1986, as amended (the "Code") and covenants of the Award Resolution may result in the inclusion of interest on the Bonds in gross income (for federal tax purposes) and taxable net income (for State of Minnesota tax purposes) of the owners thereof. No provision has been made for redemption of the Bonds, or for an increase in the interest rate on the Bonds, in the event that interest on the Bonds becomes subject to United States or State of Minnesota income taxation.

The Code imposes an alternative minimum tax with respect to individuals on alternative minimum taxable income.

The Code provides that in the case of an insurance company subject to the tax imposed by Section 831 of the Code, the amount which otherwise would be taken into account as "losses incurred" under Section 832(b)(5) shall be reduced by an amount equal to the applicable percentage of the interest on the Bonds that is received or accrued during the taxable year. For purposes hereof, the applicable percentage is 5.25% divided by the highest rate in effect under Section 11(b) of the Code.

Interest on the Bonds may be included in the income of a foreign corporation for purposes of the branch profits tax imposed by Section 884 of the Code. Under certain circumstances, interest on the Bonds may be subject to the tax on "excess net passive income" of Subchapter S corporations imposed by Section 1375 of the Code.

The above is not a comprehensive list of all federal tax consequences which may arise from the receipt of interest on the Bonds. The receipt of interest on the Bonds may otherwise affect the federal or State income tax liability of the recipient based on the particular taxes to which the recipient is subject and the particular tax status of other items or deductions. Bond Counsel expresses no opinion regarding any such consequences. All prospective purchasers of the Bonds are advised to consult their own tax advisors as to the tax consequences of, or tax considerations for, purchasing or holding the Bonds.

Legislative proposals

Bond Counsel's opinion is given as of its date and Bond Counsel assumes no obligation to update, revise, or supplement such opinion to reflect any changes in facts or circumstances or any changes in law that may hereafter occur. Proposals are regularly introduced in both the United States House of Representatives and the United States Senate that, if enacted, could alter or affect the tax-exempt status on municipal bonds. For example, legislation has been proposed that would, among other things, limit the amount of exclusions (including tax-exempt interest) or deductions that certain higher-income taxpayers could use to reduce their tax liability. The likelihood of adoption of this or any other such legislative proposal relating to tax-exempt bonds cannot be reliably predicted. If enacted into law, current or future proposals may have a prospective or retroactive effect and could affect the value or marketability of tax-exempt bonds (including the Bonds). Prospective purchasers of the Bonds should consult their own tax advisors regarding the impact of any such change in law.

QUALIFIED TAX-EXEMPT OBLIGATIONS

The City will designate the Bonds as "qualified tax-exempt obligations" for purposes of Section 265(b)(3) of the Code relating to the ability of financial institutions to deduct from income for federal income tax purposes, interest expense that is allocable to carrying and acquiring tax-exempt obligations.

MUNICIPAL ADVISOR

Ehlers has served as municipal advisor to the City in connection with the issuance of the Bonds. The Municipal Advisor cannot participate in the underwriting of the Bonds. The financial information included in this Preliminary Official Statement has been compiled by the Municipal Advisor. Such information does not purport to be a review, audit or certified forecast of future events and may not conform with accounting principles applicable to compilations of financial information. Ehlers is not a firm of certified public accountants. Ehlers is registered with the Securities and Exchange Commission and the MSRB as a municipal advisor. Ehlers makes no representation, warranty or guarantee regarding the accuracy or completeness of the information in this Preliminary Official Statement, and its assistance in preparing this Preliminary Official Statement should not be construed as a representation that it has independently verified such information.

MUNICIPAL ADVISOR AFFILIATED COMPANIES

Bond Trust Services Corporation ("BTSC") and Ehlers Investment Partners, LLC ("EIP") are affiliate companies of Ehlers. BTSC is chartered by the State of Minnesota and authorized in Minnesota, Wisconsin, Colorado, and Illinois to transact the business of a limited purpose trust company. BTSC provides paying agent services to debt issuers. EIP is a Registered Investment Advisor with the Securities and Exchange Commission. EIP assists issuers with the investment of bond proceeds or investing other issuer funds. This includes escrow bidding agent services. Issuers, such as the City, have retained or may retain BTSC and/or EIP to provide these services. If hired, BTSC and/or EIP would be retained by the City under an agreement separate from Ehlers.

INDEPENDENT AUDITORS

The basic financial statements of the City for the fiscal year ended December 31, 2019 have been audited by BerganKDV, LTd., Minneapolis, Minnesota, independent auditors (the "Auditor"). The report of the Auditor, together with the basic financial statements, component units financial statements, and notes to the financial statements are attached hereto as "APPENDIX A – FINANCIAL STATEMENTS". The Auditor has not been engaged to perform and has not performed, since the date of its report included herein, any procedures on the financial statements addressed in that report. The Auditor also has not performed any procedures relating to this Preliminary Official Statement.

RISK FACTORS

Following is a description of possible risks to holders of the Bonds without weighting as to probability. This description of risks is not intended to be all-inclusive, and there may be other risks not now perceived or listed here.

Taxes: The Bonds are general obligations of the City, the ultimate payment of which rests in the City's ability to levy and collect sufficient taxes to pay debt service. In the event of delayed billing, collection or distribution of property taxes, sufficient funds may not be available to the City in time to pay debt service when due.

State Actions: Many elements of local government finance, including the issuance of debt and the levy of property taxes, are controlled by state government. Future actions of the state may affect the overall financial condition of the City, the taxable value of property within the City, and the ability of the City to levy and collect property taxes.

Future Changes in Law: Various State and federal laws, regulations and constitutional provisions apply to the City and to the Bonds. The City can give no assurance that there will not be a change in or interpretation of any such applicable laws, regulations and provisions which would have a material effect on the City or the taxing authority of the City.

Ratings; Interest Rates: In the future, the City's credit rating may be reduced or withdrawn, or interest rates for this type of obligation may rise generally, either possibility resulting in a reduction in the value of the Bonds for resale prior to maturity.

Tax Exemption: If the federal government or the State of Minnesota taxes all or a portion of the interest on municipal obligations, directly or indirectly, or if there is a change in federal or state tax policy, the value of the Bonds may fall for purposes of resale. Noncompliance following the issuance of the Bonds with certain requirements of the Code and covenants of the Award Resolution may result in the inclusion of interest on the Bonds in gross income of the recipient for United States income tax purposes or in taxable net income of individuals, estates or trusts for State of Minnesota income tax purposes. No provision has been made for redemption of the Bonds, or for an increase in the interest rate on the Bonds, in the event that interest on the Bonds becomes subject to federal or State of Minnesota income taxation, retroactive to the date of issuance.

Continuing Disclosure: A failure by the City to comply with the Disclosure Undertaking for continuing disclosure (see "CONTINUING DISCLOSURE") will not constitute an event of default on the Bonds. Any such failure must be reported in accordance with the Rule and must be considered by any broker, dealer, or municipal securities dealer before recommending the purchase or sale of the Bonds in the secondary market. Such a failure may adversely affect the transferability and liquidity of the Bonds and their market price.

State Economy; State Aids: State of Minnesota cash flow problems could affect local governments and possibly increase property taxes.

Book-Entry-Only System: The timely credit of payments for principal and interest on the Bonds to the accounts of the Beneficial Owners of the Bonds may be delayed due to the customary practices, standing instructions or for other unknown reasons by DTC participants or indirect participants. Since the notice of redemption or other notices to holders of these obligations will be delivered by the City to DTC only, there may be a delay or failure by DTC, DTC participants or indirect participants to notify the Beneficial Owners of the Bonds.

Economy: A combination of economic, climatic, political or civil disruptions or terrorist actions outside of the control of the City, including loss of major taxpayers or major employers, could affect the local economy and result in reduced tax collections and/or increased demands upon local government. Real or perceived threats to the financial stability of the City may have an adverse effect on the value of the Bonds in the secondary market.

Secondary Market for the Bonds: No assurance can be given that a secondary market will develop for the purchase and sale of the Bonds or, if a secondary market exists, that such Bonds can be sold for any particular price. The underwriters are not obligated to engage in secondary market trading or to repurchase any of the Bonds at the request of the owners thereof. Prices of the Bonds as traded in the secondary market are subject to adjustment upward and downward in response to changes in the credit markets and other prevailing circumstances. No guarantee exists as to the future market value of the Bonds. Such market value could be substantially different from the original purchase price.

Bankruptcy: The rights and remedies of the holders may be limited by and are subject to the provisions of federal bankruptcy laws, to other laws, or equitable principles that may affect the enforcement of creditors' rights, to the exercise of judicial discretion in appropriate cases and to limitations on legal remedies against local governments. The opinion of Bond Counsel to be delivered with respect to the Bonds will be similarly qualified.

Cybersecurity: The City is dependent on electronic information technology systems to deliver services. These systems may contain sensitive information or support critical operational functions which may have value for unauthorized purposes. As a result, the electronic systems and networks may be targets of cyberattack. There can be no assurance that the City will not experience an information technology breach or attack with financial consequences that could have a material adverse impact.

Impact of the Spread of COVID-19: In late 2019, a novel strain of coronavirus (COVID-19) emerged in Wuhan, Hubei Province, China. COVID-19 has spread throughout the world, including to the United States, resulting in the World Health Organization proclaiming COVID-19 to be a pandemic and President Trump declaring a national emergency. In response to the spread of COVID-19, the United States government, state governments, local governments and private industries have taken measures to limit social interactions in an effort to limit the spread of COVID-19. The effects of the spread of COVID-19 and the government and private responses to the spread continue to rapidly evolve. COVID-19 has caused significant disruptions to the global, national and State economy. The extent to which the coronavirus impacts the City and its financial condition will depend on future developments, which are highly uncertain and cannot be predicted by the City, including the duration of the outbreak and measures taken to address the outbreak.

On March 13, 2020, Minnesota Governor Tim Walz signed Emergency Executive Order 20-01 and declared a peacetime emergency. In subsequent executive orders, the Governor has extended the peacetime emergency by 30 days. On June 5, 2020, the Governor signed Emergency Executive Order 20-74 which outlines guidelines for continuing to safely reopen Minnesota's economy and ensuring safe non-work activities during the COVID-19 peacetime emergency. This order is effective as of June 10, 2020, and outlines the guidelines for continuing to lift the restrictions that were identified in prior executive orders signed by the Governor.

The foregoing is intended only as a summary of certain risk factors attendant to an investment in the Bonds. In order for potential investors to identify risk factors and make an informed investment decision, potential investors should be thoroughly familiar with this entire Preliminary Official Statement and the Appendices hereto.

VALUATIONS

OVERVIEW

All non-exempt property is subject to taxation by local taxing districts. Exempt real property includes Indian lands, public property, and educational, religious and charitable institutions. Most personal property is exempt from taxation (except investor-owned utility mains, generating plants, etc.).

The valuation of property in Minnesota consists of three elements. (1) The estimated market value is set by city or county assessors. Not less than 20% of all real properties are to be appraised by local assessors each year. (2) The taxable market value is the estimated market value adjusted by all legislative exclusions. (3) The tax capacity (taxable) value of property is determined by class rates set by the State Legislature. The tax capacity rate varies according to the classification of the property. Tax capacity represents a percent of taxable market value.

The property tax rate for a local taxing jurisdiction is determined by dividing the total tax capacity or market value of property within the jurisdiction into the dollars to be raised from the levy. State law determines whether a levy is spread on tax capacity or market value. Major classifications and the percentages by which tax capacity is determined are:

Type of Property	2017/18	2018/19	2019/20
Residential homestead ¹	First \$500,000 - 1.00% Over \$500,000 - 1.25%	First \$500,000 - 1.00% Over \$500,000 - 1.25%	First \$500,000 - 1.00% Over \$500,000 - 1.25%
Agricultural homestead ¹	First \$500,000 HGA - 1.00% Over \$500,000 HGA - 1.25% First \$1,940,000 - 0.50% ² Over \$1,940,000 - 1.00% ²	First \$500,000 HGA - 1.00% Over \$500,000 HGA - 1.25% First \$1,900,000 - 0.50% ² Over \$1,900,000 - 1.00% ²	First \$500,000 HGA - 1.00% Over \$500,000 HGA - 1.25% First \$1,880,000 - 0.50% ² Over \$1,880,000 - 1.00% ²
Agricultural non-homestead	Land - 1.00% ²	Land - 1.00% ²	Land - 1.00% ²
Seasonal recreational residential	First \$500,000 - 1.00% ³ Over \$500,000 - 1.25% ³	First \$500,000 - 1.00% ³ Over \$500,000 - 1.25% ³	First \$500,000 - 1.00% ³ Over \$500,000 - 1.25% ³
Residential non-homestead:	1 unit - 1st \$500,000 - 1.00% Over \$500,000 - 1.25% 2-3 units - 1.25% 4 or more - 1.25% Small City ⁴ - 1.25% Affordable Rental: First \$121,000 - .75% Over \$121,000 - .25%	1 unit - 1st \$500,000 - 1.00% Over \$500,000 - 1.25% 2-3 units - 1.25% 4 or more - 1.25% Small City ⁴ - 1.25% Affordable Rental: First \$139,000 - .75% Over \$139,000 - .25%	1 unit - 1st \$500,000 - 1.00% Over \$500,000 - 1.25% 2-3 units - 1.25% 4 or more - 1.25% Small City ⁴ - 1.25% Affordable Rental: First \$150,000 - .75% Over \$150,000 - .25%
Industrial/Commercial/Utility ⁵	First \$150,000 - 1.50% Over \$150,000 - 2.00%	First \$150,000 - 1.50% Over \$150,000 - 2.00%	First \$150,000 - 1.50% Over \$150,000 - 2.00%

¹ A residential property qualifies as "homestead" if it is occupied by the owner or a relative of the owner on the assessment date.

² Applies to land and buildings. Exempt from referendum market value tax.

³ Exempt from referendum market value tax.

⁴ Cities of 5,000 population or less and located entirely outside the seven-county metropolitan area and the adjacent nine-county area and whose boundaries are 15 miles or more from the boundaries of a Minnesota city with a population of over 5,000.

⁵ The estimated market value of utility property is determined by the Minnesota Department of Revenue.

CURRENT PROPERTY VALUATIONS

2019/20 Economic Market Value \$4,490,845,645¹

	2019/20 Assessor's Estimated Market Value	2019/20 Net Tax Capacity
Real Estate	\$4,357,682,200	\$52,318,100
Personal Property	34,340,800	676,662
Total Valuation	<u>\$4,392,023,000</u>	\$52,994,762
Less: Captured Tax Increment Tax Capacity ²		(1,447,598)
Fiscal Disparities Contribution ³		<u>(7,311,950)</u>
Taxable Net Tax Capacity		\$44,235,214
Plus: Fiscal Disparities Distribution ³		7,145,260
Adjusted Taxable Net Tax Capacity		<u>\$51,380,474</u>

¹ According to the Minnesota Department of Revenue, the Assessor's Estimated Market Value (the "AEMV") for the City is about 97.94% of the actual selling prices of property most recently sold in the City. The sales ratio was calculated by comparing the selling prices with the AEMV. Dividing the AEMV of real estate by the sales ratio and adding the AEMV of personal property and utility, railroads and minerals, if any, results in an Economic Market Value ("EMV") for the City of \$4,490,845,645.

² The captured tax increment value shown above represents the captured net tax capacity of tax increment financing districts in the City.

³ Each community in the seven-county metropolitan area contributes 40% of the growth in its commercial-industrial property tax base since 1972 to an area pool which is then distributed among the municipalities on the basis of population, and fiscal capacity indicated market value as determined by the Minnesota Department of Revenue. Each governmental unit makes a contribution and receives a distribution--sometimes gaining and sometimes contributing net tax capacity for tax purposes.

2019/20 NET TAX CAPACITY BY CLASSIFICATION

	2019/20 Net Tax Capacity	Percent of Total Net Tax Capacity
Residential homestead	\$23,858,810	45.02%
Commercial/industrial	19,378,508	36.57%
Public utility	429,722	0.81%
Railroad operating property	83,520	0.16%
Non-homestead residential	8,567,540	16.17%
Personal property	676,662	1.28%
Total	<u>\$52,994,762</u>	<u>100.00%</u>

TREND OF VALUATIONS

Levy Year	Assessor's Estimated Market Value	Assessor's Taxable Market Value	Net Tax Capacity¹	Adjusted Taxable Net Tax Capacity²	Percent +/- in Estimated Market Value
2015/16	\$3,507,754,800	\$3,296,844,300	\$42,412,493	\$41,401,516	+1.46%
2016/17	3,688,166,000	3,482,235,400	44,720,455	43,541,984	+5.14%
2017/18	3,906,454,300	3,707,872,500	47,507,159	46,201,490	+5.92%
2018/19	4,150,477,200	3,962,659,100	50,434,970	49,070,661	+6.25%
2019/20	4,392,023,000	4,218,073,900	52,994,762	51,380,474	+5.82%

¹ Net Tax Capacity is before fiscal disparities adjustments and includes tax increment values.

² Adjusted Taxable Net Tax Capacity is after fiscal disparities adjustments and does not include tax increment values.

LARGER TAXPAYERS

Taxpayer	Type of Property	2019/20 Net Tax Capacity	Percent of City's Total Net Tax Capacity
3M Company	Commercial/Industrial	\$ 3,687,201	6.96%
Maplewood Mall LLC	Commercial	1,412,686	2.67%
Xcel Energy	Utility	1,276,196	2.41%
Birch Run Station Shopping Center LLC	Commercial	532,902	1.01%
Hazelwood Medical Building LLC	Commercial	392,834	0.74%
Costco Wholesale Corp.	Commercial	318,698	0.60%
Regent at Maplewood LLC	Religious	296,899	0.56%
TCA Real Estate LLC	Real Estate	294,336	0.56%
Maplewood 2007 LLC	Commercial	279,250	0.53%
JNT Edgerton LLC	Commercial	273,012	0.52%
Total		<u><u>\$ 8,764,014</u></u>	<u><u>16.54%</u></u>

City's Total 2019/20 Net Tax Capacity \$52,994,762

Source: Current Property Valuations, Net Tax Capacity by Classification, Trend of Valuations and Larger Taxpayers have been furnished by Ramsey County.

DEBT

DIRECT DEBT¹

General Obligation Debt (see schedules following)

Total G.O. debt secured by special assessments and taxes	\$ 35,885,000
Total G.O. debt secured by state-aids	2,055,000
Total G.O. debt secured by tax abatement revenues	3,535,000
Total G.O. debt secured by tax increment revenues	842,811
Total G.O. debt secured by taxes (includes the Bonds)*	16,300,000
Total G.O. debt secured by utility revenues	<u>1,560,000</u>
Total General Obligation Debt*	<u><u>\$ 60,177,811</u></u>

Lease Purchase Obligations (see schedule following)

Total lease purchase obligations paid by annual appropriations ²	<u><u>\$ 939,803</u></u>
---	--------------------------

*Preliminary, subject to change.

¹ Outstanding debt is as of the dated date of the Bonds.

² Non-general obligation debt has not been included in the debt ratios.

City of Maplewood, Minnesota
 Schedule of Bonded Indebtedness
 General Obligation Debt Secured by Special Assessments and Taxes
 (As of 02/24/2021)

Calendar Year Ending	Improvement Bonds Series 2012A		Improvement Bonds Series 2013A		Refunding Bonds Series 2013B		Improvement Bonds Series 2014A		Improvement Refunding Bonds Series 2015A	
	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest
2021	0	12,594	0	13,531	185,000	9,625	0	36,975	375,000	30,475
2022	145,000	23,647	215,000	24,644	190,000	14,625	215,000	69,650	390,000	45,950
2023	150,000	20,513	100,000	20,975	195,000	9,875	225,000	60,850	295,000	32,300
2024	150,000	17,325	100,000	18,350	200,000	5,000	230,000	51,750	305,000	21,975
2025	155,000	13,891	105,000	15,531	200,000	5,000	240,000	43,550	315,000	15,875
2026	160,000	10,150	105,000	12,513	250,000	36,200	250,000	36,200	320,000	8,000
2027	165,000	6,188	110,000	9,288	265,000	20,825	255,000	28,625		
2028	165,000	2,063	115,000	5,769	270,000	12,800	270,000	12,800		
2029			120,000	1,950			280,000	4,375		
2030										
2031										
2032										
2033										
2034										
2035										
2036										
	1,090,000	106,369	970,000	122,550	770,000	39,125	2,230,000	365,600	2,000,000	154,575

--Continued on next page

City of Maplewood, Minnesota
Schedule of Bonded Indebtedness continued
General Obligation Debt Secured by Special Assessments and Taxes
(As of 02/24/2021)

Calendar Year Ending	Improvement Refunding Bonds Series 2015C		Improvement Bonds Series 2016A		Improvement Refunding Bonds Series 2016B		Improvement Bonds Series 2017A		Improvement Refunding Bonds Series 2017B	
	Dated Amount	Maturity	Dated Amount	Maturity	Dated Amount	Maturity	Dated Amount	Maturity	Dated Amount	Maturity
2021	0	07/08/2015	0	09/08/2016	690,000	09/08/2016	0	05/11/2017	0	05/11/2017
2022	525,000	\$6,870,000	120,000	\$1,935,000	725,000	\$4,230,000	125,000	\$2,155,000	595,000	\$3,145,000
2023	515,000	02/01	125,000	02/01	730,000	04/01	130,000	02/01	595,000	
2024	510,000		125,000		305,000		135,000		205,000	
2025	495,000		130,000		4,575		140,000		210,000	
2026	490,000		130,000		63,150		145,000		210,000	
2027	165,000		135,000		41,925		145,000			
2028			140,000		20,100		150,000			
2029			140,000		4,575		155,000			
2030			145,000		22,100		160,000			
2031			145,000		19,500		170,000			
2032			150,000		16,850		175,000			
2033					14,100					
2034					11,300					
2035					8,269					
2036					5,006					
					1,688					
					195,613					
					2,450,000					
					129,750					
					1,795,000					
					368,850					
					1,605,000					
					73,200					

--Continued on next page

City of Maplewood, Minnesota
Schedule of Bonded Indebtedness continued
General Obligation Debt Secured by Special Assessments and Taxes
(As of 02/24/2021)

Calendar Year Ending	Improvement Bonds Series 2018A		Improvement Bonds Series 2019A		Improvement Bonds Series 2020B		Refunding Bonds Series 2020A		Total P & I	Principal Outstanding	% Paid	Calendar Year Ending
	Dated Amount	Maturity	Dated Amount	Maturity	Dated Amount	Maturity	Dated Amount	Maturity				
2021	0	06/14/2018	0	07/18/2019	0	07/01/2020	0	11/04/2020	1,795,102	34,635,000	3.48%	2021
2022	240,000	125,700	190,000	86,600	320,000	176,500	525,000	101,741	5,411,539	30,115,000	16.08%	2022
2023	250,000	115,900	195,000	80,825	335,000	163,400	540,000	91,358	5,144,963	25,735,000	28.28%	2023
2024	260,000	105,700	200,000	74,900	345,000	149,800	545,000	80,779	4,265,326	22,120,000	38.36%	2024
2025	270,000	95,100	200,000	68,900	360,000	135,700	545,000	70,151	3,717,303	18,955,000	47.18%	2025
2026	285,000	84,000	215,000	62,675	370,000	121,100	550,000	59,475	3,482,550	15,935,000	55.59%	2026
2027	295,000	73,875	220,000	56,150	390,000	105,900	550,000	48,750	2,809,773	13,505,000	62.37%	2027
2028	305,000	64,875	225,000	49,475	405,000	90,000	435,000	39,146	2,518,253	11,300,000	68.51%	2028
2029	310,000	55,650	230,000	42,650	420,000	73,500	450,000	30,518	2,345,793	9,205,000	74.35%	2029
2030	320,000	46,200	240,000	35,600	440,000	60,700	445,000	21,791	2,224,635	7,175,000	80.01%	2030
2031	330,000	36,450	245,000	28,938	445,000	51,850	450,000	13,065	1,928,134	5,395,000	84.97%	2031
2032	340,000	26,400	250,000	22,750	455,000	42,850	445,000	4,339	1,915,826	3,585,000	90.01%	2032
2033	350,000	16,050	255,000	16,438	465,000	33,650			1,313,763	2,340,000	93.48%	2033
2034	360,000	5,400	260,000	10,000	475,000	24,250			1,134,650	1,245,000	96.53%	2034
2035			270,000	3,375	485,000	14,650			773,025	490,000	98.63%	2035
2036					490,000	4,900			494,900	0	100.00%	2036
	3,915,000	916,550	3,195,000	684,000	6,200,000	1,340,200	5,480,000	640,367	5,390,533	35,885,000		
									41,275,533			

**City of Maplewood, Minnesota
Schedule of Bonded Indebtedness
General Obligation Debt Secured by State Aids
(As of 02/24/2021)**

Calendar Year Ending	State-Aid Street Refunding Bonds Series 2012B		State-Aid Refunding Bonds Series 2016B		Total P & I	Principal Outstanding	% Paid	Calendar Year Ending
	Dated Amount	Maturity	Dated Amount	Maturity				
2021	275,000	07/01/2012	260,000	09/08/2016	580,825	1,520,000	26.03%	2021
2022	260,000	04/01	255,000	\$1,545,000	547,750	1,005,000	51.09%	2022
2023	255,000	04/01	250,000	04/01	524,706	505,000	75.67%	2023
2024	255,000		245,000		506,544	500,000	100.00%	2024
	1,045,000		1,010,000		2,159,825	2,055,000		

**City of Maplewood, Minnesota
Schedule of Bonded Indebtedness
General Obligation Debt Secured by Tax Abatement Revenues
(As of 02/24/2021)**

Dated Amount	Tax Abatement Bonds Series 2017A		Tax Abatement Bonds Series 2018A		Calendar Year Ending	Principal Outstanding	% Paid	Calendar Year Ending		
	05/11/2017 \$1,695,000	02/01	06/14/2018 \$2,565,000	02/01						
Maturity	02/01		02/01							
Calendar Year Ending	Principal	Interest	Principal	Interest	Total Principal	Total Interest	Total P & I	Principal Outstanding	% Paid	Calendar Year Ending
2021	0	18,525	0	38,325	0	56,850	56,850	3,535,000	.00%	2021
2022	160,000	34,650	140,000	73,850	300,000	108,500	408,500	3,235,000	8.49%	2022
2023	165,000	29,775	145,000	68,150	310,000	97,925	407,925	2,925,000	17.26%	2023
2024	170,000	24,750	155,000	62,150	325,000	86,900	411,900	2,600,000	26.45%	2024
2025	175,000	19,575	160,000	55,850	335,000	75,425	410,425	2,265,000	35.93%	2025
2026	180,000	14,250	165,000	49,350	345,000	63,600	408,600	1,920,000	45.69%	2026
2027	190,000	8,700	170,000	43,500	360,000	52,200	412,200	1,560,000	55.87%	2027
2028	195,000	2,925	180,000	38,250	375,000	41,175	416,175	1,185,000	66.48%	2028
2029			185,000	32,775	185,000	32,775	217,775	1,000,000	71.71%	2029
2030			190,000	27,150	190,000	27,150	217,150	810,000	77.09%	2030
2031			195,000	21,375	195,000	21,375	216,375	615,000	82.60%	2031
2032			200,000	15,450	200,000	15,450	215,450	415,000	88.26%	2032
2033			205,000	9,375	205,000	9,375	214,375	210,000	94.06%	2033
2034			210,000	3,150	210,000	3,150	213,150	0	100.00%	2034
	1,235,000	153,150	2,300,000	538,700	3,535,000	691,850	4,226,850			

City of Maplewood, Minnesota
Schedule of Bonded Indebtedness
General Obligation Debt Secured by Tax Incremental Revenues
(As of 02/24/2021)

Dated Amount	Tax Incremental Bonds (CABs) Series 1999B		Tax Incremental Bonds Series 2014A		Total P & I	Principal Outstanding	% Paid	Calendar Year Ending
	10/27/1999 \$692,297	02/01	08/01/2014 \$1,070,000	02/01				
Maturity	02/01							
Calendar Year Ending	Principal	Interest	Principal	Interest	Total Principal	Total Interest	Total P & I	Principal Outstanding
2021	0	0	0	13,013	0	13,013	13,013	842,811
2022	29,724	75,276	75,000	24,525	104,724	99,801	204,525	738,086
2023	28,086	76,914	80,000	21,425	108,086	98,339	206,425	630,000
2024			80,000	18,225	80,000	18,225	98,225	550,000
2025			85,000	15,350	85,000	15,350	100,350	465,000
2026			85,000	12,800	85,000	12,800	97,800	380,000
2027			90,000	10,175	90,000	10,175	100,175	290,000
2028			95,000	7,400	95,000	7,400	102,400	195,000
2029			95,000	4,550	95,000	4,550	99,550	100,000
2030			100,000	1,563	100,000	1,563	101,563	0
	57,811	152,189	785,000	129,025	842,811	281,214	1,124,025	

City of Maplewood, Minnesota
 Schedule of Bonded Indebtedness
 General Obligation Debt Secured by Taxes
 (As of 02/24/2021)

Dated Amount	Maturity	Capital Improvement Plan Bonds Series 2013A		Refunding Bonds Series 2013B		Capital Imp. Plan Bonds & Equipment Certs Series 2014A		Street Recon. Bonds & Equipment Certs. Series 2015B		Capital Imp. Plan Bonds & Equipment Certs Series 2016A	
		07/18/2013 \$3,790,000	02/01	12/18/2013 \$1,735,000	08/01	08/01/2014 \$3,340,000	02/01	07/08/2015 \$1,215,000	02/01	09/08/2016 \$1,830,000	02/01
Calendar Year Ending	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	
2021	0	34,088	255,000	3,188	0	40,331	0	10,300	0	11,469	
2022	235,000	65,531			190,000	76,863	90,000	19,700	190,000	21,038	
2023	240,000	59,888			195,000	69,163	90,000	17,900	85,000	18,288	
2024	245,000	53,519			210,000	61,063	100,000	15,750	85,000	16,588	
2025	205,000	47,331			140,000	54,763	100,000	13,250	90,000	14,838	
2026	210,000	41,363			140,000	50,563	100,000	10,500	90,000	13,038	
2027	215,000	34,988			145,000	46,288	55,000	8,175	90,000	11,238	
2028	225,000	28,106			150,000	41,863	60,000	6,450	90,000	9,438	
2029	230,000	20,713			155,000	37,288	60,000	4,650	95,000	7,588	
2030	240,000	12,775			160,000	32,463	60,000	2,850	95,000	5,569	
2031	245,000	4,288			165,000	27,281	65,000	975	100,000	3,375	
2032					170,000	21,838			100,000	1,125	
2033					175,000	16,013					
2034					180,000	9,800					
2035					190,000	3,325					
2036											
2037											
2038											
2039											
2040											
2041											
2042											
	2,290,000	402,588	255,000	3,188	2,365,000	588,900	780,000	110,500	1,110,000	133,588	

--Continued on next page

City of Maplewood, Minnesota
Schedule of Bonded Indebtedness continued
General Obligation Debt Secured by Taxes
(As of 02/24/2021)

Capital
Improvement Bonds
Series 2021A

Dated Amount	Maturity	Principal	Estimated Interest	Total Principal	Total Interest	Total P & I	Principal Outstanding	% Paid	Calendar Year Ending
02/24/2021	02/01								
\$9,500,000*									
2021		0	0	255,000	99,375	354,375	16,045,000	1.56%	2021
2022		0	185,790	705,000	368,921	1,073,921	15,340,000	5.89%	2022
2023		180,000	128,920	790,000	294,158	1,084,158	14,550,000	10.74%	2023
2024		445,000	127,358	1,085,000	274,276	1,359,276	13,465,000	17.39%	2024
2025		450,000	125,008	985,000	255,189	1,240,189	12,480,000	23.44%	2025
2026		450,000	122,420	990,000	237,883	1,227,883	11,490,000	29.51%	2026
2027		455,000	119,478	960,000	220,165	1,180,165	10,530,000	35.40%	2027
2028		455,000	116,065	980,000	201,921	1,181,921	9,550,000	41.41%	2028
2029		460,000	111,945	1,000,000	182,183	1,182,183	8,550,000	47.55%	2029
2030		465,000	107,088	1,020,000	160,744	1,180,744	7,530,000	53.80%	2030
2031		470,000	101,710	1,045,000	137,629	1,182,629	6,485,000	60.21%	2031
2032		475,000	95,803	745,000	118,765	863,765	5,740,000	64.79%	2032
2033		485,000	89,320	660,000	105,333	765,333	5,080,000	68.83%	2033
2034		490,000	82,250	670,000	92,050	762,050	4,410,000	72.94%	2034
2035		495,000	74,615	685,000	77,940	762,940	3,725,000	77.15%	2035
2036		505,000	66,363	505,000	66,363	571,363	3,220,000	80.25%	2036
2037		515,000	57,435	515,000	57,435	572,435	2,705,000	83.40%	2037
2038		520,000	47,990	520,000	47,990	567,990	2,185,000	86.60%	2038
2039		530,000	38,145	530,000	38,145	568,145	1,655,000	89.85%	2039
2040		540,000	27,845	540,000	27,845	567,845	1,115,000	93.16%	2040
2041		555,000	17,030	555,000	17,030	572,030	560,000	96.56%	2041
2042		560,000	5,740	560,000	5,740	565,740	0	100.00%	2042
		9,500,000	1,848,315	16,300,000	3,087,077	19,387,077			

* Preliminary, subject to change.

**City of Maplewood, Minnesota
Schedule of Bonded Indebtedness
General Obligation Debt Secured by Utility Revenues
(As of 02/24/2021)**

Dated Amount	Maturity	Utility Refunding Bonds Series 2015C		Utility Bonds Series 2019A		Total P & I	Principal Outstanding	% Paid	Calendar Year Ending
		07/08/2015 \$1,120,000	02/01	07/18/2019 \$1,095,000	02/01				
		Principal	Interest	Principal	Interest				
2021		0	7,466	0	14,488	21,954	1,560,000	.00%	2021
2022		105,000	13,620	60,000	28,075	41,695	1,395,000	10.58%	2022
2023		100,000	10,958	65,000	26,200	37,158	1,230,000	21.15%	2023
2024		105,000	8,111	65,000	24,250	32,361	1,060,000	32.05%	2024
2025		105,000	5,040	65,000	22,300	27,340	890,000	42.95%	2025
2026		110,000	1,733	70,000	20,275	22,008	710,000	54.49%	2026
2027				70,000	18,175	88,175	640,000	58.97%	2027
2028				75,000	16,000	91,000	565,000	63.78%	2028
2029				75,000	13,750	88,750	490,000	68.59%	2029
2030				75,000	11,500	86,500	415,000	73.40%	2030
2031				80,000	9,375	89,375	335,000	78.53%	2031
2032				80,000	7,375	87,375	255,000	83.65%	2032
2033				85,000	5,313	90,313	170,000	89.10%	2033
2034				85,000	3,188	88,188	85,000	94.55%	2034
2035				85,000	1,063	86,063	0	100.00%	2035
		525,000	46,928	1,035,000	221,325	268,253	1,560,000		
									1,828,253

**City of Maplewood, Minnesota
Schedule of Bonded Indebtedness
Non-General Obligation Debt Secured by Annual Appropriation
(As of 02/24/2021)**

Dated Amount	Fire Pumper Truck 1) 2017 Lease		Ambulance 1) 2017 Lease		Fire Truck 1) 2019 Lease		Total Principal	Total Interest	Total P & I	Principal Outstanding	% Paid	Calendar Year Ending
	03/15/2017 \$615,000	03/15	07/31/2017 \$227,746	07/31	10/30/2019 \$720,000	10/30						
Maturity												
2021	87,769	6,114	46,522	1,016	98,233	14,195	232,524	21,325	253,848	707,279	24.74%	2021
2022	89,761	4,121			100,467	11,960	190,229	16,082	206,310	517,051	44.98%	2022
2023	91,799	2,084			102,753	9,674	194,552	11,758	206,310	322,499	65.68%	2023
2024					105,091	7,337	105,091	7,337	112,428	217,408	76.87%	2024
2025					107,482	4,946	107,482	4,946	112,428	109,927	88.30%	2025
2026					109,927	2,501	109,927	2,501	112,428	0	100.00%	2026
	269,328	12,319	46,522	1,016	623,952	50,613	939,803	63,948	1,003,751			

1) These issues are not subject to the debt limit.

DEBT LIMIT

The statutory limit on debt of Minnesota municipalities other than school districts or cities of the first class (Minnesota Statutes, Section 475.53, subd. 1) is 3% of the Assessor's Estimated Market Value of all taxable property within its boundaries. "Net debt" (defined in Minnesota Statutes, Section 475.51, subd. 4) is the amount remaining after deducting from gross debt the amount of current revenues which are applicable within the current fiscal year to the payment of any debt and the aggregate principal of the following: (1) obligations payable wholly or partly from special assessments levied against benefitted property; (2) warrants or orders having no definite or fixed maturity; (3) obligations payable wholly from the income of revenue producing conveniences; (4) obligations issued to create or maintain a permanent improvement revolving fund; (5) obligations issued to finance any public revenue producing convenience; (6) funds held as sinking funds for payment of principal and interest on debt other than those deductible under Minnesota Statutes, Section 475.51, subd. 4; (7) obligations issued to pay postemployment benefit liabilities or judgments against the City under Minnesota Statutes, Section 475.52, subdivision 6; and (8) other obligations which are not to be included in computing the net debt of a municipality under the provisions of the law authorizing their issuance.

2019/20 Assessor's Estimated Market Value	\$4,392,023,000
Multiply by 3%	<u>0.03</u>
Statutory Debt Limit	\$ 131,760,690
Less: Long-Term Debt Outstanding Being Paid Solely from Taxes (includes the Bonds)*	<u>(6,300,000)</u>
Unused Debt Limit	<u><u>\$ 125,460,690</u></u>

OVERLAPPING DEBT¹

Taxing District	2019/20 Adjusted Taxable Net Tax Capacity	% In City	Total G.O. Debt²	City's Proportionate Share
Ramsey County	\$ 663,489,369	7.7440%	\$117,010,000	\$ 9,061,254
I.S.D. No. 622 (North St. Paul-Maplewood-Oakdale)	108,300,930	40.1937%	355,625,000 ³	142,938,846
I.S.D. No. 623 (Roseville Area Schools)	79,733,353	8.6704%	166,005,000 ³	14,393,298
I.S.D. No. 624 (White Bear Lake Area Schools)	96,839,739	0.9677%	298,760,000 ³	2,891,101
Metropolitan Council	4,576,187,142	1.1228%	226,485,000 ⁴	2,542,974
City's Share of Total Overlapping Debt				<u><u>\$171,827,472</u></u>

¹ Overlapping debt is as of the dated date of the Bonds. Only those taxing jurisdictions with general obligation debt outstanding are included in this section. Does *not* include non-general obligation debt, self-supporting general obligation revenue debt, short-term general obligation debt, or general obligation tax/aid anticipation certificates of indebtedness.

² Outstanding debt is based on information in Official Statements obtained on EMMA and the Municipal Advisor's records.

³ Based upon the long term facilities maintenance revenue formula and current statistics, the District anticipates a portion of this debt will be paid by the State of Minnesota.

⁴ The above debt includes all outstanding general obligation debt supported by taxes of the Metropolitan Council. The Council also has general obligation sewer revenue, wastewater revenue, and radio revenue bonds and lease obligations outstanding all of which are supported entirely by revenues and have not been included in the Overlapping Debt or Debt Ratios sections.

DEBT RATIOS

	G.O. Debt	Debt/Economic Market Value (\$4,490,485,645)	Debt/ Current Population Estimate (41,738)
Direct G.O. Debt Secured By:			
Special Assessments & Taxes	\$ 35,885,000		
State-Aids	2,055,000		
Tax Abatement Revenues	3,535,000		
Tax Increment Revenues	842,811		
Taxes*	16,300,000		
Utility Revenues	1,560,000		
Total General Obligation Debt (includes the Bonds)*	<u>\$ 60,177,811</u>		
Less: G.O. Debt Paid Entirely from Revenues ¹	<u>(1,560,000)</u>		
Tax Supported General Obligation Debt*	\$ 58,617,811	1.31%	\$1,404.42
 City's Share of Total Overlapping Debt	 <u>\$ 171,827,472</u>	 <u>3.83%</u>	 <u>\$4,116.81</u>
 Total*	 <u><u>\$ 230,445,283</u></u>	 <u><u>5.13%</u></u>	 <u><u>\$5,521.23</u></u>

*Preliminary, subject to change.

DEBT PAYMENT HISTORY

The City has no record of default in the payment of principal and interest on its debt.

FUTURE FINANCING

The City has no current plans to issue additional financing in the next 12 months.

¹ Debt service on the City's general obligation revenue debt is being paid entirely from revenues and therefore is considered self-supporting debt.

TAX RATES, LEVIES AND COLLECTIONS

TAX LEVIES AND COLLECTIONS

Tax Year	Net Tax Levy ¹	Total Collected Following Year	Collected to Date ²	% Collected
2015/16	\$19,549,754	\$19,109,039	\$19,538,031	99.94%
2016/17	20,539,612	20,425,949	20,516,227	99.89%
2017/18	21,194,027	21,004,103	21,133,041	99.71%
2018/19	21,943,529	21,753,605	21,764,113	99.18%
2019/20	22,942,856	In process of collection		

Property taxes are collected in two installments in Minnesota--the first by May 15 and the second by October 15.³ Mobile home taxes are collectible in full by August 31. Minnesota Statutes require that levies (taxes and special assessments) for debt service be at least 105% of the actual debt service requirements to allow for delinquencies.

The spread of COVID-19 and responses taken by the United States government, state governments, local governments and private industries have caused significant disruptions to the national and State economy. See "RISK FACTORS - Impact of the Spread of COVID-19" herein. Certain states have announced extended deadlines for payment of property taxes, although as of this date Minnesota has not taken such measures. The City cannot predict whether and how much payment of property taxes will be impacted. Any delays or reduction in the receipt of property taxes may materially adversely impact the City's finances and payment of debt obligations, including the Bonds.

¹ This reflects the Final Levy Certification of the City after all adjustments have been made.

² Collections are through December 31, 2019.

³ Second half tax payments on agricultural property are due on November 15th of each year.

TAX CAPACITY RATES¹

	2015/16	2016/17	2017/18	2018/19	2019/20
Ramsey County	54.012%	51.173%	49.473%	48.565%	48.081%
Ramsey County Library	4.873%	4.677%	4.489%	4.315%	4.221%
City of Maplewood	48.507%	47.248%	45.911%	44.693%	44.646%
I.S.D. No. 622 (North St. Paul-Maplewood-Oakdale)	35.569%	33.582%	30.089%	29.039%	32.504%
I.S.D. No. 623 (Roseville Area Schools)	20.958%	18.894%	34.396%	31.687%	30.668%
I.S.D. No. 624 (White Bear Lake Area Schools)	26.236%	23.476%	23.685%	26.081%	36.777%
Capitol Region Watershed	2.044%	2.096%	2.663%	2.574%	2.946%
Metro Watershed	4.214%	3.813%	3.746%	3.387%	3.248%
Valley Branch Watershed	1.479%	1.643%	2.101%	3.652%	3.019%
Metropolitan Council	2.379%	2.243%	2.153%	2.098%	2.003%
Metro Mosquito	0.475%	0.455%	0.440%	0.423%	0.403%
Regional Railroad	4.091%	3.875%	3.830%	3.886%	3.918%

Referendum Market Value Rates:

City of Maplewood	0.00913%	0.00767%	0.00725%	0.00657%	0.00633%
I.S.D. No. 622 (North St. Paul-Maplewood-Oakdale)	0.13668%	0.21590%	0.19486%	0.18694%	0.18509%
I.S.D. No. 623 (Roseville Area Schools)	0.21044%	0.19350%	0.21951%	0.22529%	0.19816%
I.S.D. No. 624 (White Bear Lake Area Schools)	0.23536%	0.22996%	0.22280%	0.23240%	0.22380%

Source: Tax Levies and Collections and Tax Capacity Rates have been furnished by Ramsey County.

LEVY LIMITS

The State Legislature has periodically imposed limitations on the ability of municipalities to levy property taxes. For taxes levied in 2013, payable in 2014, only, the Legislature imposed a one year levy limit on all counties with a population greater than 5,000, and all cities with a population greater than 2,500. While these limitations have expired, the potential exists for future legislation to limit the ability of local governments to levy property taxes. All previous limitations have not limited the ability to levy for the payment of debt service on bonded indebtedness. For more detailed information about Minnesota levy limits, contact the Minnesota Department of Revenue or Ehlers and Associates.

¹ After reduction for state aids. Does not include the statewide general property tax against commercial/industrial, non-homestead resorts and seasonal recreational residential property.

THE ISSUER

CITY GOVERNMENT

The City of Maplewood was organized as a municipality in 1957. The City operates under a statutory form of government consisting of a five-member City Council of which the Mayor is a voting member. The City Manager and Finance Director are responsible for administrative details and financial records.

EMPLOYEES; PENSIONS; UNIONS

The City currently has 167 full-time, 10 part-time, and 9 seasonal employees. All full-time and certain part-time employees of the City are covered by defined benefit pension plans administered by the Public Employee Retirement Association of Minnesota (PERA). PERA administers the General Employees Retirement Fund (GERF) and the Public Employees Police and Fire Fund (PEPFF) which are cost-sharing multiple-employer retirement plans. PERA members belong to either the Coordinated Plan or the Basic Plan. Coordinated members are covered by Social Security. See the Notes to Financial Statements in Appendix A for a detailed description of the Plans.

Recognized and Certified Bargaining Units

Bargaining Unit	Expiration Date of Current Contract
AFSCME	December 31, 2020
Fire Fighters	December 31, 2020
Fire Officers	December 31, 2020
LELS	December 31, 2020
MCSA	December 31, 2020
MSA	December 31, 2020
LELS Sergeants	December 31, 2020

Status of Contracts

The contracts which expired on December 31, 2020 are currently in negotiations.

POST EMPLOYMENT BENEFITS

The City has obligations for some post-employment benefits for its employees. Accounting for these obligations is dictated by Governmental Accounting Standards Board Statement No. 75 (GASB 75). The City has completed an actuarial study of its obligations. The study shows a total OPEB liability of \$2,397,358 as of January 1, 2019. The City has been funding these obligations on a pay-as-you-go basis.

Source: The City's most recent actuarial study.

LITIGATION

There is no litigation threatened or pending questioning the organization or boundaries of the City or the right of any of its officers to their respective offices or in any manner questioning their rights and power to execute and deliver the Bonds and the Concurrent Obligations or otherwise questioning the validity of the Bonds and the Concurrent Obligations.

MUNICIPAL BANKRUPTCY

Municipalities are prohibited from filing for bankruptcy under Chapter 11 (reorganization) or Chapter 7 (liquidation) of the U.S. Bankruptcy Code (11 U.S.C. §§ 101-1532) (the "Bankruptcy Code"). Instead, the Bankruptcy Code permits municipalities to file a petition under Chapter 9 of the Bankruptcy Code, but only if certain requirements are met. These requirements include that the municipality must be "specifically authorized" under State law to file for relief under Chapter 9. For these purposes, "State law" may include, without limitation, statutes of general applicability enacted by the State legislature, special legislation applicable to a particular municipality, and/or executive orders issued by an appropriate officer of the State's executive branch.

As of the date hereof, Minnesota Statutes, 471.831, authorizes municipalities to file for bankruptcy relief under Chapter 9 of the Bankruptcy Code. A municipality is defined in United States Code, title 11, section 101, as amended through December 31, 1996, but limited to a county, statutory or home rule charter city, or town; or a housing and redevelopment authority, economic development authority, or rural development financing authority established under Chapter 469, a home rule charter or special law.

FUNDS ON HAND (As of November 30, 2020)

Fund	Total Cash and Investments
General	\$15,662,946
Special Revenue	1,322,119
Debt Service	14,203,580
Capital Projects	12,511,702
Enterprise Funds	5,069,818
Internal Service Funds	2,962,606
Agency Funds	(113,685)
Total Funds on Hand	<u>\$51,619,086</u>

ENTERPRISE FUNDS

Revenues available for debt service on the City's enterprise funds have been as follows as of December 31 each year:

	2017	2018	2019
Ambulance Service			
Total Operating Revenues	\$ 3,023,632	\$ 3,140,966	\$ 3,583,725
Less: Operating Expenses	<u>(2,459,844)</u>	<u>(2,619,653)</u>	<u>(3,054,914)</u>
Operating Income	\$ 563,788	\$ 521,313	\$ 528,811
Plus: Depreciation	<u>78,691</u>	<u>149,751</u>	<u>146,237</u>
Revenues Available for Debt Service	<u><u>\$ 642,479</u></u>	<u><u>\$ 671,064</u></u>	<u><u>\$ 675,048</u></u>
Community Center Operations¹			
Total Operating Revenues	\$ 5,398	N/A	N/A
Less: Operating Expenses	<u>(193,557)</u>	<u>N/A</u>	<u>N/A</u>
Operating Income	\$ (188,159)	\$ 0	\$ 0
Plus: Depreciation	<u>312,502</u>	<u>N/A</u>	<u>N/A</u>
Revenues Available for Debt Service	<u><u>\$ 124,343</u></u>	<u><u>\$ 0</u></u>	<u><u>\$ 0</u></u>
Environmental Utility			
Total Operating Revenues	\$ 2,831,795	\$ 2,996,072	\$ 3,109,407
Less: Operating Expenses	<u>(1,784,202)</u>	<u>(1,551,229)</u>	<u>(1,779,249)</u>
Operating Income	\$ 1,047,593	\$ 1,444,843	\$ 1,330,158
Plus: Depreciation	<u>571,107</u>	<u>572,732</u>	<u>592,113</u>
Revenues Available for Debt Service	<u><u>\$ 1,618,700</u></u>	<u><u>\$ 2,017,575</u></u>	<u><u>\$ 1,922,271</u></u>
Recycling Program			
Total Operating Revenues	\$ 613,826	\$ 651,788	\$ 708,235
Less: Operating Expenses	<u>(659,977)</u>	<u>(659,408)</u>	<u>(692,451)</u>
Operating Income	\$ (46,151)	\$ (7,620)	\$ 15,784
Plus: Depreciation	<u>0</u>	<u>0</u>	<u>0</u>
Revenues Available for Debt Service	<u><u>\$ (46,151)</u></u>	<u><u>\$ (7,620)</u></u>	<u><u>\$ 15,784</u></u>

¹ In Fiscal Year 2017, the charges for services were reduced for the Community Center, in part due to leasing the community center to the YMCA starting November 2016. The reduction was partially offset by increases in ambulance collections and sewer charges. Beginning in Fiscal Year 2018, the Community Center was changed from an Enterprise Fund to a Capital Projects Fund as the City is no longer responsible for operating costs related to the Center.

ENTERPRISE FUNDS CONTINUED

	2017	2018	2019
Sanitary Sewer			
Total Operating Revenues	\$ 5,020,996	\$ 5,067,050	\$ 5,198,428
Less: Operating Expenses	<u>(4,481,134)</u>	<u>(4,557,699)</u>	<u>(4,868,090)</u>
Operating Income	\$ 539,862	\$ 509,351	\$ 330,338
Plus: Depreciation	<u>402,720</u>	<u>402,650</u>	<u>409,259</u>
Revenues Available for Debt Service	<u><u>\$ 942,582</u></u>	<u><u>\$ 912,001</u></u>	<u><u>\$ 739,597</u></u>
Street Light Utility			
Total Operating Revenues	\$ 517,643	\$ 507,812	\$ 446,107
Less: Operating Expenses	<u>(224,675)</u>	<u>(213,204)</u>	<u>(180,737)</u>
Operating Income	\$ 292,968	\$ 294,608	\$ 265,370
Plus: Depreciation	<u>0</u>	<u>313</u>	<u>313</u>
Revenues Available for Debt Service	<u><u>\$ 292,968</u></u>	<u><u>\$ 294,921</u></u>	<u><u>\$ 265,683</u></u>

SUMMARY GENERAL FUND INFORMATION

Following are summaries of the revenues and expenditures and fund balances for the City's General Fund. These summaries are not purported to be the complete audited financial statements of the City, and potential purchasers should read the included financial statements in their entirety for more complete information concerning the City. Copies of the complete statements are available upon request. Appendix A includes the 2019 audited financial statements.

COMBINED STATEMENT	FISCAL YEAR ENDING DECEMBER 31				
	2017 Audited	2018 Audited	2019 Audited	2020 Revised Budget ¹	2021 Adopted Budget ²
Revenues					
Property taxes	\$14,272,208	\$14,854,788	\$15,980,159	\$17,481,000	\$17,324,330
Special assessments	4,271	325	101	0	0
Miscellaneous taxes	17,637	0	0	0	0
Licenses and permits	1,792,168	1,395,228	1,444,503	1,328,000	1,316,000
Intergovernmental	963,403	1,845,931	1,456,057	1,557,110	1,243,100
Charges for services	1,307,400	1,162,365	1,106,725	1,780,000	1,337,500
Fine and forfeitures	189,861	175,173	163,016	166,000	160,000
Investment income	33,686	88,333	311,788	87,560	50,000
Miscellaneous	192,518	368,208	61,673	126,720	52,840
Total Revenues	\$18,773,152	\$19,890,351	\$20,524,022	\$22,526,390	\$21,483,770
Expenditures					
Current:					
Community development	\$0	\$1,316,752	\$1,317,755	\$1,481,840	\$1,550,630
Citizen services	1,077,951	0	0	0	0
Environmental & economic development	1,272,504	0	0	0	0
Executive	1,206,564	0	0	0	0
Investment management fees-General Fund	0	0	0	0	0
Administration	0	1,895,853	1,700,712	1,889,880	1,863,190
Finance	647,189	1,206,265	1,276,949	1,375,520	1,436,150
Fire	2,009,977	2,172,095	2,259,575	2,486,050	2,422,850
Legislative	162,932	146,020	149,140	157,700	155,010
Parks and recreation	478,550	502,877	524,297	1,314,050	1,458,000
Police	8,790,265	9,121,873	9,282,587	10,238,620	10,413,750
Public works	3,719,605	3,881,240	3,997,573	4,372,730	3,374,190
Capital outlay	2,935	8,015	0	0	0
Total Expenditures	\$19,368,472	\$20,250,990	\$20,508,588	\$23,316,390	\$22,673,770
Excess of revenues over (under) expenditures	(\$595,320)	(\$360,639)	\$15,434	(\$790,000)	(\$1,190,000)
Other Financing Sources (Uses)					
Proceeds from sale of capital asset	\$22,601	\$37,107	\$321	\$0	\$0
Transfers in	1,453,664	680,223	1,387,670	3,393,213	1,290,000
Transfers (out)	(35,469)	0	(60,578)	0	0
Total Other Financing Sources (Uses)	1,440,796	717,330	1,327,413	3,393,213	1,290,000
Net changes in Fund Balances	\$845,476	\$356,691	\$1,342,847	\$2,603,213	\$100,000
General Fund Balance January 1	\$7,604,070	\$8,449,546	\$8,806,237		
Prior Period Adjustment	0	0	0		
Residual Equity Transfer in (out)	0	0	0		
General Fund Balance December 31	\$8,449,546	\$8,806,237	\$10,149,084		
DETAILS OF DECEMBER 31 FUND BALANCE					
Nonspendable	\$0	\$8,884	\$15,173		
Unassigned	8,449,546	8,797,353	10,133,911		
Total	\$8,449,546	\$8,806,237	\$10,149,084		

¹ The 2020 budget was revised and adopted on November 9, 2020.

² The 2021 budget was adopted on December 14, 2020.

GENERAL INFORMATION

LOCATION

The City, with a 2010 U.S. Census population of 38,018 and a current population estimate of 41,738 and comprising an area of 17.99 square miles, is located within the St. Paul-Minneapolis metropolitan area, approximately 6 miles east of the city of St. Paul.

LARGER EMPLOYERS¹

Larger employers in the City include the following:

Firm	Type of Business/Product	Estimated No. of Employees
3M (<i>Maplewood location only</i>)	Physicians & surgeons equip & surplus-manufacturing	12,000
I.S.D. No. 622 (North St. Paul-Maplewood-Oakdale)	Elementary and secondary education	1,829 ²
Healtheast	Hospital & clinics	973
Target	Retail store	550
First Student Charter	Transportation services	400
Cub Foods	Retail grocery	350
Canvas Health, Inc.	Mental health clinic	300 ³
Ramsey County Care Center	Nursing and convalescent home	240
Costco	Wholesale retailer	200
City of Maplewood	Municipal government and services	186 ⁴

Source: *ReferenceUSA, written and telephone survey (December 2020), the City's 2019 CAFR and the Minnesota Department of Employment and Economic Development.*

¹ This does not purport to be a comprehensive list and is based on available data obtained through a survey of individual employers, as well as the sources identified above. Some employers do not respond to inquiries for employment data. Estimates provided are accurate as of the date noted and may not reflect changes in the number of employees resulting from the current COVID-19 pandemic. (See "Risk Factors - Impact of the Spread of COVID-19").

² Total number of employees reflects the entire District, including employees outside City limits.

³ Includes two locations in the City.

⁴ Most seasonal employees are currently on furlough due to COVID-19 pandemic.

BUILDING PERMITS

	2016	2017	2018	2019	2020 ¹
<u>New Single Family Homes</u>					
No. of building permits	15	5	9	7	13
Valuation	\$3,337,666	\$1,228,968	\$2,640,295	\$1,351,056	\$2,892,472
<u>New Multiple Family Buildings</u>					
No. of building permits	0	0	0	1	0
Valuation	\$0	\$0	\$0	\$20,319,000	\$0
<u>New Commercial/Industrial</u>					
No. of building permits	7	11	3	2	4
Valuation	\$31,000,000	\$71,356,636	\$4,010,000	\$16,971,000	\$32,019,762
<u>All Building Permits</u> <i>(including additions and remodelings)</i>					
No. of building permits	1,271	1,334	1,401	1,244	1,251
Valuation	\$70,660,745	\$141,911,555	\$59,068,736	\$71,077,837	\$146,859,538

Source: The City.

¹ As of December 13, 2020.

U.S. CENSUS DATA

Population Trend: The City

2000 U.S. Census population	34,947
2010 U.S. Census population	38,018
2019 State Demographer's Estimate	41,738
Percent of Change 2000 - 2010	+ 8.79%

Income and Age Statistics

	The City	Ramsey County	State of Minnesota	United States
2019 per capita income	\$33,849	\$35,013	\$37,625	\$34,103
2019 median household income	\$70,484	\$64,660	\$71,306	\$62,843
2019 median family income	\$87,406	\$85,923	\$89,842	\$77,263
2019 median gross rent	\$1,133	\$1,007	\$977	\$1,062
2019 median value owner occupied units	\$217,300	\$229,600	\$223,900	\$217,500
2019 median age	38.3 yrs.	35.0 yrs.	38.0 yrs.	38.1 yrs.

	State of Minnesota	United States
City % of 2019 per capita income	93.39%	103.76%
City % of 2019 median family income	101.39%	118.17%

Housing Statistics

	<u>The City</u>		Percent of Change
	2010	2019	
All Housing Units	14,882	15,808	6.22%

Source: 2000 and 2010 Census of Population and Housing, and 2019 American Community Survey (Based on a five-year estimate), U.S. Census Bureau (<https://data.census.gov/cedsci>).

EMPLOYMENT/UNEMPLOYMENT DATA

Rates are not compiled for individual communities within counties.

Year	<u>Average Employment</u>		<u>Average Unemployment</u>	
	Ramsey County		Ramsey County	State of Minnesota
2016	272,995		3.6%	3.9%
2017	277,726		3.2%	3.4%
2018	281,072		2.7%	2.9%
2019	283,379		3.0%	3.3%
2020, November	271,649		4.2%	3.9%

Source: Minnesota Department of Employment and Economic Development.

FINANCIAL STATEMENTS

Potential purchasers should read the included financial statements in their entirety for more complete information concerning the City's financial position. Such financial statements have been audited by the Auditor, to the extent and for the periods indicated thereon. The City has not requested or engaged the Auditor to perform, and the Auditor has not performed, any additional examination, assessments, procedures or evaluation with respect to such financial statements since the date thereof or with respect to this Preliminary Official Statement, nor has the City requested that the Auditor consent to the use of such financial statements in this Preliminary Official Statement. Although the inclusion of the financial statements in this Preliminary Official Statement is not intended to demonstrate the fiscal condition of the City since the date of the financial statements, in connection with the issuance of the Bonds, the City represents that there have been no material adverse change in the financial position or results of operations of the City, nor has the City incurred any material liabilities, which would make such financial statements misleading.

Copies of the complete audited financial statements for the past three years and the current budget are available upon request from Ehlers.

Maplewood



Comprehensive Annual Financial Report
for the year ended December 31, 2019

City of Maplewood,
Minnesota

**COMPREHENSIVE
ANNUAL FINANCIAL REPORT
OF THE CITY COUNCIL OF
MAPLEWOOD, MINNESOTA**

**Year Ended
December 31, 2019**

Meiinda Coleman, City Manager

**PREPARED BY:
THE FINANCE DEPARTMENT**



City of Maplewood
Table of Contents

Introductory Section
 Elected Officials and Administration
 Organizational Chart
 Location of City
 Letter of Transmittal
 Certificate of Achievement for Excellence in Financial Reporting

Financial Section
 Independent Auditor's Report
 Management's Discussion and Analysis
 Basic Financial Statements
 Government-Wide Financial Statements
 Statement of Net Position
 Statement of Activities
 Fund Financial Statements
 Balance Sheet – Governmental Funds
 Reconciliation of the Balance Sheet to the Statement of Net Position – Governmental Funds
 Statement of Revenues, Expenditures, and Changes in Fund Balances – Governmental Funds
 Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances to the Statement of Activities – Governmental Funds
 Statement of Net Position – Proprietary Funds
 Statement of Revenues, Expenses, and Changes in Fund Net Position – Proprietary Funds
 Statement of Cash Flows – Proprietary Funds
 Notes to Financial Statements

Required Supplementary Information
 Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual – General Fund
 Schedule of Changes in Net OPEB Liability and Related Ratios
 Schedule of City's Proportionate Share of Net Pension Liability
 – General Employees Retirement Fund
 Schedule of City's Proportionate Share of Net Pension Liability
 – Police and Fire Retirement Fund
 Schedule of City Contributions – General Employees Retirement Fund
 Schedule of City Contributions – Police and Fire Retirement Fund
 Notes to Required Supplementary Information

City of Maplewood
Table of Contents

Financial Section (Continued)
 Supplementary Information
 Combining and Individual Fund Statements and Schedules
 Nonmajor Governmental Funds
 Combining Balance Sheet – Nonmajor Governmental Funds
 Combining Statement of Revenues, Expenditures, and Changes in Fund Balances – Nonmajor Governmental Funds
 Nonmajor Special Revenue Funds
 Combining Balance Sheet – Nonmajor Special Revenue Funds
 Combining Statement of Revenues, Expenditures, and Changes in Fund Balances – Nonmajor Special Revenue Funds
 Nonmajor Capital Projects Funds
 Combining Balance Sheet – Nonmajor Capital Projects Funds
 Combining Statement of Revenues, Expenditures, and Changes in Fund Balances – Nonmajor Capital Projects Funds
 Schedules of Revenues, Expenditures, and Changes in Fund Balance – Budget and Actual
 Schedule of Revenues, Expenditures, and Changes in Fund Balances
 – Budget and Actual – Special Revenue Fund – Charitable Gambling Tax
 Schedule of Revenues, Expenditures, and Changes in Fund Balances
 – Budget and Actual – Special Revenue Fund – Maplewood Area EDA
 Schedule of Revenues, Expenditures, and Changes in Fund Balances
 – Budget and Actual – Special Revenue Fund – Police Services
 Schedule of Revenues, Expenditures, and Changes in Fund Balances
 – Budget and Actual – Special Revenue Fund – Recreation Programs
 Schedule of Revenues, Expenditures, and Changes in Fund Balances
 – Budget and Actual – Special Revenue Fund – Tree Preservation
 Schedule of Revenues, Expenditures, and Changes in Fund Balances
 – Budget and Actual – Special Revenue Fund – Cable Television
 Schedule of Revenues, Expenditures, and Changes in Fund Balances
 – Budget and Actual – Special Revenue Fund – Fire Training Facility – Operations
 Schedule of Revenues, Expenditures, and Changes in Fund Balances
 – Budget and Actual – Debt Service Fund
 Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual – Capital Projects Fund – Public Improvement Projects Fund
 Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual – Capital Projects Fund – General Building Replacement Fund
 Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual – Capital Projects Fund – Capital Improvement Projects

City of Maplewood
Table of Contents

Financial Section (Continued)

Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual – Capital Projects Fund - Police Vehicles and Equipment

Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual – Capital Projects Fund – Fire Station Fund

Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual – Capital Projects Fund – Fire Truck Replacement

Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual – Capital Projects Fund – Park Development

Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual – Capital Projects Fund – Public Safety Training Facility Fund

Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual – Capital Projects Fund – Street Use Revitalization Fund

Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual – Capital Projects Fund – Right-of-Way

Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual – Capital Projects Fund – Tax Increment Economic Development District 1-11

Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual – Capital Projects Fund – Tax Increment Economic Development District 1-12

Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual – Capital Projects Fund – Tax Increment Housing 1-4

Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual – Capital Projects Fund – Tax Increment Housing 1-5

Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual – Capital Projects Fund – Tax Increment Housing 1-6

Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual – Capital Projects Fund – Tax Increment Housing 1-7

Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual – Capital Projects Fund – Tax Increment Housing 1-8

Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual – Capital Projects Fund – Tax Increment Housing 1-10

Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual – Capital Projects Fund – Tax Increment Housing 1-13

Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual – Capital Projects Fund – Trash Cart Replacement Fund

Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual – Capital Projects Fund – Water Availability Charge

North St. Paul District

City of Maplewood
Table of Contents

Financial Section (Continued)

Schedule of Revenues, Expenditures, and Changes in Fund Balances – Budget and Actual – Capital Projects Fund – Water Availability Charge

St. Paul District

Internal Service Funds

Statement of Net Position – Internal Service Funds

Statement of Revenues, Expenses, and Changes in Fund Net Position – Internal Service Funds

Statement of Cash Flows – Internal Service Funds

Combining Balance Sheet – Debt Service Funds

Combining Schedule of Revenues, Expenditures, and Changes in Fund Balances – Debt Service Funds

Statistical Section

Net Position by Component

Changes in Net Position

Fund Balances of Governmental Funds

Changes in Fund Balances of Governmental Funds

Tax Capacity, Estimated Market Value, and Indicated Market Value

Direct and Overlapping Property Tax Rates

Principal Property Taxpayers

Property Tax Levies and Collections

Ratios of Outstanding Debt by Type

Ratios of General Bonded Debt Outstanding and Legal Debt Margin

Direct and Overlapping Governmental Activities Debt

Legal Debt Margin Information

Pledged Revenue Coverage

Demographic and Economic Statistics

Principal Employers

Full-Time Budgeted City Government Employees by Function/Program

Operating Indicators by Function/Program

Capital Asset Statistics by Function

Miscellaneous Statistical Facts

Table

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

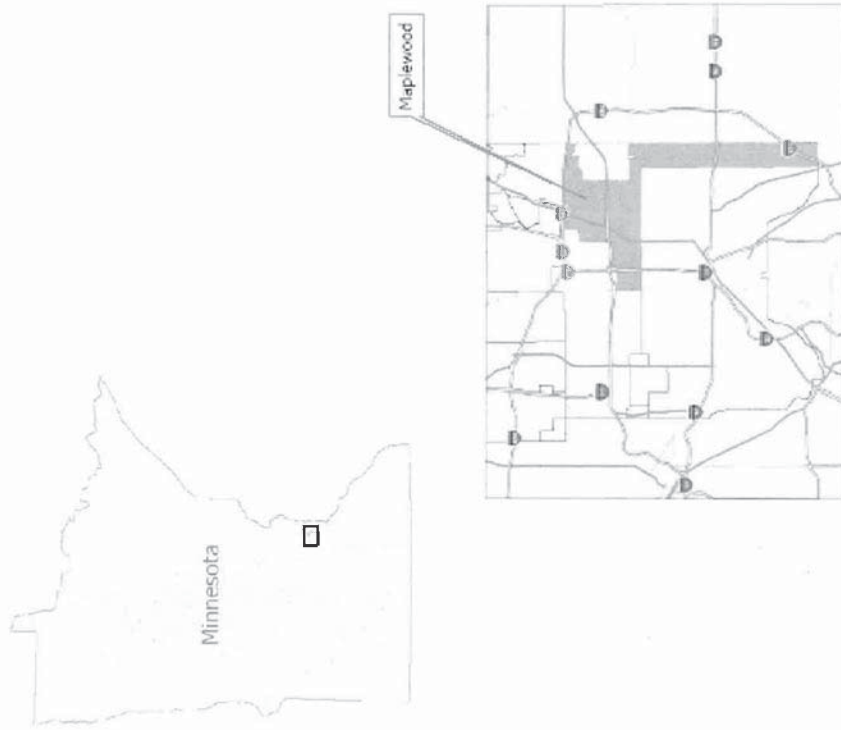
18

19

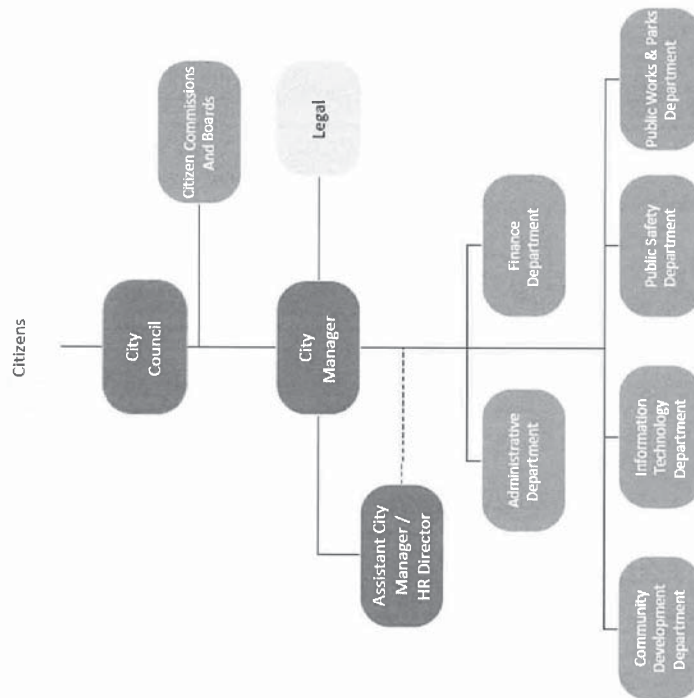
**City of Maplewood
Elected Officials and Administration
December 31, 2019**

Elected Officials	Position	Term Expires
Marylee Abrams	Mayor	January 1, 2021
Kathleen Juennemann	Council Member	January 1, 2023
Sylvia Neblett	Council Member	January 1, 2021
Bryan Smith	Council Member	January 1, 2021
Bill Knutson	Council Member	January 1, 2021
<u>Administration</u>		
Melinda Coleman	City Manager	
Mike Sable	Assistant City Manager / Human Resources Director	
Ellen Paulseth	Finance Director	
Scott Nadeau	Director of Public Safety	
Steve Lukin	Fire Chief	
Steve Love	Director of Public Works	
Michael Mondor	Emergency Medical Services Chief	
Mychal Fowlds	Information Technology Director	
Audra Robbins	Parks and Recreation Manager	





City of Maplewood
 Organizational Chart



June 8, 2020

To the Honorable Mayor, City Council, and Citizens of the City of Maplewood:

State law requires the chief financial officer in cities with a population of more than 2,500 to submit to the state auditor audited financial statements within 180 days after the close of each fiscal year. State law also requires that these statements be submitted to the Mayor and council members within 210 days after the close of each fiscal year. Pursuant to that requirement, the Comprehensive Annual Financial Report of the City of Maplewood for the fiscal year ended December 31, 2019, is submitted herewith.

This report consists of management's representations concerning the finances of the City of Maplewood. Consequently, management assumes full responsibility for the completeness and reliability of all of the information presented in this report. To provide a reasonable basis for making these representations, management has established a comprehensive internal control framework that is designed both to protect the government's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the financial statements in conformity with generally accepted accounting principles (GAAP). Because the cost of internal controls should not outweigh their benefits, the comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

The financial statements in this report have been audited by BerganKDV, Ltd., a firm of licensed certified public accountants. The goal of the independent audit was to provide reasonable assurance that the financial statements of the City of Maplewood for the fiscal year ended December 31, 2019, are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unmodified opinion that the City of Maplewood's financial statements for the fiscal year ended December 31, 2019, are fairly presented in conformity with GAAP. The independent auditor's report is presented as the first component of the financial section of this report.

GAAP requires that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The MD&A can be found immediately following the report of the independent auditors.

Profile of the Government

The City of Maplewood, incorporated in 1957, is located in Ramsey County, Minnesota, adjacent to the City of St. Paul. The City is comprised of an area of 19.13 square miles. The population of the City according to the 2010 U.S. Census Bureau is 38,018, which is an 8.8% increase over the 2000 Census count of 34,947. The City of Maplewood is empowered to levy a property tax on real estate properties located within its boundaries.

Profile of the Government (Continued)

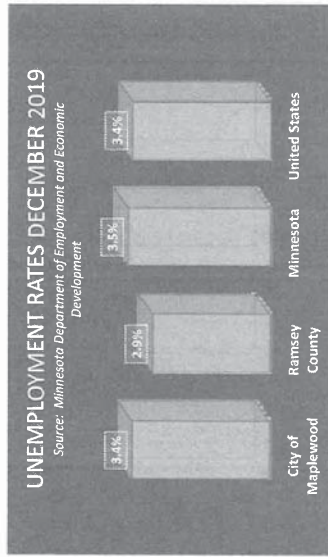
The City of Maplewood has operated under the council-manager form of government since 1974. Policy-making and legislative authority are vested in a governing council consisting of the mayor and four other members. The governing council is responsible, among other things, for passing ordinances, adopting the budget, appointing committees, and hiring the city manager. The city manager is responsible for carrying out the policies and ordinances of the governing council, for overseeing the day-to-day operations of the government, and for appointing the heads of the various departments. The council is elected on a non-partisan basis. Council members serve four-year staggered terms and are elected at large. The City of Maplewood provides a full range of services, including police and fire protection; the construction and maintenance of streets and other infrastructure; and recreational activities.

The annual budget serves as the foundation for the City of Maplewood's financial planning and control. Budget-to-actual comparisons are provided in this report for each individual governmental fund for which an appropriated annual budget has been adopted. For the General Fund, this comparison is presented on pages 88 and 89 as part of the required supplementary information for the governmental funds. For governmental funds, other than the General Fund, with appropriated annual budgets, these comparisons are presented in the governmental fund subsection of this report, starting on page 123.

Factors Affecting Financial Condition

The information presented in the financial statements is perhaps best understood when it is considered from the broader perspective of the specific environment within which the City of Maplewood operates.

Local economy: The City of Maplewood, along with the rest of the nation, ended 2019 with uncertainties regarding the economy. The region has a varied tax base that adds to the relative stability of the unemployment rate. Local and national unemployment rates have decreased over this past year as evidenced by the non-seasonally adjusted unemployment rates listed in the following graph.



Factors Affecting Financial Condition (Continued)

Local economy: (continued) Since the 3M Company accounts for nearly 8% of the City's tax base and has more than 10,000 employees at its headquarters complex in Maplewood, its operations have a major effect on the economic climate of the area. 3M will continue to invest in its Maplewood campus and maintain its strong presence in the City. 3M is a diversified manufacturing and technology company that is the largest employer in Minnesota and has operations in more than 60 countries. It is one of 30 stocks that make up the Dow Jones Industrial Average.

Long-term Financial Planning: The 2020-2024 Capital Improvement Plan (CIP) for the City of Maplewood will coordinate the financing and timing of major equipment purchases and construction projects. The CIP was adopted by the City Council in December of 2019.

The Capital Improvement Plan is updated each year, focusing on City needs and goals. Many of the projects scheduled for 2020-2024 will result in the accomplishment of several City goals that are as follows:

1. Redevelopment efforts are reflected by the inclusion of the following projects in the 2020-2024 CIP Plan: 1) Housing Replacement Program; and 2) Gladstone Area Redevelopment (phase II).
2. An analysis of all Maplewood City buildings was recently completed which calls for investment in the city's facilities. The City will utilize local government aid and tax levies over the next five years to complete the items listed in the CIP.
3. Revenues in the Park Development Fund have been trending up as the housing market and commercial development recover. Maplewood is nearly fully developed. Park projects in this plan will proceed as Park Availability Charge (PAC) revenue is available.
4. A Parks System Master Plan was completed in 2014 which called for major investment in Maplewood's existing parks. The City has issued Tax Abatement bonds to complete some of items in the plan, including new facilities at Wakefield Park.
5. The City's ash trees are infected with the Emerald Ash Borer. The City is levying a tax in the amount of \$100,000 per year to for the next five years to remove and replace infected ash trees.
6. Annual expenditures of approximately \$600,000 are proposed for the planning period for replacement of vehicles and equipment in the Fleet Management Fund. This investment is necessary to keep maintenance costs to a minimum.
7. A fund has been established to account for vehicle and equipment purchases for the Police and Fire Departments. An ongoing levy of over \$300,000 per year will be needed for years 2019-2023.
8. Six major street projects and one bridge replacement are proposed for years 2020-2024, along with several smaller projects. The costs of these projects total more than \$46 million. The City will finance the smaller pavement projects with gas franchise fees and the larger projects with general obligation debt.
9. Three ambulances and three fire trucks will be replaced over the five-year planning period. A fire station will be rehabilitated at a cost of \$10.7 million.
10. Financial software will be updated and other technology improvements are planned for the CIP period.

Relevant Financial Policies

The City has established a comprehensive set of financial policies for use as a guideline during the budget process. One of the policies deals with unpredictable revenues. The City uses a conservative approach in making ongoing revenue assumptions by utilizing growth patterns and knowledge of the developing areas. Changes in state tax law over the years have resulted in funding changes for both schools and local governments. Large cuts in both local government aid and the market value homestead credit programs resulted in revenue losses to the City. Due to the uncertainty in receiving the aid from the state, the state aid revenues are no longer included in the General Fund budget.

Awards and Acknowledgements

The Government Finance Officers Association of the United States and Canada (G.F.O.A.) awarded a Certificate of Achievement for Excellence in Financial Reporting to the City of Maplewood for its comprehensive annual financial report for the fiscal year ended December 31, 2018.

In order to be awarded a Certificate of Achievement, a governmental unit must publish an easily readable and efficiently organized comprehensive annual financial report, whose contents conform to program standards. Such reports must satisfy both generally accepted accounting principles and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe our current report continues to conform to Certificate of Achievement program requirements, and we will submit it to G.F.O.A. to determine its eligibility for another certificate.

We would like to express our appreciation and thanks to all City personnel who supported or assisted in the preparation of essential information for this report. Special thanks go to the Finance Department staff whose dedicated service enabled this report. Also, we would like to express our appreciation and thanks to the staff of BerganKDV, Ltd. who have provided advice and assistance in the preparation of this report.

Respectfully submitted,

Melinda Coleman

Melinda Coleman
City Manager



Government Finance Officers Association

Certificate of Achievement for Excellence in Financial Reporting

Presented to

**City of Maplewood
Minnesota**

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended

December 31, 2018

Christopher P. Morill

Executive Director/CEO



Independent Auditor's Report

Honorable Mayor and Members
of the City Council
City of Maplewood
Maplewood, Minnesota

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Maplewood, Minnesota, as of and for the year ended December 31, 2019, and the related notes to financial statements, which collectively comprise the City's basic financial statements as listed in the Table of Contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the City's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to in the first paragraph present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Maplewood, Minnesota, as of December 31, 2019, and the respective changes in financial position and, where applicable, cash flows thereof, for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Implementation of GASB 84

As discussed in Note 19 to the financial statements, the City has adopted new accounting guidance, Governmental Accounting Standards Board (GASB) Statement No. 84, *Fiduciary Activities*. Our opinion is not modified with respect to this matter.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis, which follows this report letter, and Required Supplementary Information as listed in the Table of Contents, including the General Fund budgetary comparison information, be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by GASB, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the Required Supplementary Information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Maplewood's basic financial statements. The introductory section, combining and individual fund statements and schedules, and statistical section are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining and individual fund statements and schedules are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual fund statements and schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Matters (Continued)

Other Information (Continued)

The introductory section and statistical section have not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on them.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated May 29, 2020, on our consideration of the City of Maplewood's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City of Maplewood's internal control over financial reporting and compliance.

Bergan KDV Ltd .

Minneapolis, Minnesota
May 29, 2020



City of Maplewood
Management's Discussion and Analysis

As management of the City of Maplewood, we offer readers of the City of Maplewood's financial statements this narrative overview and analysis of the financial activities of the City of Maplewood for the fiscal year ended December 31, 2019. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found on pages 5-8 of this report.

Financial Highlights

- The assets and deferred outflows of resources of the City of Maplewood exceeded its liabilities and deferred inflows of resources at the close of the most recent fiscal year by \$157,349,891 (net position). Of this amount, \$8,642,910 (unrestricted net position) may be used to meet the government's ongoing obligations to citizens and creditors in accordance with the City's fund designations and fiscal policies.
- The City's total net position increased in the current year by \$9,184,784.
- As of the close of the current fiscal year, the City of Maplewood's governmental funds reported combined ending fund balances of \$28,361,755.
- At the end of the current fiscal year, unassigned fund balance for the General Fund was \$10,133,911, or 49.4% percent of total General Fund revenues.
- The City of Maplewood's long-term liabilities for governmental and business-type activities decreased by \$3,187,195 during the current fiscal year.

OVERVIEW OF THE FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as an introduction to the City of Maplewood's basic financial statements. The City of Maplewood's basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-wide financial statements. The government-wide financial statements are designed to provide readers with a broad overview of the City of Maplewood's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the City of Maplewood's assets, deferred outflows of resources, liabilities, and deferred inflow of resources, with the difference being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the City of Maplewood is improving or deteriorating.

The statement of activities presents information showing how the City's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g. uncollected taxes and earned but unused vacation leave).

City of Maplewood
Management's Discussion and Analysis

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Government-wide financial statements (Continued)

Both of the government-wide financial statements distinguish functions of the City of Maplewood that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the City of Maplewood include general government, public safety, public works, parks and recreation, citizen services, and environmental and economic development. The business-type activities of the City of Maplewood include ambulance service, street light utility, and sanitary sewer, environmental utility, and recycling program.

The government-wide financial statements can be found on pages 29-30 of this report.

Fund financial statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The City of Maplewood, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the City of Maplewood can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds.

Governmental funds. Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financial requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statement. By doing so, readers may better understand the long-term impact of the City's near term financial decisions. Both the governmental fund balance sheet and governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The City of Maplewood maintains three individual major governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures and changes in fund balances for the General Fund, Debt Service Fund and Public Improvement Projects Fund, all of which are considered to be major funds. Data from the other governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in the form of combining statements elsewhere in this report.

The City of Maplewood adopts an annual appropriated budget for its general, special revenue, debt service, and capital project funds. A budgetary comparison statement has been provided for those funds to demonstrate compliance with this budget.

The basic governmental financial statements can be found on pages 31-35 of this report.

City of Maplewood
Management's Discussion and Analysis

OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)

Proprietary funds. The City of Maplewood maintains two different types of proprietary funds. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City of Maplewood uses enterprise funds to account for its ambulance service, environmental utility, recycling program, sanitary sewer, and street light utility operations. Internal service funds are accounting devices used to accumulate and allocate costs internally among the City of Maplewood's various functions. The City of Maplewood uses internal service funds to account for its information technology, employee benefits, fleet management, and risk management. Because these services predominantly benefit governmental rather than business-type functions, they have been included within governmental activities in the government-wide financial statements.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the ambulance service, environmental utility, recycling program, sanitary sewer, and street light utility operations. All are considered to be major funds of the City of Maplewood. Conversely, all internal service funds are combined into a single, aggregated presentation in the proprietary fund financial statements. Individual fund data for the internal service funds is provided in the form of combining statements elsewhere in this report.

The basic proprietary fund financial statements can be found on pages 36-43 of this report.

Notes to the financial statements. The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 45-85 of this report.

Other information. The combining statements referred to earlier in connection with non-major governmental funds and internal service funds are presented following the Required Supplementary Information. Combining and individual fund statements and schedules can be found on pages 105-173 of this report.

City of Maplewood
Management's Discussion and Analysis

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of a government's financial position. In the case of the City of Maplewood, assets and deferred outflows of resources exceeded liabilities and deferred inflows of resources by \$157,349,891 at the close of the most recent fiscal year.

By far the largest portion of the City of Maplewood's net position, 82.1%, reflects its net investment in capital assets (e.g., infrastructure, land, buildings, vehicles, and equipment) less any related debt used to acquire those assets that is still outstanding. The City of Maplewood uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the City of Maplewood's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

City of Maplewood's Net Position

	Governmental Activities			Business-Type Activities			Total
	2019	2018	2019	2018	2019	2018	
Current assets/other	\$ 42,285,647	\$ 43,630,662	\$ 12,444,160	\$ 11,917,001	\$ 54,729,807	\$ 55,547,663	
Capital assets	152,410,983	144,093,593	35,498,305	36,111,091	187,909,288	180,204,684	
Total assets	194,696,630	187,724,255	47,942,465	48,028,092	242,639,095	235,752,347	
Deferred outflows of resources	8,361,369	11,233,943	134,216	148,311	8,495,585	11,382,254	
Current liabilities	11,832,363	11,933,371	327,506	293,942	12,159,869	12,227,313	
Noncurrent liabilities	67,975,221	69,062,578	1,169,877	1,220,517	69,145,098	70,283,095	
Total liabilities	79,807,584	80,995,949	1,497,383	1,514,459	81,304,967	82,510,408	
Deferred inflows of resources	12,226,707	16,229,272	253,115	231,076	12,479,822	16,460,348	
Net position							
Net investment in capital assets	95,621,886	86,064,525	35,352,375	35,867,590	129,109,261	119,822,115	
Restricted	19,597,720	20,244,517	-	-	19,597,720	20,244,517	
Unrestricted	(4,195,898)	(4,576,065)	10,973,808	10,563,278	8,642,910	8,097,213	
Total net position	\$ 111,023,708	\$ 101,732,977	\$ 46,326,183	\$ 46,430,868	\$ 157,349,891	\$ 148,163,845	

A portion of the City of Maplewood's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position, \$8,642,910, may be used to meet the City's ongoing obligations to citizens and creditors.

At the end of the current fiscal year, the City of Maplewood is able to report positive balances in all categories of net position for the government as a whole. However, unrestricted net position in governmental activities was (\$4,195,898), due to the GASB 68 and GASB 71 requirement to report a total net pension liability of \$12,351,700 and the GASB 75 requirements to report a total OPEB liability of \$1,957,698.

City of Maplewood
Management's Discussion and Analysis

GOVERNMENT-WIDE FINANCIAL ANALYSIS (CONTINUED)

The City of Maplewood's net position increased by \$9,184,784 in 2019, compared to an increase of \$9,578,201 in 2018. Governmental activities increased the City's net position by \$9,289,469, accounting for 100.0% of the total growth in net position. Business-type activities contributed (\$104,685) to the increase. Key elements of this net increase are as follows:

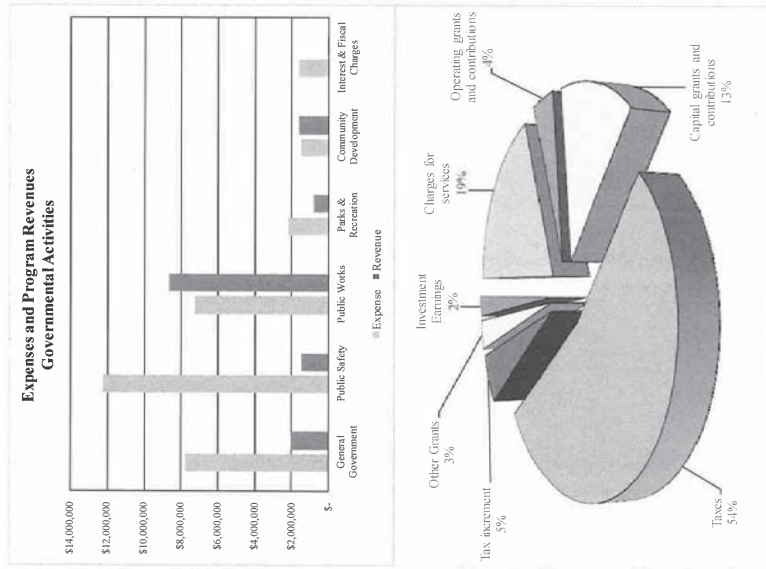
City of Maplewood's Changes in Position

	Business-Type Activities			Total
	2019	2018	2019	
Revenues				
Program revenues				
Charges for services	\$ 7,798,848	\$ 6,682,476	\$ 13,046,127	\$ 20,844,975
Operating grants and contributions	1,594,674	1,460,949	380,197	1,841,146
Capital grants and contributions	5,289,455	3,683,861	1,375,327	5,061,388
General revenues	21,887,327	20,545,229	10,897	21,888,224
General property taxes	1,798,193	1,783,732	288,755	1,783,732
Tax increment collections	990,930	977,656	-	990,930
Grants and contributions not restricted to specific programs	983,360	415,772	263,662	1,247,022
Unrestricted investment earnings	(1,809,088)	-	-	(1,809,088)
Other	-	-	-	-
Gain on disposal of capital assets	27,099	-	-	27,099
Total revenues	38,533,699	35,578,774	13,825,547	52,359,246
Expenses				
General government	7,767,984	5,245,458	-	7,767,984
Public safety	12,233,054	11,391,362	-	12,233,054
Parks & recreation	8,592,649	8,592,649	-	8,592,649
Community development	2,162,684	2,198,359	-	2,162,684
Community development	1,504,666	1,688,293	-	1,504,666
Interest and fiscal charges	1,599,878	1,790,963	-	1,599,878
Sewer	-	4,882,550	4,537,601	4,537,601
Environmental utility	-	1,792,145	1,792,145	1,792,145
Recycling program	-	684,261	684,261	684,261
Ambulance service	-	3,099,247	2,674,876	3,099,247
Street light utility	-	181,010	212,664	181,010
Total expenses	32,525,249	30,907,084	10,699,213	43,174,462
Increase (decrease) in net position before transfers	6,008,450	4,671,690	3,176,334	9,184,784
Transfers	3,281,019	2,790,983	(3,281,019)	-
Increase (decrease) in net position	9,289,469	7,462,673	(104,685)	9,184,784
Net position on January 1	101,732,977	83,006,558	46,430,868	148,163,845
Change in accounting principle	1,262	9,263,746	(9,263,746)	1,262
Net position on January 1 - restated	101,734,239	94,270,304	46,430,868	148,165,107
Net position on December 31	\$ 111,023,708	\$ 101,732,977	\$ 46,326,183	\$ 157,749,891
			\$ 46,430,868	\$ 148,163,845

City of Maplewood
Management's Discussion and Analysis

GOVERNMENT-WIDE FINANCIAL ANALYSIS (CONTINUED)

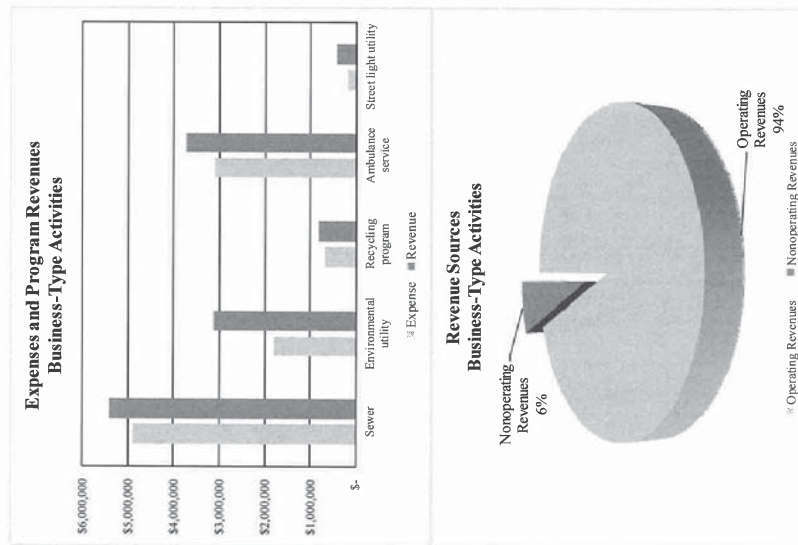
Governmental activities. Overall, governmental revenues increased 8.3% in 2019, primarily due to property tax revenues increasing 6.5%. Charges for services increased 16.7%, due primarily to an increase in electric and gas franchise fees. Capital grants increased 43.5%, mostly due to intergovernmental participation in capital projects. Expenses for governmental activities increased 5.2% overall in 2019, mostly due to inflationary increases. Public safety expenses increased in 2019 because the City moved to a full-time firefighter/paramedic model. Below are graphs which provide comparisons of the governmental activities program revenues and expenses.



City of Maplewood
Management's Discussion and Analysis

GOVERNMENT-WIDE FINANCIAL ANALYSIS (CONTINUED)

Business-type activities. Revenues for business-type activities decreased 4.8%, overall in 2019, primarily due to a decrease in capital contributions. Charges for services increased 5.5%, due to increased utility rates. Interest on investments increased 140.4% due to market value adjustments and investment strategies. Below are graphs showing the business-type activities revenue and expense comparisons.



City of Maplewood
Management's Discussion and Analysis

FINANCIAL ANALYSIS OF THE GOVERNMENT'S FUNDS

Governmental funds. The focus of the City of Maplewood's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the City of Maplewood's financing requirements. In particular, unassigned fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

At the end of the current fiscal year, the City of Maplewood's governmental funds reported combined ending fund balances of \$28,361,755. Approximately 32.4% of this total, or \$9,192,989, constitutes unassigned fund balance. The remainder of the total fund balance, \$19,168,766, is not available for new spending because it is either 1) nonspendable \$15,173, 2) restricted \$13,036,089, 3) committed \$1,139,386, or 4) assigned \$4,978,118, for other purposes.

The fund balance in the General Fund increased by \$1,342,847 in 2019, compared to the 2018 increase of \$356,691. From 2018 to 2019, total revenues of the general fund increased 3.2% while total expenditures increased 1.3%. In 2019, General Fund expenditures exceeded revenues by \$15,434 before transfers. Overall, revenues came in at 101.7% of the final budget, primarily due to excellent property tax collections. Expenditures were 96.1% of the final budget, primarily due to cost savings related to temporary vacancies in the police department. The General Fund balance at year-end is \$10,149,084.

The fund balance in the Debt Service Funds decreased by \$1,138,216, primarily due to payments for advance refunding bonds from escrowed funds. The fund balance in the Public Improvement Projects Fund increased in 2019 by \$1,175,509, due primarily to the receipt of deferred intergovernmental revenue related to a major intersection improvement project.

Proprietary funds. The City of Maplewood's financial statements for proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail. The unrestricted net position in the five proprietary funds totals \$10,294,343. All proprietary funds ended the year with positive unrestricted net position.

The Ambulance Service Fund accounts for customer service charges which are used to finance the operating expenses for ambulance services. Operating revenues and expenses in fiscal year 2019 were \$3,583,725 and \$3,054,914, respectively. In addition, there were net non-operating revenues of \$206,217 which, after transfers in, resulted in an increase in net position of \$737,395.

City of Maplewood
Management's Discussion and Analysis

FINANCIAL ANALYSIS OF THE GOVERNMENT'S FUNDS (CONTINUED)

The **Environmental Utility Fund** is used to account for the City's storm water management program and projects. These activities are financed by an environmental utility charge that began in October 2003. Financial data for 2018 and 2019 is as follows:

	2019	2018
Operating revenues	\$ 3,109,407	\$ 2,996,072
Operating expenses	(1,779,249)	(1,551,229)
Operating income	1,330,158	1,444,843
Add back depreciation	592,113	572,732
Operating income before depreciation	<u>\$ 1,922,271</u>	<u>\$ 2,017,575</u>

Environmental utility charges were increased 3.8% effective January 1, 2014, 3% effective January 1, 2015, 3% effective January 1, 2016, 9% effective January 1, 2017, 5.0% effective January 1, 2018 and 3.8% effective January 1, 2019 to finance higher operating expenses and to build a reserve for storm water system improvements.

The **Recycling Program Fund** accounts for the use of recycling charges that are levied to finance recycling costs and public education on solid waste reduction and recycling. Operating revenues and expenses for 2018 and 2019 are as follows:

	2019	2018
Operating revenues	\$ 708,235	\$ 651,788
Operating expenses	(692,451)	(659,408)
Operating loss/income	15,784	(7,620)

City of Maplewood
Management's Discussion and Analysis

FINANCIAL ANALYSIS OF THE GOVERNMENT'S FUNDS (CONTINUED)

The **Sanitary Sewer Fund** accounts for financing (by user charges) the cost of sewage treatment, system maintenance, and administrative operations. Annually, most of the sewer operating expenses is attributable to sewage treatment services provided by the Metropolitan Council. These charges were \$3,506,650 and \$3,223,384 in 2018. Consequently, the City's sewer utility rates are, in a large part, determined by the Metropolitan Council sewage treatment charges. Financial data for 2018 and 2019 is shown below:

	2019	2018
Operating revenues	\$ 5,198,428	\$ 5,067,050
Operating expenses	(4,868,090)	(4,557,699)
Operating income	330,338	509,351
Add back depreciation	409,259	402,650
Operating income before depreciation	<u>\$ 739,597</u>	<u>\$ 912,001</u>

Sewer rates were not changed in 2016 or 2017, but were increased 2.0% in 2018 and 5.0% in 2019.

The **Street Light Utility Fund** accounts for electric franchise fee revenues that are used to finance the street light expenses. In fiscal year 2019, operating revenues and expenses in the Street Light Utility Fund were \$446,107 and \$180,737, respectively.

BUDGETARY HIGHLIGHTS

General Fund
Most general municipal services are accounted for in the City's General Fund. The following is a summary of the transactions:

	Amended Budget	Actual	Variance Favorable (Unfavorable)
General Fund Budget Report			
Revenues	\$ 20,175,640	\$ 20,524,022	\$ 348,382
Expenditures	(21,336,010)	(20,508,588)	827,422
Other financing sources (uses)	1,360,370	1,327,413	(32,957)
Net change	<u>\$ 200,000</u>	<u>\$ 1,342,847</u>	<u>\$ 1,142,847</u>
Fund balances		<u>8,806,237</u>	
January 1, 2019		<u>\$ 10,149,084</u>	
December 31, 2019			

City of Maplewood
Management's Discussion and Analysis

BUDGETARY HIGHLIGHTS (CONTINUED)

General Fund revenues were 101.7% of the final budget, due to excellent property tax collections. Expenditures were 96.1% of the budget, primarily due to savings in the police department related to temporary position vacancies. The December 31, 2019 fund balance amount exceeded the amount anticipated in the final 2019 budget by \$1,142,847. At the end of 2019, the unassigned fund balance for the General Fund was \$10,149,084 or 49.4% percent of General Fund operating revenues.

There were amendments to the original budget for the General Fund in 2019. The revenue budget was increased by \$163,000 to total \$20,175,640 and the expenditure budget was increased by \$163,000 to total \$21,336,010. Other financing sources (uses) were not changed to total \$1,360,370. Net changes to the budget resulted in a planned budgeted surplus of \$200,000.

CAPITAL ASSET AND DEBT ADMINISTRATION

Capital assets. The City of Maplewood's net investment in capital assets for its governmental and business-type activities, as of December 31, 2019, is \$187,909,288 (net of accumulated depreciation). This net investment in capital assets includes land, buildings and structures, infrastructure, construction in progress, equipment, vehicles, and other improvements.

Major capital asset events during the current fiscal year included the following:

- Overall increase to construction in progress of \$11,010,013.
- Increase in infrastructure, buildings, equipment, vehicles, and other improvements totaling \$1,364,957 before depreciation.

**City of Maplewood's Capital Assets
(Net of Depreciation)**

	Governmental Activities	Business-Type Activities	Total
Infrastructure	\$ 84,865,910	\$ -	\$ 84,865,910
Land	14,954,964	11,624	14,966,588
Buildings and structures	26,453,813	396,934	26,850,747
Equipment	3,691,847	332,124	4,023,971
Vehicles	4,154,745	756,430	4,911,175
Other improvements	778,242	34,001,193	34,779,435
Construction in progress	17,511,462	-	17,511,462
Total	\$ 152,410,983	\$ 35,498,305	\$ 187,909,288

Additional information on the City of Maplewood's capital assets can be found in Note 4 of this report.

City of Maplewood
Management's Discussion and Analysis

BUDGETARY HIGHLIGHTS (CONTINUED)

Long-term liabilities. The City of Maplewood's long-term liabilities for governmental and business-type activities outstanding on December 31, 2019 were \$60,510,208. The majority of this amount, \$57,578,948, consists of outstanding general obligation (G.O.) bonds and related premiums. The outstanding principal on G.O. bonds decreased \$3,971,288 during 2019 due to scheduled payments of \$8,446,288 and new issuances totaling \$4,475,000. Capital leases payable at year-end totaled \$1,075,150. In addition, the City has long-term debt in the amount of \$1,856,110 for employee benefits. The City of Maplewood maintains an AA+ credit rating from Standard & Poor's Ratings Services.

State statutes limit the amount of general obligation debt a Minnesota city may issue to 3% of total estimated market value. The current debt limitation for the City of Maplewood is \$116,104,316. Only \$8,410,000 of the City's outstanding debt is counted within the statutory limitation as the other debt is either wholly or partially financed by revenues other than a general tax levy.

Additional information on the City of Maplewood's long-term debt can be found in Notes 6 and 7 on pages 62-65 of this report.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND RATES

- Ramsey County had an annual average unemployment rate at the end of 2019 of 3.0 percent. This compares with unemployment rates of 3.3 percent for the State of Minnesota and 3.4 percent for the United States.
- The City's local tax capacity will increase by 5.2% for property taxes payable in 2020.
- City population is expected to increase 2.53% in 2020.

These factors were considered in preparing the City's budget for the 2020 fiscal year. The City's adopted 2020 budget includes a property tax levy of \$23,217,300 which is 5.0% greater than the 2019 levy.

Requests for information. This financial report is designed to provide a general overview of the City of Maplewood's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Finance Director, 1830 County Road B East, Maplewood, MN 55109.

BASIC FINANCIAL STATEMENTS



**City of Maplewood
Statement of Net Position
December 31, 2019**

	Governmental Activities	Business-Type Activities	Total
Assets			
Cash and investments (including cash equivalents)	\$ 31,083,011	\$ 6,912,362	\$ 37,995,373
Cash with fiscal agent	52,531	-	52,531
Receivables			
Accounts receivable	599,989	2,376,787	2,976,776
Interest receivable	88,629	19,725	108,354
Taxes receivable	579,645	1,521	581,166
Special assessments receivable	7,422,653	-	7,422,653
Internal balances	(1,583,937)	1,583,937	-
Due from other governments	2,211,921	1,252,418	3,464,339
Inventory	106,143	-	106,143
Prepaid items	248,915	297,410	546,325
Assets held for resale	1,476,147	-	1,476,147
Capital assets not being depreciated			
Land	14,954,964	11,624	14,966,588
Construction in progress	17,511,462	-	17,511,462
Capital assets net of accumulated depreciation			
Vehicles	4,154,745	756,430	4,911,175
Buildings and structures	26,453,813	396,934	26,850,747
Furniture and equipment	3,691,847	332,124	4,023,971
Improvements other than buildings	778,242	34,001,193	34,779,435
Infrastructure	84,865,910	-	84,865,910
Total assets	194,696,630	47,942,465	242,639,095
Deferred Outflows of Resources			
Deferred outflows of resources related to city pensions	7,999,563	52,962	8,052,525
Deferred outflows of resources related to OPEB	361,806	81,254	443,060
Total deferred outflows of resources	8,361,369	134,216	8,495,585
Total assets and deferred outflows of resources	\$ 203,057,999	\$ 48,076,681	\$ 251,134,680
Liabilities			
Accounts and contracts payable	\$ 2,961,888	\$ 139,335	\$ 3,101,223
Interest payable	741,616	1,025	742,641
Salaries and benefits payable	354,431	69,458	423,889
Due to other governments	166,531	18,280	184,811
Deposits payable	718,567	-	718,567
Unearned revenue	44,946	-	44,946
Bonds payable, net			
Payable within one year	6,568,033	-	6,568,033
Payable after one year	51,010,915	-	51,010,915
Capital lease payable			
Payable within one year	181,868	99,408	281,276
Payable after one year	893,281	46,522	939,803
Compensated absences payable			
Payable within one year	94,483	-	94,483
Payable after one year	1,761,627	-	1,761,627
Net pension liability			
Payable after one year	12,351,700	683,695	13,035,395
Total OPEB liability			
Payable after one year	1,957,698	439,660	2,397,358
Total liabilities	79,807,584	1,497,383	81,304,967
Deferred Inflows of Resources			
Deferred inflows of resources related to city pensions	11,852,004	168,964	12,020,968
Deferred inflows of resources related to OPEB	374,703	84,151	458,854
Total deferred inflows of resources	12,226,707	253,115	12,479,822
Net Position			
Net investment in capital assets	95,621,886	35,352,375	129,109,261
Restricted for			
Economic development	83,616	-	83,616
Debt service	14,892,371	-	14,892,371
Tax increment	1,349,035	-	1,349,035
Park development	1,591,334	-	1,591,334
Capital projects	1,681,364	-	1,681,364
Unrestricted	(4,195,898)	10,973,808	6,642,910
Total net position	111,023,708	46,326,183	157,349,891
Total liabilities, deferred inflows of resources, and net position	\$ 203,057,999	\$ 48,076,681	\$ 251,134,680

See notes to financial statements.

**City of Maplewood
Statement of Activities
Year Ended December 31, 2019**

Functions/Programs	Program Revenues				Net (Expense) Revenues and Changes in Net Position		
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-Type Activities	Total
Governmental activities							
General government	\$ 7,767,984	\$ 1,910,171	\$ 124,812	\$ -	\$ (5,733,001)	\$ -	\$ (5,733,001)
Public safety	12,233,054	597,172	807,043	78,231	(10,750,608)	-	(10,750,608)
Public works	7,256,983	3,263,348	276,900	5,118,149	1,401,414	-	1,401,414
Parks and recreation	2,162,684	402,684	385,919	20,200	(1,353,881)	-	(1,353,881)
Community development	1,504,666	1,625,473	-	-	120,807	-	120,807
Interest and fiscal charges	1,599,878	-	-	72,875	(1,527,003)	-	(1,527,003)
Total governmental activities	32,525,249	7,798,848	1,594,674	5,289,455	(17,842,272)	-	(17,842,272)
Business-type activities							
Ambulance service	3,099,247	3,583,950	-	155,601	-	640,304	640,304
Environmental utility	1,792,145	3,109,407	7,770	10,412	-	1,335,444	1,335,444
Recycling program	694,261	708,235	113,025	-	-	126,999	126,999
Sewer	4,882,550	5,198,428	704	217,349	-	533,931	533,931
Street light utility	181,010	446,107	-	-	-	265,097	265,097
Total business-type activities	10,649,213	13,046,127	121,499	383,362	-	2,901,775	2,901,775
Total governmental and business-type activities	\$ 43,174,462	\$ 20,844,975	\$ 1,716,173	\$ 5,672,817	(17,842,272)	2,901,775	(14,940,497)
General revenues							
Property taxes					21,887,327	10,897	21,898,224
Tax increments					1,798,193	-	1,798,193
Grants and contributions not restricted to specific programs					990,930	-	990,930
Unrestricted investment earnings					983,360	263,662	1,247,022
Transfers					3,281,019	(3,281,019)	-
Special item (note 20)					(1,809,088)	-	(1,809,088)
Total general revenues, transfers, and special item					27,131,741	(3,006,460)	24,125,281
Change in net position					9,289,469	(104,685)	9,184,784
Net position - beginning, as previously stated					101,732,977	46,430,868	148,163,845
Change in accounting principle (Note 19)					1,262	-	1,262
Net position - beginning, as restated					101,734,239	46,430,868	148,165,107
Net position - ending					\$ 111,023,708	\$ 46,326,183	\$ 157,349,891

See notes to financial statements.

**City of Maplewood
Balance Sheet - Governmental Funds
December 31, 2019**

	General	Debt Service	Capital Projects	Nonmajor Governmental Funds	Total Governmental Funds
		Debt Service Funds	Public Improvement Projects Fund		
Assets					
Cash and investments	\$ 10,753,815	\$ 8,089,594	\$ 1,660,581	\$ 7,484,010	\$ 27,988,000
Cash with fiscal agent	-	-	-	52,531	52,531
Accrued interest receivable	30,698	23,077	4,736	21,288	79,799
Due from other governments	98,046	9,919	2,040,153	54,187	2,202,305
Accounts receivable	72,631	-	-	527,358	599,989
Due from other funds	-	-	-	2,207,001	2,207,001
Property taxes receivable	426,469	125,833	-	27,343	579,645
Special assessments receivable	11,442	7,391,481	-	19,730	7,422,653
Prepaid items	15,173	-	-	1,000	16,173
Assets held for resale	-	-	475,700	1,000,447	1,476,147
Total assets	\$ 11,408,274	\$ 15,639,904	\$ 4,181,170	\$ 11,394,895	\$ 42,624,243
Liabilities					
Accounts payable	\$ 294,163	\$ 822	\$ 800,147	\$ 859,572	\$ 1,954,704
Contracts payable	-	-	440,252	120,465	560,717
Deposits payable	404,895	-	-	313,672	718,567
Due to other governments	88,239	5,095	-	3,284	96,618
Salaries and benefits payable	218,704	-	-	7,998	226,702
Due to other funds	-	-	1,360,673	846,328	2,207,001
Advance payable	-	-	-	904,472	904,472
Unearned revenues	39,711	-	-	5,235	44,946
Total liabilities	1,045,712	5,917	2,601,072	3,061,026	6,713,727
Deferred Inflows of Resources					
Unavailable revenue - taxes and assessments	213,478	7,303,247	-	32,036	7,548,761
Fund Balances					
Nonspendable	15,173	-	-	-	15,173
Restricted	-	8,330,740	1,580,098	3,125,251	13,036,089
Committed	-	-	-	1,139,386	1,139,386
Assigned	-	-	-	4,978,118	4,978,118
Unassigned	10,133,911	-	-	(940,922)	9,192,989
Total fund balances	10,149,084	8,330,740	1,580,098	8,301,833	28,361,755
Total liabilities, deferred inflows of resources, and fund balances	\$ 11,408,274	\$ 15,639,904	\$ 4,181,170	\$ 11,394,895	\$ 42,624,243

See notes to financial statements.

**City of Maplewood
Reconciliation of the Balance Sheet to
the Statement of Net Position - Governmental Funds
December 31, 2019**

Total fund balances - governmental funds \$ 28,361,755

Amounts reported for governmental activities in the Statement of Net Position are different because:

Capital assets used in governmental activities are not current financial resources and, therefore, are not reported as assets in governmental funds.

Cost of capital assets	218,568,266
Less accumulated depreciation	(68,919,988)

Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported as liabilities in the funds.

Long-term liabilities at year-end consist of:

Bonds payable	(55,545,195)
Unamortized bond premium and discount	(2,033,753)
Capital lease payable	(1,075,149)
Total OPEB liability	(1,957,698)
Net pension liability	(12,351,700)

Delinquent receivables will be collected in subsequent years, but are not available soon enough to pay for the current period's expenditures and, therefore, are deferred in the funds.

Taxes	277,280
Special assessments	47,107

Deferred outflows of resources and deferred inflows of resources are created as a result of various differences related to pensions that are not recognized in the governmental funds.

Deferred inflows of resources related to city pensions	(11,852,004)
Deferred inflows of resources related to OPEB	(374,703)
Deferred outflows of resources related to city pensions	7,999,563
Deferred outflows of resources related to OPEB	361,806

Revenues in the Statement of Activities that do not provide current financial resources are not reported as revenues in the funds.

Deferred special assessments	7,224,374
------------------------------	-----------

Governmental funds do not report a liability for accrued interest due and payable.

(741,616)

Internal Service Funds are used by management to charge the costs of insurance and capital equipment to individual funds. The assets and liabilities of the Internal Service Funds are included in governmental activities in the Statement of Net Position.

3,035,363

Total net position - governmental activities

\$ 111,023,708

See notes to financial statements.

City of Maplewood
Statement of Revenues, Expenditures, and
Changes in Fund Balances - Governmental Funds
Year Ended December 31, 2019

	General	Debt Service	Capital Projects	Nonmajor Governmental Funds	Total Governmental Funds
		Debt Service Funds	Public Improvement Projects Fund		
Revenues					
General property taxes	\$ 15,980,159	\$ 4,879,241	\$ -	\$ 1,009,706	\$ 21,869,106
Tax increment collections	-	-	-	1,798,193	1,798,193
Miscellaneous taxes	-	-	-	1,925,320	1,925,320
Licenses and permits	1,444,503	-	-	12,191	1,456,694
Intergovernmental	1,456,057	732,875	2,884,398	899,438	5,972,768
Special assessments	101	2,228,829	-	6,757	2,235,687
Charges for services	1,106,725	-	-	1,013,231	2,119,956
Fines and forfeitures	163,016	-	-	8,153	171,169
Investment income	311,788	147,425	84,688	327,122	871,023
Miscellaneous					
Contributions and donations	7,424	-	-	1,000	8,424
Rent	2,281	-	-	135,770	138,051
Other	51,968	-	1,364,969	502,982	1,919,919
Total revenues	<u>20,524,022</u>	<u>7,988,370</u>	<u>4,334,055</u>	<u>7,639,863</u>	<u>40,486,310</u>
Expenditures					
Current					
Community development	1,317,755	-	-	183,196	1,500,951
Administration	1,700,712	-	-	611,280	2,311,992
Finance	1,276,949	13,028	-	-	1,289,977
Fire	2,259,575	-	-	73,845	2,333,420
Legislative	149,140	-	-	26,912	176,052
Parks and recreation	524,297	-	-	718,050	1,242,347
Police	9,282,587	-	-	30,701	9,313,288
Public works	3,997,573	-	-	230,562	4,228,135
Debt service					
Principal retirement	-	8,530,204	-	-	8,530,204
TIF developer payments	-	-	-	3,245,988	3,245,988
Interest and other charges	-	1,857,978	-	-	1,857,978
Capital outlay					
Administration	-	-	-	90,593	90,593
Police	-	-	-	798,086	798,086
Parks and recreation	-	-	-	1,506,778	1,506,778
Public works	-	-	10,935,561	-	10,935,561
Total expenditures	<u>20,508,588</u>	<u>10,401,210</u>	<u>10,935,561</u>	<u>7,515,991</u>	<u>49,361,350</u>
Excess of revenues over (under) expenditures	15,434	(2,412,840)	(6,601,506)	123,872	(8,875,040)
Other Financing Sources (Uses)					
Issuance of bonds	-	4,475,000	-	-	4,475,000
Premium on debt issued	-	204,444	-	-	204,444
Proceeds from capital leases	-	-	-	720,000	720,000
Transfers in	1,387,670	1,173,495	7,791,183	425,777	10,778,125
Transfers out	(60,578)	(4,578,315)	(14,168)	(2,844,045)	(7,497,106)
Proceeds from sale of capital asset	321	-	-	55,290	55,611
Total other financing sources (uses)	<u>1,327,413</u>	<u>1,274,624</u>	<u>7,777,015</u>	<u>(1,642,978)</u>	<u>8,736,074</u>
Net change in fund balances	1,342,847	(1,138,216)	1,175,509	(1,519,106)	(138,966)
Fund Balances					
Beginning of year, as previously stated	8,806,237	9,468,956	404,589	9,819,677	28,499,459
Change in accounting principle (Note 19)	-	-	-	1,262	1,262
Beginning of year, as restated	<u>8,806,237</u>	<u>9,468,956</u>	<u>404,589</u>	<u>9,820,939</u>	<u>28,500,721</u>
End of year	<u>\$ 10,149,084</u>	<u>\$ 8,330,740</u>	<u>\$ 1,580,098</u>	<u>\$ 8,301,833</u>	<u>\$ 28,361,755</u>

See notes to financial statements.



**City of Maplewood
Reconciliation of the Statement of Revenues,
Expenditures, and Changes in Fund Balances to
the Statement of Activities - Governmental Funds
Year Ended December 31, 2019**

Net change in fund balances - governmental funds	\$ (138,966)
Amounts reported for governmental activities in the Statement of Activities are different because:	
Capital outlays are reported in governmental funds as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over the estimated useful lives as depreciation expense.	
Capital outlays	12,813,914
Depreciation expense	(4,524,743)
Loss on disposal	(146,603)
Unfunded OPEB obligations are recognized as paid in the governmental funds but recognized as the expense is incurred in the Statement of Activities.	
	(27,980)
Governmental funds recognize pension contributions as expenditures at the time of payment in the funds whereas the Statement of Activities factors in items related to pensions on a full accrual perspective.	
Pension expense	327,521
Principal payments on long-term debt are recognized as expenditures in the governmental funds but have no impact on net position in the Statement of Activities.	
Bonds payable	8,446,288
Capital lease payable	83,916
Governmental funds report the effects of bond premiums and discounts when debt is first issued, whereas these amounts are deferred and amortized in the Statement of Activities.	
	(2,136)
Interest on long-term debt in the Statement of Activities differs from the amount reported in the governmental funds because interest is recognized as an expenditure in the funds when it is due and, thus, requires use of current financial resources. In the Statement of Activities, however, interest expense is recognized as the interest accrues, regardless of when it is due.	
	55,792
Proceeds from long-term debt are recognized as an other financing source in the governmental funds but have no impact on net position in the Statement of Activities.	
	(5,195,000)
Certain receivables will be collected in subsequent years, but are not available soon enough to pay for the current period's expenditures and, therefore, are deferred in the funds.	
Property taxes delinquent	5,816
Special assessments delinquent	(2,088)
Special assessments deferred	(369,137)
The net effect of transactions involving the dissolution of the Maplewood Firefighters Relief Association. See Note 20.	
	(1,809,088)
Internal Service Funds are used by management to charge the costs of insurance and capital equipment to individual funds. The net revenue of certain activities of Internal Service Funds is reported with governmental activities in the government-wide financial statements.	
	<u>(228,037)</u>
Change in net position - governmental activities	<u>\$ 9,289,469</u>

See notes to financial statements.

City of Maplewood
Statement of Net Position - Proprietary Funds
December 31, 2019

	Business-Type Activities	
	Enterprise Funds	
	606 Ambulance Service	604 Environmental Utility
Assets held for resale		
Current assets		
Cash and cash equivalents	\$ 1,204,165	\$ 1,969,593
Accrued interest receivable	3,436	5,621
Due from other governments	439	393,754
Accounts receivable - net	2,216,898	875
Advance due from other funds	-	-
Property taxes receivable	1,521	-
Inventory	-	-
Prepaid items	-	-
Total current assets	3,426,459	2,369,843
Noncurrent assets		
Capital assets		
Structures, vehicles, and equipment	1,838,515	35,296,052
Less: allowance for depreciation	(845,449)	(12,002,652)
Net capital assets	993,066	23,293,400
Total assets	4,419,525	25,663,243
Deferred Outflows of Resources		
Deferred outflows of resources related to OPEB	47,582	17,891
Deferred outflows of resources related to pensions	-	27,059
Total deferred outflows of resources	47,582	44,950
Total assets and deferred outflows of resources	\$ 4,467,107	\$ 25,708,193
Liabilities		
Current liabilities		
Accounts payable	\$ 24,378	\$ 3,129
Due to other governments	14,837	3
Interest payable	1,025	-
Salaries payable	49,691	10,386
Employee benefits payable - current portion	-	-
Capital lease payable - current portion	99,408	-
Total current liabilities	189,339	13,518
Noncurrent liabilities		
Employee benefits payable - noncurrent portion	-	-
Capital lease payable - noncurrent portion	145,930	-
Total other post employment benefits (OPEB) liability	257,464	96,805
Net pension liability	-	349,303
Less amount due within one year	(99,408)	-
Total noncurrent liabilities	303,986	446,108
Total liabilities	493,325	459,626
Deferred Inflows of Resources		
Deferred inflows of resources related to OPEB	49,278	18,529
Deferred inflows of resources related to pensions	-	86,324
Total deferred inflows of resources	49,278	104,853
Net Position		
Net investment in capital assets	847,136	23,293,400
Unrestricted	3,077,368	1,850,314
Total net position	3,924,504	25,143,714
Total liabilities, deferred inflows of resources, and net position	\$ 4,467,107	\$ 25,708,193

See notes to financial statements.

Business-Type Activities Enterprise Funds				Governmental Activities - Internal Service Funds
605 Recycling Program	601 Sanitary Sewer	607 Street Light Utility	Total	
\$ 210,047	\$ 2,826,991	\$ 701,566	\$ 6,912,362	\$ 3,095,011
599	8,067	2,002	19,725	8,830
204,529	653,303	393	1,252,418	9,616
48,195	199	110,620	2,376,787	-
-	904,472	-	904,472	-
-	-	-	1,521	-
-	-	-	-	106,143
-	297,410	-	297,410	232,742
<u>463,370</u>	<u>4,690,442</u>	<u>814,581</u>	<u>11,764,695</u>	<u>3,452,342</u>
-	24,039,337	6,255	61,180,159	7,278,586
-	(12,833,127)	(626)	(25,681,854)	(4,515,881)
-	<u>11,206,210</u>	<u>5,629</u>	<u>35,498,305</u>	<u>2,762,705</u>
<u>463,370</u>	<u>15,896,652</u>	<u>820,210</u>	<u>47,263,000</u>	<u>6,215,047</u>
1,720	14,061	-	81,254	-
2,473	23,430	-	52,962	-
4,193	37,491	-	134,216	-
<u>\$ 467,563</u>	<u>\$ 15,934,143</u>	<u>\$ 820,210</u>	<u>\$ 47,397,216</u>	<u>\$ 6,215,047</u>
\$ 97,105	\$ 1,578	\$ 13,145	\$ 139,335	\$ 446,467
590	-	2,850	18,280	69,913
-	-	-	1,025	-
904	8,477	-	69,458	127,729
-	-	-	-	94,483
-	-	-	99,408	-
<u>98,599</u>	<u>10,055</u>	<u>15,995</u>	<u>327,506</u>	<u>738,592</u>
-	-	-	-	1,856,110
-	-	-	145,930	-
9,308	76,083	-	439,660	-
31,930	302,462	-	683,695	-
-	-	-	(99,408)	(94,483)
<u>41,238</u>	<u>378,545</u>	<u>-</u>	<u>1,169,877</u>	<u>1,761,627</u>
<u>139,837</u>	<u>388,600</u>	<u>15,995</u>	<u>1,497,383</u>	<u>2,500,219</u>
1,782	14,562	-	84,151	-
7,891	74,749	-	168,964	-
9,673	89,311	-	253,115	-
-	11,206,210	5,629	35,352,375	2,762,705
<u>318,053</u>	<u>4,250,022</u>	<u>798,586</u>	<u>10,294,343</u>	<u>952,123</u>
<u>318,053</u>	<u>15,456,232</u>	<u>804,215</u>	<u>45,646,718</u>	<u>3,714,828</u>
<u>\$ 467,563</u>	<u>\$ 15,934,143</u>	<u>\$ 820,210</u>	<u>\$ 47,397,216</u>	<u>\$ 6,215,047</u>

Adjustment to reflect the consolidation
of internal service fund activities related
to enterprise funds

679,465

Net position of business-type activities

\$ 46,326,183

City of Maplewood
Statement of Revenues, Expenses, and Changes
in Fund Net Position - Proprietary Funds
Year Ended December 31, 2019

	Business-Type Activities Enterprise Funds	
	604	
	606 Ambulance Service	Environmental Utility
Operating Revenues		
Utility/recycling/ambulance billings	\$ 3,583,200	\$ 3,109,252
Franchise tax	-	-
Other sales and services	525	155
Total operating revenues	<u>3,583,725</u>	<u>3,109,407</u>
Operating Expenses		
Personnel services	2,315,430	817,868
Materials and supplies	149,071	24,374
Contractual services	444,176	344,894
Depreciation	146,237	592,113
Total operating expenses	<u>3,054,914</u>	<u>1,779,249</u>
Operating income (loss)	528,811	1,330,158
Nonoperating Revenues (Expenses)		
Investment income	43,629	67,611
Intergovernmental	155,601	7,770
General property taxes	10,897	-
Gain (loss) on disposal of capital assets	225	-
Interest expense	(4,135)	-
Total nonoperating revenues (expenses)	<u>206,217</u>	<u>75,381</u>
Income (loss) before contributions and transfers	735,028	1,405,539
Capital Contributions	-	10,412
Transfers in	2,367	-
Transfers out	-	(2,001,179)
Change in net position	737,395	(585,228)
Net Position		
Beginning of year	<u>3,187,109</u>	<u>25,728,942</u>
End of year	<u>\$ 3,924,504</u>	<u>\$ 25,143,714</u>

See notes to financial statements.

Business-Type Activities Enterprise Funds				Governmental
605 Recycling Program	601 Sanitary Sewer	607 Street Light Utility	Total	Activities - Internal Service Funds
\$ 699,000	\$ 5,162,231	\$ -	\$ 12,553,683	\$ -
-	-	446,107	446,107	-
9,235	36,197	-	46,112	9,924,225
<u>708,235</u>	<u>5,198,428</u>	<u>446,107</u>	<u>13,045,902</u>	<u>9,924,225</u>
65,617	645,408	-	3,844,323	8,824,933
8,824	41,096	-	223,365	582,446
618,010	3,772,327	180,424	5,359,831	615,952
-	409,259	313	1,147,922	382,350
<u>692,451</u>	<u>4,868,090</u>	<u>180,737</u>	<u>10,575,441</u>	<u>10,405,681</u>
15,784	330,338	265,370	2,470,461	(481,456)
12,029	117,168	23,225	263,662	112,337
113,025	704	-	277,100	41,987
-	-	-	10,897	-
-	-	-	225	29,458
-	-	-	(4,135)	-
<u>125,054</u>	<u>117,872</u>	<u>23,225</u>	<u>547,749</u>	<u>183,782</u>
140,838	448,210	288,595	3,018,210	(297,674)
-	217,349	-	227,761	-
53,599	-	-	55,966	-
<u>(249,290)</u>	<u>(1,061,516)</u>	<u>(25,000)</u>	<u>(3,336,985)</u>	<u>-</u>
(54,853)	(395,957)	263,595	(35,048)	(297,674)
<u>372,906</u>	<u>15,852,189</u>	<u>540,620</u>	<u>45,681,766</u>	<u>4,012,502</u>
<u>\$ 318,053</u>	<u>\$ 15,456,232</u>	<u>\$ 804,215</u>	<u>\$ 45,646,718</u>	<u>\$ 3,714,828</u>

Change in net position reported above \$ (35,048)
Adjustment to reflect the consolidation of internal service
of internal service fund activities
fund activities related to enterprise funds (69,637)
Change in net position of business-type activities
activities \$ (104,685)

City of Maplewood
Statement of Cash Flows - Proprietary Funds
Year Ended December 31, 2019

	Business-Type Activities - Enterprise Funds	
	606 Ambulance Service	604 Environmental Utility
Cash Flows - Operating Activities		
Receipts from customers	\$ 3,015,161	\$ 3,093,730
Interfund services provided and used	-	(209,800)
Payments to suppliers for goods and services	(596,954)	(160,355)
Payments to employees for services	(2,226,765)	(795,036)
Other operating revenues	525	155
Net cash flows - operating activities	191,967	1,928,694
Cash Flows - Noncapital		
Financing Activities		
Property taxes	15,085	-
Intergovernmental receipts	155,601	7,770
Decrease (increase) in due from other funds	-	-
Transfer from other funds	2,367	-
Transfer to other funds	-	(552,196)
Net cash flows - noncapital financing activities	173,053	(544,426)
Cash Flows - Capital and Related		
Financing Activities		
Principal paid on debt	(81,119)	-
Interest paid on debt	(4,726)	-
Acquisition of capital assets	(309,650)	-
Transfer to other funds	-	(1,448,983)
Proceeds from disposal of capital assets	2,500	-
Net cash flows - capital and related financing activities	(392,995)	(1,448,983)
Cash Flows - Investing Activities		
Investment income	42,362	66,230
Net change in cash and cash equivalents	14,387	1,515
Cash and Cash Equivalents		
January 1	1,189,778	1,968,078
December 31	\$ 1,204,165	\$ 1,969,593

See notes to financial statements.

Business-Type Activities -
Enterprise Funds

605 Recycling Program	601 Sanitary Sewer	607 Street Light Utility	Total	Governmental Activities - Internal Service Funds
\$ 646,558	\$ 5,114,303	\$ 462,633	\$ 12,332,385	\$ -
-	(123,400)	-	(333,200)	9,879,904
(616,359)	(3,697,692)	(178,602)	(5,249,962)	(1,128,485)
(69,595)	(640,930)	-	(3,732,326)	(8,781,660)
9,235	36,197	-	46,112	35,294
(30,161)	688,478	284,031	3,063,009	5,053
-	-	-	15,085	-
74	704	-	164,149	41,987
-	(660,086)	-	(660,086)	-
53,599	-	-	55,966	-
(249,290)	(624,899)	(25,000)	(1,451,385)	-
(195,617)	(1,284,281)	(25,000)	(1,876,271)	41,987
-	-	-	(81,119)	-
-	-	-	(4,726)	-
-	-	-	(309,650)	(143,178)
-	(436,617)	-	(1,885,600)	-
-	-	-	2,500	29,458
-	(436,617)	-	(2,278,595)	(113,720)
12,269	116,178	22,056	259,095	109,583
(213,509)	(916,242)	281,087	(832,762)	42,903
423,556	3,743,233	420,479	7,745,124	3,052,108
<u>\$ 210,047</u>	<u>\$ 2,826,991</u>	<u>\$ 701,566</u>	<u>\$ 6,912,362</u>	<u>\$ 3,095,011</u>

**City of Maplewood
Statement of Cash Flows - Proprietary Funds
Year Ended December 31, 2019**

	Business-Type Activities - Enterprise Funds	
	606 Ambulance Service	604 Environmental Utility
Reconciliation of Operating Income (Loss) to Net Cash Flows - Operating Activities		
Operating income (loss)	\$ 528,811	\$ 1,330,158
Adjustments to reconcile operating income (loss) to net cash flows - operating activities		
Depreciation	146,237	592,113
Pension expense	-	1,065
Accounts receivable	(571,800)	194
Due from other governments	3,761	(15,716)
Prepaid items	-	-
Inventory	-	-
Accounts payable	4,350	(890)
Salaries payable	19,748	5,889
Due to other governments	(8,057)	3
OPEB expense	68,917	15,878
Employee benefits payable	-	-
Total adjustments	(336,844)	598,536
Net cash flows - operating activities	\$ 191,967	\$ 1,928,694
Noncash Capital and Related Financing Activities		
Capital contributions	\$ -	\$ 10,412

See notes to financial statements.

Business-Type Activities -
Enterprise Funds

605 Recycling Program	601 Sanitary Sewer	607 Street Light Utility	Total	Governmental Activities - Internal Service Funds
\$ 15,784	\$ 330,338	\$ 265,370	\$ 2,470,461	\$ (481,456)
-	409,259	313	1,147,922	382,350
(3,701)	5,116	-	2,480	-
(48,168)	65	16,546	(603,163)	581
(4,274)	(47,993)	(20)	(64,242)	(9,608)
-	(5,189)	-	(5,189)	(43,479)
-	-	-	-	11,885
9,885	(2,480)	(699)	10,166	(3,588)
25	1,433	-	27,095	(58,147)
590	-	2,521	(4,943)	60,643
(302)	(2,071)	-	82,422	-
-	-	-	-	145,872
<u>(45,945)</u>	<u>358,140</u>	<u>18,661</u>	<u>592,548</u>	<u>486,509</u>
<u>\$ (30,161)</u>	<u>\$ 688,478</u>	<u>\$ 284,031</u>	<u>\$ 3,063,009</u>	<u>\$ 5,053</u>
<u>\$ -</u>	<u>\$ 217,349</u>	<u>\$ -</u>	<u>\$ 227,761</u>	<u>\$ -</u>



NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the City of Maplewood, Minnesota have been prepared in conformity with accounting principles generally accepted in the United States of America as applied to governmental units by GASB. The following is a summary of the significant accounting policies.

A. Financial Reporting Entity

The criteria used to determine the financial reporting entity were in conformity with GASB Statement No. 14, *The Financial Reporting Entity*. In accordance with Statement No. 14 for financial reporting purposes, the City's financial statements include all funds, departments, agencies, boards, commissions, and other organizations over which the City is considered to be financially accountable.

The City is financially accountable if:

1. It appoints a voting majority of an organization's body and is able to impose its will on that organization or the potential for the organization to provide specific financial benefits to, or impose specific financial burdens, on the City; or
2. An organization is fiscally dependent on the City.

As a result of applying the criteria of Statement No. 14 the City has one blended component unit.

1. Blended Component Unit

During 2009, the City adopted Ordinance No. 891 establishing the Maplewood Area Economic Development Authority, an entity legally separate from the City. Although legally separate, the EDA is reported as if it were part of the primary government because it provides services exclusively for the City. In addition, the Authority consists of the Mayor and members of the City Council. The City Manager acts as Director and ex-officio member. Separate financial statements for the Authority are not prepared and the City has operational responsibility for the EDA.

The following provide an advisory function and have been included as part of the primary government:

- Heritage Preservation Commission
- Police Civil Service Commission
- Community Design Review Board
- Planning Commission
- Parks and Recreation Commission
- Environmental and Natural Resources Commission
- Housing and Economic Development Commission
- Human Rights Commission

The above commissions, board, and authority were created by the City to carry out specific advisory functions with members appointed by the City Council. All funding for these advisory bodies is derived from the City.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

B. Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e., the Statement of Net Position and the Statement of Activities) report information on all activities of the primary government and its component unit. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

The Statement of Activities demonstrates the degree to which the direct expenses of a given function or business-type activity are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or business-type activity. Interest on general long-term debt is considered an indirect expense and is reported separately in the Statement of Activities. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or business-type activity and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or business-type activity. Taxes and other items not included among program revenues are reported instead as general revenues. Internally dedicated revenues are reported as general revenues rather than program revenues.

Separate financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the City considers all revenues, except reimbursement grants, to be available if they are collected within 60 days of the end of the current fiscal period. Reimbursement grants are considered available if they are collected within one year of the end of the current period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation (Continued)
Property taxes, licenses, special assessments, intergovernmental revenues, charges for services, and interest associated with the current period are all considered to be susceptible to accrual and so have been recognized as revenues of the current period. Only the portion of special assessments receivable due within the current period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the City.

Property Tax Revenue Recognition

The City Council annually adopts a tax levy and certifies it to the County in December (levy/assessment date) of each year for collection in the following year. The County is responsible for billing and collecting all property taxes for itself, the City, the local School District, and other taxing authorities. Such taxes become a lien on January 1 and are recorded as receivables by the City at that date. Real property taxes are payable (by property owners) on May 15 and October 15 of each calendar year. Personal property taxes are payable by taxpayers on February 28 and June 30 of each year. These taxes are collected by the County and remitted to the City on or before July 7 and December 2 of the same year. Delinquent collections for November and December are received the following January. The City has no ability to enforce payment of property taxes by property owners. The County possesses this authority.

Government-Wide Financial Statements

The City recognizes property tax revenue in the period for which the taxes were levied. Uncollectible property taxes are not material and have not been reported.

Governmental Fund Financial Statements

The City recognizes property tax revenue when it becomes both measurable and available to finance expenditures of the current period. In practice, current and delinquent taxes and State credits received by the City in July, December, and January are recognized as revenue for the current year. Taxes collected by the County by December 31 (remitted to the City the following January) and taxes and credits not received at year end are classified as delinquent and due from County taxes receivable. The portion of delinquent taxes not collected by the City in January are fully offset by deferred inflows because they are not available to finance current expenditures.

Special Assessment Revenue Recognition

Special assessments are levied against benefited properties for the cost or a portion of the cost of special assessment improvement projects in accordance with State Statutes. These assessments are collectible by the City over a term of years usually consistent with the term of the related bond issue. Collection of annual installments (including interest) is handled by the County auditor in the same manner as property taxes. Property owners are allowed to (and often do) prepay future installments without interest or prepayment penalties.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation (Continued)

Special Assessment Revenue Recognition (Continued)

Once a special assessment roll is adopted, the amount attributed to each parcel is a lien upon that property until full payment is made or the amount is determined to be excessive by the City Council or court action. If special assessments are allowed to go delinquent, the property is subject to tax forfeit sale. Proceeds of sales from tax forfeit properties are remitted to the City in payment of delinquent special assessments. Pursuant to State Statutes, a property shall be subject to a tax forfeit sale after three years unless it is homesteaded, agricultural, or seasonal recreational land in which event the property is subject to such sale after five years.

Government-Wide Financial Statements

The City recognizes special assessment revenue in the period that the assessment roll was adopted by the City Council. Uncollectible special assessments are not material and have not been reported.

Governmental Fund Financial Statements

Revenue from special assessments is recognized by the City when it becomes measurable and available to finance expenditures of the current fiscal period. In practice, current and delinquent special assessments received by the City are recognized as revenue for the current year. All remaining delinquent and deferred assessments receivable in governmental funds are offset by deferred inflows.

Description of Funds:

Major Governmental Funds:

General Fund – This fund is the City's primary operating fund. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.

Debt Service Fund – This fund accounts for the accumulation of resources for, and the payment of, general and special assessment long-term debt principal, interest, and fiscal agents' fees.

Public Improvement Projects Fund – This fund accounts for financial resources to be used to finance public works construction projects that are financed wholly or partially by special assessments levied against properties that benefit from the public improvements.

Major Proprietary Funds:

Ambulance Service Fund – This fund accounts for customer service charges that are used to finance emergency medical services.

Environmental Utility Fund – This fund accounts for revenues and expenses related to the administration, planning, implementation, and maintenance of the storm water management program.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation (Continued)

Description of Funds (Continued):

Major Proprietary Funds (Continued):

Recycling Program Fund – This fund accounts for recycling charges that are levied to finance recycling costs and public education on solid waste reduction and recycling.

Sanitary Sewer Fund – This fund accounts for customer sewer charges which are used to finance sewer system operating expenses.

Street Light Utility Fund – This fund accounts for water surcharges on St. Paul water utility bills that will be used to finance future water system improvements that cannot be financed by special assessments.

Additional Fund Types:

Special Revenue Funds – Used to account for the proceeds of specific revenue sources (other than major capital resources) that are restricted to expenditures for specified purposes.

Capital Projects Funds – Used to account for financial resources to be used for the acquisition or construction of major capital facilities or major purchases of equipment (other than those financed by Proprietary Funds).

Internal Service Funds – Used to account for information technology, employee benefits, dental insurance, risk management, and fleet management services provided by one department to other departments of the City.

As a general rule the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are transactions that would be treated as revenues, expenditures, or expenses if they involved external organizations, such as buying goods and services or payments in lieu of taxes, are similarly treated when they involve other funds of the City. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Amounts reported as *program revenues* include 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as *general revenues* rather than as program revenues. Likewise, general revenues include all taxes.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation (Continued)

Proprietary funds distinguish *operating revenues* and expenses from *nonoperating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the enterprise funds are charges to customers for sales and services. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

When both restricted and unrestricted resources are available for an allowable use, it is the City's policy to use restricted resources first, then unrestricted resources as they are needed.

D. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position or Equity

1. Deposits and Investments

Cash and investments include balances from all funds that are combined and invested to the extent available in various securities as authorized by state law. Earnings from the pooled investments are allocated to the individual funds based on the average of month-end cash and investment balances.

The City's cash and cash equivalents are considered to be cash on hand, demand deposits and short-term investments with original maturities of three months or less from the date of acquisition.

Minnesota Statutes authorize the City to invest in obligations of the U.S. Treasury, agencies and instrumentalities, shares of investment companies whose only investments are in the aforementioned securities, obligations of the State of Minnesota or its municipalities, bankers' acceptances, future contracts, repurchase and reverse repurchase agreements, and commercial paper of the highest quality with a maturity of no longer than 270 days and in the Minnesota Municipal Investment Pool.

Certain investments for the City are reported at fair value as disclosed in Note 3. The City categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The Hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

In accordance with GASB Statement No. 79, the Minnesota Municipal Investment Pool securities are valued at amortized cost, which approximates fair value. There are no restrictions or limitations on withdrawals from the 4M Liquid Asset Fund. Investments in the 4M Plus must be deposited for a minimum of 14 calendar days. Withdrawals prior to the 14-day restriction period will be subject to a penalty equal to seven days' interest on the amount withdrawn. 7 days' notice of redemption is required for withdrawals of investments in the 4M Term Series withdrawn prior to the maturity date of that series. A penalty could be assessed as necessary to recoup the Series for any charges, losses, and other costs attributable to the early redemption.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position or Equity (Continued)

2. Receivables and Payables

All trade and property tax receivables are shown net of an allowance for uncollectibles. At December 31, 2019, an allowance of \$360,000 was recorded in the Ambulance Service Fund. Special deferred assessments are not currently collectible due to the City's policy of granting temporary deferrals of assessments for trunk sewer and water lines until laterals permit connection. Special deferred assessments also include temporary deferrals granted under *Minnesota Statutes* for senior citizens and green acres. The amount due from the County represents special assessments collected by the County but not yet transmitted to the City.

During the course of operations, numerous transactions occur between individual funds for goods provided or services rendered. These receivables and payables are classified as "due from other funds" or "due to other funds" on the balance sheet and are expected to be eliminated in 2020.

Long-term interfund loans, if any, are classified as "advances to/from other funds." Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as "internal balances."

3. Inventory, Land Held for Resale, and Prepaid Items

Inventory of materials and supplies has been valued at cost using the first-in, first-out (FIFO) method. Inventory maintained by the City is in its Internal Service Fund for the fleet maintenance.

Land was acquired by the City for subsequent resale for redevelopment purposes. Land held for resale is reported as an asset at lower of cost or estimated realizable value in the fund that acquired it.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements. Prepaid items are reported using the consumption method and recorded as expenditures/expenses at the time of consumption.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position or Equity (Continued)

4. Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets are defined by the City as assets with an estimated useful life of at least two years and an initial individual cost meeting the following thresholds:

Assets	Threshold
Land and land improvements	Always capitalize
Easements	\$50,000
Building and building improvements	\$50,000
Construction in progress	Always capitalize
Infrastructure	\$100,000
Machinery and Equipment	\$10,000
Intangible Assets	\$50,000
Capital Leases	\$10,000

Capital assets may also include groups of assets which were acquired at the same time for one location, where individual asset items are less than the capitalization limit, but when all assets of that group are added together the dollar amount far exceeds the capitalization limit (i.e., furniture, MCC equipment).

Assets are valued at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are valued at acquisition value at the date of donation. The construction of sewer mains is generally financed by the Capital Project Funds. When construction has been completed and special assessments levied, these sewer mains are capitalized in the Enterprise Fund.

The City implemented GASB 51, *Accounting and Financial Reporting for Intangible Assets* effective January 1, 2010, which required the City to capitalize and amortize intangible assets. Pursuant to GASB Statement 51, in the case of initial capitalization of intangible assets, the City chose not to retroactively report permanent easements. The City had already accounted for temporary easements and computer software at historical cost and therefore retroactive reporting was not necessary. The amounts of these assets are not material to the financial statements and therefore, have not been reported separately from other capital assets. The City acquired no intangible assets for the year ending December 31, 2019.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position or Equity (Continued)

4. Capital Assets (Continued)

Depreciation has been charged on assets using the straight-line method over the estimated useful lives of the various assets as follows:

Assets	Years
Building and building improvements	15-30
Infrastructure including easements	25-50
Equipment and vehicles	3-30

No depreciation is taken in the year of acquisition and a full year of depreciation is taken in the year of retirement.

5. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until that time. The City has two items that qualify for reporting in this category. The City presents deferred outflows of resources on the Statement of Net Position for deferred outflows of resources related to pensions and OPEB for various estimate differences that will be amortized and recognized over future years.

In addition to liabilities, the statement of financial position and fund financial statements will sometimes report a separate section for deferred inflows of resources. This separate financial statement element represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The City has two items that qualify for reporting in this category. The City presents deferred inflows of resources on the Governmental Fund Balance Sheet as unavailable revenue. The governmental funds report unavailable revenues from two sources: property taxes and special assessments. These amounts are deferred and recognized as an inflow of resources in the period that the amounts become available. The City presents deferred inflows of resources on the Statement of Net Position for deferred inflows of resources related to pensions and OPEB for various estimate differences that will be amortized and recognized over future years.

6. Compensated Absences

All employee benefits including compensated absences are recorded in the Employee Benefits (Internal Service) Fund. The cost of employee benefits is charged to all governmental and proprietary funds as they are accrued. Consequently, the liability for compensated absences is recorded in the Employee Benefits (Internal Service) Fund. See Note 5 for further information on employee benefits.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position or Equity (Continued)

7. Pensions

For purposes of measuring the net pension liability, deferred outflows/inflows of resources, and pension expense, information about the fiduciary net position of the Public Employees Retirement Association (PERA) and the relief association and additions to/deductions from PERA's and the relief association's fiduciary net position have been determined on the same basis as they are reported by PERA and the relief association except that PERA's fiscal year end is June 30. For this purpose, plan contributions are recognized as of employer payroll paid dates and benefit payments and refunds are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

8. Long-Term Obligations

In the government-wide financial statements and proprietary fund types in the fund financial statements, long-term debt, and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type Statement of Net Position. Bond premiums and discounts are deferred and amortized over the life of the bond. Bonds payable are reported net of the applicable bond premium or discount.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

9. Fund Equity

a. Classification

In the fund financial statements, fund balance is divided into five classifications based primarily on the extent to which the City is bound to observe constraints imposed upon the use of resources reported in governmental funds. These classifications are as follows:

- Nonspendable Fund Balance – These are amounts that cannot be spent because they are not in spendable form.
- Restricted Fund Balance – These are amounts that consist of amounts related to externally imposed constraints established by creditors, grantors, or contributors; or constraints imposed by state statutory provisions.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position or Equity (Continued)

9. Fund Equity (Continued)

- a. **Classification (Continued)**
 - Committed Fund Balance – These are amounts that are constrained for specific purposes that are internally imposed by formal action (resolution) of the City Council. Those committed amounts cannot be used for any other purpose unless the City Council removes or changes the specified use by taking the same type of action it employed to previously commit those amounts.
 - Assigned Fund Balance – These are amounts intended to be used by the City for specific purposes but do not meet the criteria to be classified as restricted or committed. In governmental funds other than the General Fund, assigned fund balance represents the remaining amount that is not restricted or committed. In the General Fund, assigned amounts represent intended uses established by the governing body itself or by an official to which the governing body delegates the authority. Pursuant to City Council Resolution, the City's Finance Manager/Director, Asst. City Manager and/or City Manager is authorized to establish assignments of fund balance.

- Unassigned Fund Balance – These are residual amounts in the General Fund not reported in any other classification. The General Fund is the only fund that can report a positive unassigned fund balance. Other funds would report a negative unassigned fund balance should the total of nonspendable, restricted, and committed fund balances exceed the total net resources of that fund.

When both restricted and unrestricted resources are available for use, it is the City's policy to use restricted resources first, then unrestricted resources as they are needed.

When unrestricted resources are available for use it is the City's policy to use resources in the following order: committed, assigned, and unassigned.

b. **Minimum Fund Balance**

The City's unassigned fund balance in the General Fund shall be maintained at a minimum level of 40%, with a desired level of 50%, of annual General Fund operating expenditures.

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

D. Assets, Liabilities, Deferred Outflows/Inflows of Resources, and Net Position or Equity (Continued)

10. Net Position

In the government-wide financial statements, net position represents the difference between assets and deferred outflows of resources; and liabilities and deferred inflows of resources. Net position is displayed in three components:

Net investment in capital assets – Consists of capital assets, net of accumulated depreciation, reduced by any outstanding debt attributable to acquire the capital assets.

Restricted net position – Consists of net position restricted when there are limitations imposed on their use through external restrictions imposed by creditors, grantors, laws, or regulations of other governments.

Unrestricted net position – All other net position that do not meet the definition of "restricted" or "net investment in capital assets".

There is a reclassification of \$1,865,000 between net investment in capital assets and unrestricted net position on the total column in the Statement of Net Position to recognize the portion of debt attributable to capital assets donated from governmental activities to business-type activities.

11. Interfund Transactions

Interfund services provided and used are accounted for as revenues, expenditures, or expenses. Transactions that constitute reimbursements to a fund for expenditures/expenses initially made from it that are properly applicable to another fund, are recorded as expenditures/expenses in the reimbursing fund and as reductions of expenditures/expenses in the fund that is reimbursed. All other interfund transactions are reported as transfers.

E. Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements. Estimates also affect the reported amounts of revenue and expenditures/expense during the reporting period. Actual results could differ from those estimates.

City of Maplewood
Notes to Financial Statements

NOTE 1 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

F. Budgetary Information

The City legally adopts annual budgets for the General Fund. The City also adopts annual budgets for the Special Revenue, Debt Service, and Capital Projects Funds which are prepared on the modified accrual basis of accounting, except for the State Grants and Federal Grants Special Revenue Funds, Community Center Building Improvements, Legacy Village Park Development, and Police Department Expansion Capital Projects Funds. Budgets were not adopted for these funds in 2019, and therefore, individual budget schedules are not presented. The budgets adopted for the Special Revenue and Capital Projects Funds indicate the amount that can be expended by fund based upon detailed budget estimates for individual expenditure accounts. The General Fund budget is by department and the budget for Debt Service Fund is adopted as totals for all bond issues. Budgets are also adopted as needed to calculate user charges for the Enterprise and Internal Service Funds and to determine debt service tax levies.

The City Manager may approve the transfer of budget amounts between accounts within a department's budget. City Council approval is required for any increase in a department's budget. Therefore, the legal level of budgetary control is at the department level in funds that have a budget.

NOTE 2 – STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

A. Deficit Fund Equity

At December 31, 2019, individual funds with deficit fund balances are as follows:

Fund	Fund Balance
Capital Projects Funds	
Public Safety Training Facility Fund	\$ (287,137)
Tax Increment Economic Development District 1-11	(130,249)
Tax increment District 1-13	(170,390)
Special Revenue Funds	
Recreation programs	(353,146)
Internal Service Fund	
Employee Benefits	(336,451)

City of Maplewood
Notes to Financial Statements

NOTE 3 – DEPOSITS AND INVESTMENTS

Cash balances of the City's funds are combined (pooled) and invested to the extent available in various investments authorized by *Minnesota Statutes*. Each fund's portion of this pool (or pools) is displayed in the financial statements as "cash and cash equivalents" or "investments". For purposes of identifying risk of investing public funds, the balances and related restrictions are summarized as follows.

A. Deposits

Custodial Credit Risk – Deposits: This is the risk that in the event of a bank failure, the City's deposits may not be returned to it. The City has a policy that requires the City's deposits be collateralized as required by *Minnesota Statutes* for an amount exceeding FDIC, SAIF, BIF, or FCUA coverage. As of December 31, 2019, the City's bank balance of \$7,282,761 was not exposed to custodial credit risk because it was insured and fully collateralized with securities held by the pledging financial institution's trust department or agent and in the City's name. The book balance as of December 31, 2019, was \$7,282,761 for deposits.

B. Investments

Investment Type	Fair Value	Investment Maturities (in Years)			
		Less Than 1	1 - 5	6 - 10	
External Investment Pool - 4M Fund	\$ 1,919,678	\$ 1,919,678	\$ -	\$ -	\$ -
Brokered Money Market Funds	998,793	998,793	-	-	-
Long-term bonds	8,254,230	909,790	7,344,440	-	-
U.S. Agencies	499,271	-	499,271	-	-
Brokered certificates of deposit	19,063,806	5,642,770	13,421,036	-	-
Total	\$ 30,735,778	\$ 9,471,031	\$ 21,264,747	\$ -	\$ -

Concentration of Credit Risk: The City's investment policy states the City will diversify its investment portfolio to eliminate the risk of loss resulting from over concentration of assets in a specific issuer, or a specific class of maturities. As of December 31, 2019, the City's investments follow the guidelines stated in its investment policy.

Credit Risk: The City's investment policy limits investments to those specified in the above statutes. As of December 31, 2019, the FFGB, FHFB, and FHLMC bonds and mortgage backed notes were rated AA+ by Standard and Poor's (S&P) and Aaa by Moody's Investors Services, while municipal bonds were rated AA and AAA by S&P and A2 by Moody's Investors Services. Broker certificates of deposit, money market mutual funds, and U.S. Treasury notes and bonds are unrated.

City of Maplewood
Notes to Financial Statements

NOTE 3 – DEPOSITS AND INVESTMENTS (CONTINUED)

B. Investments (Continued)

Interest Rate Risk: This is the risk that market values of securities in a portfolio would decrease due to changes in market value interest rates. The City's objective relating to interest rate risk is to mitigate declines in market value of investments due to changes in interest rates. The policy states the "prudent investor" standard of judgment should be used by those making investment decisions. The policy calls for diversity in type and maturity in order to achieve market rate of return and prevent loss.

Custodial Credit Risk – Investments: For an investment, this is the risk in the event of the failure of the counterparty the City will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The City's policy states all investments must be fully insured and registered in the name of the City. Some City Securities held by the City's broker-dealer are not registered to the City, but are held in an insured account. The account is insured up to \$500,000 SIPC insurance and the broker-dealer provides an additional aggregate insurance policy for all of its customers as a group, not individually. It is unknown what portion of this policy is applicable to the City's portfolio.

The City has the following recurring fair value measurements as of December 31, 2019:

- \$998,793 of investments are valued using a quoted market prices (Level 1 inputs)
- \$27,817,307 of investments are valued using a matrix pricing model (Level 2 inputs)

Summary of cash deposits and investments as of December 31, 2019, were as follows:

Deposits (Note 3.A.)	\$ 7,282,761
Petty cash and other cash on hand	29,365
Investments (Note 3.B.)	<u>30,735,778</u>
Total deposits and investments	<u>\$ 38,047,904</u>

Deposits and investments are presented in the December 31, 2019, basic financial statements as follows:

Statement of Net Position	
Cash and investments	\$ 37,995,373
Cash with fiscal agent	<u>52,531</u>
Total deposits and investments	<u>\$ 38,047,904</u>

City of Maplewood
Notes to Financial Statements

NOTE 4 – CAPITAL ASSETS

Capital asset activity for the year ended December 31, 2019, was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental activities				
Capital assets, not being depreciated				
Land	\$ 14,727,464	\$ 227,500	\$ -	\$ 14,954,964
Construction in progress	6,501,449	11,751,081	(741,068)	17,511,462
Total capital assets, not being depreciated	21,228,913	11,978,581	(741,068)	32,466,426
Capital assets, being depreciated				
Buildings	40,687,608	202,395	-	40,890,003
Equipment	8,668,606	210,876	(75,538)	8,803,944
Vehicles	7,867,028	1,144,865	(693,078)	8,318,815
Other improvements	1,331,062	66,750	-	1,397,812
Infrastructure	133,461,165	508,687	-	133,969,852
Total capital assets, being depreciated	192,015,469	2,133,573	(768,616)	193,380,426
Less accumulated depreciation for				
Buildings	13,531,881	904,309	-	14,436,190
Equipment	4,656,781	530,854	(75,538)	5,112,097
Vehicles	4,169,847	540,698	(546,475)	4,164,070
Other improvements	582,308	37,262	-	619,570
Infrastructure	46,209,972	2,893,970	-	49,103,942
Total accumulated depreciation	69,150,789	4,907,093	(622,013)	73,435,869
Total capital assets being depreciated - net	122,864,680	(2,773,520)	(146,603)	119,944,557
Governmental activities capital assets - net	\$ 144,093,593	\$ 9,205,061	\$ (887,671)	\$ 152,410,983

City of Maplewood
Notes to Financial Statements

NOTE 4 – CAPITAL ASSETS (CONTINUED)

	Beginning Balance	Increases	Decreases	Ending Balance
Business-type activities				
Capital assets, not being depreciated				
Land	\$ 11,624	\$ -	\$ -	\$ 11,624
Capital assets, being depreciated				
Buildings	601,949	-	-	601,949
Improvements other than buildings	58,145,610	227,760	-	58,373,370
Equipment	926,163	19,937	(19,769)	926,331
Vehicles	977,171	289,714	-	1,266,885
Total capital assets, being depreciated	60,650,893	537,411	(19,769)	61,168,535
Less accumulated depreciation for				
Buildings	194,812	10,203	-	205,015
Improvements other than buildings	23,393,320	978,857	-	24,372,177
Equipment	535,332	76,369	(17,494)	594,207
Vehicles	427,962	82,493	-	510,455
Total accumulated depreciation	24,551,426	1,147,922	(17,494)	25,681,854
Total capital assets being depreciated - net	36,099,467	(610,511)	(2,275)	35,486,681
Business-type activities capital assets - net	\$ 36,111,091	\$ (610,511)	\$ (2,275)	\$ 35,498,305

Depreciation expense was charged to functions/programs of the City as follows:

Governmental activities	
General government	\$ 556,586
Public safety	524,754
Public works	2,706,675
Parks and recreation	735,182
Citizen services	
Community development	1,546
Information technology	50,674
Fleet management	331,676
Total depreciation expense - governmental activities	\$ 4,907,093

City of Maplewood
Notes to Financial Statements

NOTE 4 – CAPITAL ASSETS (CONTINUED)

Business-type activities	
Ambulance services	\$ 146,237
Environmental utility	592,113
Sanitary sewer	409,259
Street light utility	313
Total depreciation expense - business-type activities	\$ 1,147,922

NOTE 5 – EMPLOYEE BENEFITS PAYABLE

The Employee Benefits (Internal Service) Fund accounts for employee fringe benefit expenses and provides a reserve to finance accumulated leave benefits and severance pay. The liabilities included in this report are the portion of accrued vacation, annual leave, sick leave, and compensatory time off hours that are payable as severance pay. These employee benefits were as listed below.

Vacation and annual leave	\$ 1,388,147
Sick leave	339,530
Compensatory time off	76,013
Accrued taxes and benefits	52,420
Total	\$ 1,856,110

Vacation, annual leave, and compensatory time off are payable when used or upon termination of employment. Sick leave is payable when used and in some cases upon termination of employment. Also, in some cases, sick leave can be converted to deferred compensation or vacation. For sworn police officers, sick leave is payable upon retirement or termination under satisfactory conditions after at least ten years of service at a rate of 50% times accumulated sick leave up to 300 days. Employees hired after May 19, 1978, receive no severance pay if their position is covered by the A.F.S.C.M.E. or Metro Supervisory Association union contracts. All other employees are eligible to receive severance pay for sick leave upon termination at a rate of 50% times accumulated sick leave with a maximum allowance of 50 days' pay.

NOTE 6 – LONG-TERM DEBT

A. Governmental Activities

During 2019, the amount of the City's long-term liabilities changed as follows:

	Balance 12/31/18	Additions	Deductions	Balance 12/31/19	Due Within One Year
G.O. Bonds	\$ 59,516,483	\$ 4,475,000	\$ (8,446,288)	\$ 55,545,195	\$ 6,568,033
Premium	2,031,617	204,444	(202,308)	2,033,753	-
Capital leases payable	439,065	720,000	(83,915)	1,075,150	181,868
Employee benefits	1,710,238	324,503	(178,631)	1,856,110	94,483
Total governmental activities	\$ 63,697,403	\$ 5,723,947	\$ (8,911,142)	\$ 60,510,208	\$ 6,844,384

**City of Maplewood
Notes to Financial Statements**

NOTE 6 – LONG-TERM DEBT (CONTINUED)

A. Governmental Activities (Continued)

Principal and interest payments on the general obligation bonds are financed by the Debt Service Fund. The bonds are payable from special assessments, to be levied and collected for local improvement, from general property taxes, and from state street aid. The general credit of the City is obligated only to the extent that liens foreclosed against properties involved in special assessment districts are insufficient to retire outstanding bonds. Employee benefits payable will be financed by an internal service fund. It is not practicable to determine the specific year for payment of employee benefits payable.

In May 2017, the City issued \$3,145,000 G.O. Improvement Refunding Bonds, Series 2017B for the crossover refunding of G.O. Improvement Bonds 2007B and 2009A. The refunding was done to take advantage of lower interest rates. The refunding resulted in a decrease in future debt service payments of \$187,856. The net present value cash flow savings from the transaction was \$178,628. The call date for the 2007B Bond was February 1, 2018, while the call date for the 2009A Bond was February 1, 2019.

A summary of outstanding G.O. Bonds at December 31, 2019, is as follows:

	Average Interest Rates	Year Issued	Year of Maturity	Original Issue	Payable 12/31/19
Tax increment Improvement	5.68 %	1999	2023	\$ 692,297	\$ 145,195
Improvement	3.50	2011	2032	10,000,000	6,455,000
State aid street refunding	2.13	2012	2028	5,780,000	2,265,000
Improvement, CIP, and refunding	2.08	2012	2024	2,505,000	1,325,000
Refunding	2.76	2013	2031	6,180,000	4,145,000
Improvement, CIP, TIF, equipment certification	2.21	2013	2024	3,700,000	1,455,000
Refunding	3.28	2014	2035	7,745,000	6,285,000
Refunding	1.78	2014	2020	1,255,000	225,000
Tax abatement refunding	2.63	2015	2026	3,790,000	2,365,000
Refunding	2.62	2015	2031	1,215,000	960,000
Improvement, CIP, equipment certification	2.54	2015	2027	7,990,000	4,520,000
Refunding	2.09	2016	2032	3,765,000	3,205,000
Refunding	3.00	2016	2024	5,775,000	4,420,000
Improvement, tax abatement	3.00	2017	2033	3,850,000	3,585,000
Improvement refunding	2.00	2017	2025	3,145,000	2,775,000
Improvement	3.40	2018	2034	4,375,000	4,375,000
Improvement, tax abatement	3.40	2018	2034	2,565,000	2,565,000
Improvement	2.83	2019	2035	4,475,000	4,475,000
Total bonds payable				\$ 78,802,297	\$ 55,545,195

**City of Maplewood
Notes to Financial Statements**

NOTE 6 – LONG-TERM DEBT (CONTINUED)

A. Governmental Activities (Continued)

All long-term bonded indebtedness outstanding at December 31, 2019, is backed by the full faith and credit of the City, including special assessments and water revenue bond issues. Delinquent assessments receivable at December 31, 2019, were \$44,190.

Long-term bonded indebtedness listed above were issued to finance acquisition and construction of capital facilities/equipment or to refinance (refund) previous bond issues.

The scheduled annual principal and interest payments on the City's indebtedness as of December 31, 2019, are the following:

Year Ending December 31,	Governmental Activities		
	Principal	Interest	Total
2020	\$ 6,568,033	\$ 1,643,433	\$ 8,211,466
2021	6,579,354	1,453,346	8,032,700
2022	5,974,722	1,260,937	7,235,659
2023	5,713,086	1,095,032	6,808,118
2024	4,960,000	861,709	5,821,709
2025-2029	16,185,000	2,599,485	18,784,485
2030-2034	9,020,000	643,877	9,663,877
2035-2039	545,000	7,763	552,763
	\$ 55,545,195	\$ 9,565,582	\$ 65,110,777

City of Maplewood
Notes to Financial Statements

NOTE 6 – LONG-TERM DEBT (CONTINUED)

A. Governmental Activities (Continued)

Future revenue pledged for the payment of long-term debt is as follows:

Bond Issue	Use of Proceeds	Type	Revenue Pledged		Term of Pledge	Remaining Principal and Interest	Current Year	
			Percent of Total Debt Service	Deductions as % of net revenues			Principal and Interest Paid	Pledged to be Received
1998B Tax increment	TIF district financing	Tax increment	100 %	n/a	2012 - 2022	\$ 490,000	\$ 150,000	\$ 150,501
2000A Refunding	Infrastructure improvements	Special assessments	26	n/a	2008 - 2017	-	30,578	-
2009A Refunding	Infrastructure improvements	Special assessments	22	n/a	2010 - 2017	-	142,281	-
2010B Refunding	Infrastructure improvements	Special assessments	22	n/a	2010 - 2017	-	330,281	-
2011A Improvement	Infrastructure improvements	Special assessments	41	n/a	2011 - 2020	7,849,694	727,363	280,373
2012A Improvement	Infrastructure improvements	Special assessments	28	n/a	2013 - 2027	2,432,100	659,738	87,565
2013A Refunding	Infrastructure improvements	Special assessments	10	n/a	2015 - 2023	1,394,950	110,575	310,575
2014A Refunding	Infrastructure improvements	Special assessments	17	n/a	2014 - 2024	1,544,350	987,225	109,416
2014A Refunding	Infrastructure improvements	Special assessments	13	n/a	2016 - 2020	1,544,350	987,225	109,416
2014A Refunding	Infrastructure improvements	Special assessments	17	n/a	2016 - 2020	7,675,981	656,188	57,074
2014B Refunding	Tax increment	Tax increment	16	n/a	2016 - 2020	229,050	249,300	123,349
2015A Refunding	Infrastructure improvements	Special assessments	0	n/a	2016-2020	2,650,000	4,000,000	163,066
2015B Refunding	Infrastructure improvements	Special assessments	9	n/a	2016-2020	2,650,000	4,000,000	163,066
2015B Refunding	Infrastructure improvements	Special assessments	75	n/a	2016-2031	1,105,000	115,100	68,400
2015C Refunding	Infrastructure improvements	Special assessments	30	n/a	2016-2027	4,987,853	978,026	176,367
2016A Improvement	Infrastructure improvements	Special assessments	30	n/a	2016-2027	3,627,106	363,888	67,350
2016B Refunding	Infrastructure improvements	Special assessments	30	n/a	2016-2027	4,727,800	1,117,150	275,860
2017A Improvement	Infrastructure improvements	Special assessments	40	n/a	2018-2025	2,923,000	431,300	104,474
2017B Advance Refunding	Infrastructure improvements	Special assessments	13	n/a	2018-2025	2,923,000	431,300	104,474
2018A Improvement/Abate	Infrastructure improvements	Special assessments	26	n/a	2018-2023	8,731,500	262,967	247,682
2019A Improvement	Infrastructure improvements	Special assessments	36	n/a	2018-2023	5,573,522	-	534,534
Total						\$ 68,110,372	\$ 10,884,997	\$ 3,042,922

B. Business-Type Activities

During 2019, the amount of the City's long-term liabilities changed as follows:

Capital leases payable	Balance 12/31/18	Additions	Deductions	Balance 12/31/19	Due Within One Year
	\$ 243,501	\$ -	\$ (97,571)	\$ 145,930	\$ 99,408

NOTE 7 – CAPITAL LEASE OBLIGATIONS

Governmental Activities

On March 15, 2017, the City entered into a lease purchase agreement for one fire pumper truck. The capital lease obligation totaled \$657,177. The capital lease includes annual principal and interest payments totaling \$93,883 through March 15, 2023. The book value of the pumper truck was \$548,273 at December 31, 2019.

City of Maplewood
Notes to Financial Statements

NOTE 7 – CAPITAL LEASE OBLIGATIONS (CONTINUED)

Governmental Activities (Continued)

On October 30, 2019, the City entered into a lease purchase agreement for one fire pumper truck. The capital lease obligation totaled \$786,993. The capital lease includes annual principal and interest payments totaling \$112,428 through October 20, 2026. The book value of the pumper truck was \$709,845 at December 31, 2019.

The future minimum lease obligations and the net present value of these minimum lease payments are listed below.

Year Ending December 31,	Total
2020	\$ 206,311
2021	206,311
2022	206,310
2023	206,310
2024	112,428
2025-2026	224,854
Total minimum lease payments	1,162,524
Less amount representing interest	(87,374)
	\$ 1,075,150

Present value of net minimum lease payments

Business-Type Activities

On October 14, 2016, the City entered into a lease purchase agreement for ambulance equipment. The capital lease obligation totaled \$271,631. The capital lease includes annual principal and interest payments totaling \$107,356 on October 14, 2017, and \$54,758 on October 14, 2018, 2019, and 2020. The book value of the ambulance equipment was \$205,923 at December 31, 2019.

On July 31, 2017, the City entered into a lease purchase agreement for one ambulance. The capital lease obligation totaled \$237,692. The capital lease includes annual principal and interest payments totaling \$47,538 through July 31, 2021. The book value of the ambulance was \$151,888 at December 31, 2019.

Year Ending December 31,	Total
2020	\$ 102,296
2021	47,538
Total minimum lease payments	149,834
Less amount representing interest	(3,904)
	\$ 145,930

Present value of net minimum lease payments

City of Maplewood
Notes to Financial Statements

NOTE 8 – TAX INCREMENT DISTRICTS

The City is the administering authority for the following Tax Increment Districts.

The following table reflects values as of December 31, 2019:

Year established	Housing District 1-4		Housing District 1-5		Housing District 1-6		Housing District 1-7	
	1994	12/31/2020	1994	12/31/2020	1995	12/31/2023	2005	12/31/2031
Duration of district								
Tax capacity								
Original	\$ 455	\$ 340	\$ 9,025	\$ 1,314				
Current	42,876	42,505	141,999	19,505				
Captured - retained	\$ 42,421	\$ 42,165	\$ 132,974	\$ 18,191				

Year established	Housing District 1-8		Housing District 1-10		Economic Development District 1-11	
	2005	12/31/2030	2011	12/31/2038	2011	12/31/2021
Duration of district						
Tax capacity						
Original	\$ 9,697	\$ 20,000	\$ 2,409,372			
Current	88,405	186,834	2,212,636			
Captured - retained	\$ 78,708	\$ 166,834	\$ (196,736)			

The City issued tax increment bonds in the amount of \$5,185,000 in 2002, \$692,297 in 1999, \$8,190,000 in 1993, \$1,735,000 in 1989, and \$2,490,000 in 1986 for the above tax increment financing districts. These bonds were not allocated among the above districts.

City of Maplewood
Notes to Financial Statements

NOTE 9 – FUND BALANCE DETAIL

At December 31, 2019, a summary of the governmental fund balance classifications are as follows:

Nonspendable Prepaid items	General Fund		Debt Service		Public Improvement Projects Fund		Nonmajor Governmental Funds		Total
	\$	15,173	\$	8,330,740	\$	1,580,098	\$	3,125,251	
Restricted for									
Debt service	-	-	8,330,740	-	-	-	-	-	8,330,740
Economic development	-	-	-	-	-	-	83,616	-	83,616
TIF districts	-	-	-	-	-	-	1,349,035	-	1,349,035
Park development	-	-	-	-	-	-	1,591,334	-	1,591,334
Community center improvements	-	-	-	-	-	-	101,266	-	101,266
Public improvement projects	-	-	-	-	1,580,098	-	-	-	1,580,098
Total restricted	-	-	8,330,740	-	1,580,098	-	3,125,251	-	13,036,089
Committed to									
Charitable gambling	-	-	-	-	-	-	21,800	-	21,800
Police services	-	-	-	-	-	-	33,835	-	33,835
Tree preservation	-	-	-	-	-	-	76,800	-	76,800
Cable television	-	-	-	-	-	-	957,867	-	957,867
Fire training facility - operations	-	-	-	-	-	-	49,084	-	49,084
Total committed	-	-	-	-	-	-	1,139,386	-	1,139,386
Assigned to									
Building replacement	-	-	-	-	-	-	378,270	-	378,270
Capital projects	-	-	-	-	-	-	64,938	-	64,938
Fire stations	-	-	-	-	-	-	2,079,459	-	2,079,459
Police vehicles and equipment	-	-	-	-	-	-	316,540	-	316,540
Right-of-way	-	-	-	-	-	-	90,715	-	90,715
Streets	-	-	-	-	-	-	843,501	-	843,501
WAC districts	-	-	-	-	-	-	1,204,695	-	1,204,695
Total assigned	-	-	-	-	-	-	4,978,118	-	4,978,118
Unassigned	10,133,911	-	-	-	-	-	(940,922)	-	9,192,989
Total fund balance	\$ 10,149,084	\$ 8,330,740	\$ 1,580,098	\$ 8,301,833	\$ 28,361,755				

**City of Maplewood
Notes to Financial Statements**

NOTE 10 – INTERFUND ASSETS/LIABILITIES

The City has the following due to/from other fund balances at December 31, 2019:

	Due From Other Funds	Due To Other Funds
Major Funds		
Public Improvement Projects Fund	\$ -	\$ 1,360,673
Nonmajor Governmental Funds	2,207,001	846,328
Total	\$ 2,207,001	\$ 2,207,001

Due to/from other funds represent temporary balances due to reclassifications of funds with internally reported negative cash balances which will be eliminated with a combination of tax levies, bond proceeds, and other operating revenues.

There is also an advance due to the Sanitary Sewer Fund from Nonmajor Governmental Funds which represents an interfund loan related to the purchase of land. The amount of the advance is \$904,472 and carries an interest rate of 3.0% until the loan is satisfied.

NOTE 11 – TRANSFERS

All transfers of assets between funds require city council approval. A summary of transfers by fund type is as follows:

	Transfers In					Total
	General	Debt Service	Public Improvement Projects Fund	Nonmajor Governmental Funds	Ambulance Service	
Transfers out						
General	\$ -	\$ -	\$ -	\$ 60,578	\$ -	\$ 60,578
Debt Service	-	-	4,578,315	-	-	4,578,315
Public Improvement Projects	-	-	-	14,168	-	14,168
Nonmajor Governmental Funds	747,300	549,830	1,327,268	163,681	2,367	2,844,045
Environmental Utility	165,650	386,546	1,448,983	-	-	2,001,179
Sanitary Sewer	387,780	237,119	436,617	-	-	1,061,516
Recycling	61,940	-	-	187,350	-	249,290
Street Light Utility	25,000	-	-	-	-	25,000
Total	\$ 1,387,670	\$ 1,173,495	\$ 7,791,183	\$ 425,777	\$ 2,367	\$ 53,599
						\$ 10,834,091

Interfund transfers allow the City to allocate financial resources to the funds that receive benefit from services provided by another fund, or to establish or close out funds. All of the City's 2019 transfers fall under that category and are considered routine and consistent with previous practice.

**City of Maplewood
Notes to Financial Statements**

NOTE 11 – TRANSFERS (CONTINUED)

Transfers into Debt Service Funds from Public Improvement Projects and Nonmajor Governmental Funds were planned as part of the Capital Project Financing and PIP budgets.

Nonmajor governmental funds transferred to the General Fund as part of a debt reduction plan.

Transfers into the Sanitary Sewer Fund, Environmental Utility Fund, and Recycling Fund were for Capital Project Funding.

NOTE 12 – RISK MANAGEMENT

The City is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; employment practices; injuries to employees; auto liability and physical damage; land use claims; and natural disasters.

Workers compensation coverage is provided through a pooled self-insurance program through the League of Minnesota Cities Insurance Trust (LMCIT). The City pays an annual premium to LMCIT based on estimated payroll and is subject to audit for the actual payroll during the policy term. The LMCIT reinsures its workers' compensation through the Workers Compensation Reinsurance Association (WCRA) as required by law. The City can select from a number of deductible options per occurrence to lower its premium costs. An experience modification factor is applied to the policy based on loss experience from the prior three years of each policy term. The premium is adjusted either up or down based on the experience modification factor. The LMCIT may also apply a premium discount to the policy which is subjective. The amount of premium adjustment, if any, is considered immaterial and not recorded until received or paid.

Property and casualty insurance coverage is provided through a pooled self-insurance program through the LMCIT. The City pays an annual premium to the LMCIT based on reported exposures for the new policy term. The policy has a package modification factor based on claims experience from the past three years prior to the policy term, and the City receives a premium adjustment for its deductible and aggregate choices. The LMCIT uses various reinsurers for excess liability coverage needs and higher limit requirements based on contractual agreements. The City is subject to supplemental assessments if deemed necessary by the LMCIT. For property and casualty coverage, each occurrence deductible is \$50,000 with an annual aggregate deductible of \$200,000 (if the aggregate is reached, the deductible is \$1,000 per loss). Settlements have not exceeded coverages for each of the past three years.

The City carries commercial insurance for all other risks of loss, including life, employee health, and accident insurance.

NOTE 13 – PENSION PLANS

The City participates in various pension plans. Total pension expense for the year ended December 31, 2019, was \$1,973,410. The components of pension expense are noted in the following plan summaries.

City of Maplewood
Notes to Financial Statements

NOTE 13 – PENSION PLANS (CONTINUED)

The General Fund and Environmental Utility, Recycling Program, and Sanitary Sewer Funds typically liquidate the liability related to pensions.

Public Employees' Retirement Association

A. Plan Description

The City participates in the following cost-sharing multiple-employer defined benefit pension plans administered by PERA. PERA's defined benefit pension plans are established and administered in accordance with *Minnesota Statutes*, Chapters 353 and 356. PERA's defined benefit pension plans are tax qualified plans under Section 401(a) of the Internal Revenue Code.

General Employees Retirement Plan

All full-time and certain part-time employees of the City are covered by the General Employees Plan. General Employees Plan members belong to the Coordinated Plan. Coordinated Plan members are covered by Social Security.

Public Employees Police and Fire Plan

The Police and Fire Plan, originally established for police officers and firefighters not covered by a local relief association, now covers all police officers and firefighters hired since 1980. Effective July 1, 1999, the Police and Fire Plan also covers police officers and firefighters belonging to a local relief association that elected to merge with and transfer assets and administration to PERA.

B. Benefits Provided

PERA provides retirement, disability, and death benefits. Benefit provisions are established by state statute and can only be modified by the state legislature. Vested, terminated employees who are entitled to benefits but are not receiving them yet, are bound by the provisions in effect at the time they last terminated their public service.

General Employees Plan Benefits

General Employees Plan benefits are based on a member's highest average salary for any 5 successive years of allowable service, age, and years of credit at termination of service. Two methods are used to compute benefits for PERA's Coordinated Plan members. Members hired prior to July 1, 1989, receive the higher of Method 1 or Method 2 formulas. Only Method 2 is used for members hired after June 30, 1989. Under Method 1, the accrual rate for a Coordinated Plan member is 1.2% of average salary for each of the first ten years of service and 1.7% of average salary for each additional. Under Method 2, the accrual rate for Coordinated members is 1.7% of average salary for all years of service. For members hired prior to July 1, 1989, a full annuity is available when age plus years of service equal 90 and normal retirement age is 65. For members hired on or after July 1, 1989, normal retirement age is the age for unreduced Social Security benefits capped at 66.

City of Maplewood
Notes to Financial Statements

NOTE 13 – PENSION PLANS (CONTINUED)

Public Employees' Retirement Association (Continued)

B. Benefits Provided (Continued)

General Employees Plan Benefits (Continued)

Annuities, disability benefits, and survivor benefits are increased effective every January 1. Beginning January 1, 2019, the postretirement increase will be equal to 50% of the cost-of-living adjustment (COLA) announced by the SSA, with a minimum increase of at least 1% and a maximum of 1.5%. Recipients that have been receiving the annuity or benefit for at least a full year as of the June 30 before the effective date of the increase will receive the full increase. For recipients receiving the annuity or benefit for at least one month but less than a full year as of the June 30 before the effective date of the increase will receive a reduced prorated increase. For members retiring on January 1, 2024, or later, the increase will be delayed until normal retirement age (age 65 if hired prior to July 1, 1989, or age 66 for individuals hired on or after July 1, 1989). Members retiring under Rule of 90 are exempt from the delay to normal retirement.

Police and Fire Plan Benefits

Benefits for the Police and Fire Plan members first hired after June 30, 2010, but before July 1, 2014, vest on a prorated basis from 50% after 5 years up to 100% after 10 years of credited service. Benefits for Police and Fire Plan members first hired after June 30, 2014, vest on a prorated basis from 50% after 10 years up to 100% after 20 years of credited service. The annuity accrual rate is 3% of average salary for each year of service. A full, unreduced pension is earned when members are age 55 and vested, or for members who were first hired prior to July 1, 1989, when age plus years of service equal at least 90.

Annuities, disability benefits, and survivor benefits are increased effective every January 1. Beginning January 1, 2019, the postretirement increase will be fixed at 1%. Recipients that have been receiving the annuity or benefit for at least 36 months as of the June 30 before the effective date of the increase will receive the full increase. For recipients receiving the annuity or benefit for at least 25 months but less than 36 months as of the June 30 before the effective date of the increase will receive a reduced prorated increase.

C. Contributions

Minnesota Statutes Chapter 353 sets the rates for employer and employee contributions. Contribution rates can only be modified by the state legislature.

General Employees Fund Contributions

Coordinated Plan members were required to contribute 6.50% of their annual covered salary in calendar year 2019 and the City was required to contribute 7.50% for Coordinated Plan members. The City's contributions to the General Employees Fund for the year ended December 31, 2019, were \$520,443. The City's contributions were equal to the required contributions as set by state statute.

NOTE 13 – PENSION PLANS (CONTINUED)

Public Employees' Retirement Association (Continued)

C. Contributions (Continued)

Police and Fire Fund Contributions

Police and Fire member's contribution rates increased from 10.8% of pay to 11.3% and employer rates increased from 16.2% to 16.95% on January 1, 2019. The City's contributions to the Police and Fire Fund for the year ended December 31, 2019, were \$1,357,690. The City's contributions were equal to the required contributions as set by state statute.

D. Pension Costs

General Employees Fund Pension Costs

At December 31, 2019, the City reported a liability of \$5,351,855 for its proportionate share of the General Employees Fund's net pension liability. The City's net pension liability reflected a reduction due to the State of Minnesota's contribution of \$16 million to the fund in 2019. The State of Minnesota is considered a non-employer contributing entity and the State's contribution meets the definition of a special funding situation. The State of Minnesota's proportionate share of the net pension liability associated with the City totaled \$166,326. The net pension liability was measured as of June 30, 2019, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportionate share of the net pension liability was based on the City's contributions received by PERA during the measurement period for employer payroll paid dates from July 1, 2018, through June 30, 2019, relative to the total employer contributions received from all of PERA's participating employers. At June 30, 2019, the City's proportionate share was 0.0968%, which was a decrease of 0.0017% from its proportionate share measured as of June 30, 2018.

City's proportionate share of the net pension liability \$ 5,351,855

State of Minnesota's proportionate share of the net pension liability associated with the City 166,326

Total \$ 5,518,181

For the year ended December 31, 2019, the City recognized pension expense of \$471,909 for its proportionate share of General Employees Plan's pension expense. Included in this amount, the City recognized \$12,456 as pension expense (and grant revenue) for its proportionate share of the State of Minnesota's contribution of \$16 million to the General Employees Fund.

NOTE 13 – PENSION PLANS (CONTINUED)

Public Employees' Retirement Association (Continued)

D. Pension Costs (Continued)

General Employees Fund Pension Costs (Continued)

At December 31, 2019, the City reported its proportionate share of the General Employees Plan's deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	\$ 154,354	\$ -
Changes in actuarial assumptions	-	441,022
Difference between projected and actual investment earnings	-	565,411
Changes in proportion	-	316,203
Contributions paid to PERA subsequent to the measurement date	260,222	-
Total	<u>\$ 414,576</u>	<u>\$ 1,322,636</u>

The \$260,222 reported as deferred outflows of resources related to pensions resulting from City contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended December 31, 2020. Other amounts reported as deferred outflows and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ending December 31,	Pension Expense Amount
2020	\$ (455,244)
2021	(588,978)
2022	(132,685)
2023	8,625
Total	<u>\$ (1,168,282)</u>

NOTE 13 – PENSION PLANS (CONTINUED)

Public Employees' Retirement Association (Continued)

D. Pension Costs (Continued)

Police and Fire Fund Pension Costs

At December 31, 2019, the City reported a liability of \$7,683,540 for its proportionate share of the Police and Fire Funds net pension liability. The net pension liability was measured as of June 30, 2019, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportionate share of the net pension liability was based on the City's contributions received by PERA during the measurement period for employer payroll paid dates from July 1, 2018, through June 30, 2019, relative to the total employer contributions received from all of PERA's participating employers. At June 30, 2019, the City's proportionate share was 0.7310%, which was an increase of 0.0556% from its proportion measured as of June 30, 2018. The City also recognized \$60,786 for the year ended December 31, 2019, as revenue and an offsetting reduction of the net pension liability for its proportionate share of the State of Minnesota's on-behalf contributions to the Police and Fire Fund. Legislation passed in 2013 required the State of Minnesota to begin contributing \$9 million to the Police and Fire Fund each year until the plan is 90% funded or until the State Patrol Plan (administered by the Minnesota State Retirement System) is 90% funded, whichever occurs later. In addition, the state will pay \$4.5 million on October 1, 2018 and October 1, 2019, in direct state aid. Thereafter, by October 1 of each year, the state will pay \$9 million until full funding is reached or July 1, 2048, whichever is earlier.

For the year ended December 31, 2019, the City recognized pension expense of \$1,192,336 for its proportionate share of the Police and Fire Plan's pension expense.

At December 31, 2019, the City reported its proportionate share of the Police and Fire Plan's deferred outflows of resources and deferred inflows of resources related to pensions from the following sources.

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual economic experience	\$ 311,381	\$ 1,072,362
Changes in actuarial assumptions	5,804,266	8,042,622
Difference between projected and actual investment earnings	-	1,503,812
Changes in proportion	843,457	79,536
Contributions paid to PERA subsequent to the measurement date	678,845	-
Total	<u>\$ 7,637,949</u>	<u>\$ 10,698,332</u>

NOTE 13 – PENSION PLANS (CONTINUED)

Public Employees' Retirement Association (Continued)

D. Pension Costs (Continued)

Police and Fire Fund Pension Costs (Continued)

The \$678,845 reported as deferred outflows of resources related to pensions resulting from City contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended December 31, 2020. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ending December 31,	Pension Expense Amount
2020	\$ (380,483)
2021	(910,670)
2022	(2,642,040)
2023	101,777
2024	92,188
Total	<u>\$ (3,739,228)</u>

E. Actuarial Assumptions

The total pension liability in the June 30, 2019, actuarial valuation was determined using an individual entry-age normal actuarial cost method and the following actuarial assumptions:

Inflation	2.50 %	Per year
Active member payroll growth	3.25 %	Per year
Investment rate of return	7.50 %	

Salary increases were based on a service-related table. Mortality rates for active members, retirees, survivors, and disability rates for all plans were based on RP 2014 tables for males or females, as appropriate, with slight adjustments to fit PERA's experience. Cost of living benefit increases after retirement for retirees are assumed to be 1.25% per year for the General Employees Plan and 1.0% per year for the Police and Fire Plan.

Actuarial assumptions used in the June 30, 2019, valuation was based on the results of actuarial experience studies. The most recent four-year experience study in the General Employees Plan was completed in 2019. The most recent four-year experience study for Police and Fire Plan was completed in 2016. Economic assumptions were updated in 2018 based on a review of inflation and investment return assumptions.

NOTE 13 – PENSION PLANS (CONTINUED)

Public Employees' Retirement Association (Continued)

E. Actuarial Assumptions (Continued)

General Employees Fund

Changes in Actuarial Assumptions

- The mortality projection scale was changed from MP-2017 to MP-2018.

Changes in Plan Provisions:

- The employer supplemental contribution was changed prospectively, decreasing from \$31.0 million to \$21.0 million per year. The State's special funding contribution was changed prospectively, requiring \$16.0 million due per year through 2031.

Police and Fire Fund

Changes in Actuarial Assumptions

- The mortality projection scale was changed from MP-2017 to MP-2018.

Changes in Plan Provisions

- There have been no changes since the prior valuation.

The State Board of Investment, which manages the investments of PERA, prepares an analysis of the reasonableness on a regular basis of the long-term expected rate of return using a building-block method in which best-estimate ranges of expected future rates of return are developed for each major asset class. These ranges are combined to produce an expected long-term rate of return by weighting the expected future rates of return by the target asset allocation percentages. The target allocation and best estimates of geometric real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Domestic equity	35.5 %	5.10 %
Private markets	25.0	5.90
Fixed income	20.0	0.75
International equity	17.5	5.90
Cash equivalents	2.0	0.00
Total	100 %	

NOTE 13 – PENSION PLANS (CONTINUED)

Public Employees' Retirement Association (Continued)

F. Discount Rate

The discount rate used to measure the total pension liability in 2019 was 7.5%. The projection of cash flows used to determine the discount rate assumed that contributions from Plan members and employers will be made at rates set in *Minnesota Statutes*. Based on these assumptions, the fiduciary net positions of the General Employees Fund and the Police and Fire Fund were projected to be available to make all projected future benefit payments of current Plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

G. Pension Liability Sensitivity

The following presents the City's proportionate share of the net pension liability for all plans it participates in, calculated using the discount rate disclosed in the preceding paragraph, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate 1 percentage point lower or 1 percentage point higher than the current discount rate:

	1% Decrease in Discount Rate (6.5%)	Discount Rate (7.5%)	1% Increase in Discount Rate (8.5%)
City's proportionate share of the General Employees Fund net pension liability	\$ 8,798,162	\$ 5,351,855	\$ 2,506,244
	1% Decrease in Discount Rate (6.5%)	Discount Rate (7.5%)	1% Increase in Discount Rate (8.5%)

City's proportionate share of the Police and Fire Fund net pension liability (asset)

	\$ 16,911,832	\$ 7,683,540	\$ (98,533)
--	---------------	--------------	-------------

H. Pension Plan Fiduciary Net Position

Detailed information about each pension plan's fiduciary net position is available in a separately-issued PERA financial report that includes financial statements and required supplementary information. That report may be obtained on the Internet at www.mnpera.org.

Deferred Compensation

The majority of City employees during 2019 received supplemental pension benefits, which consist of City contributions to a deferred compensation plan. The City's contribution rates during 2017 were 6% of regular gross pay for the City Manager, 3% to 4% of regular gross pay for supervisory employees and \$110 to \$200 per month for all other employees. The cost of these supplemental pension benefits in 2019 was \$309,165.

City of Maplewood
Notes to Financial Statements

NOTE 14 – POST EMPLOYMENT HEALTH CARE PLAN

A. Plan Description

The City's defined benefit OPEB plan provides a single-employer defined benefit health care plan to eligible retirees. The plan offers medical and dental coverage. Medical coverage is administered by Medica. Dental coverage is administered by Delta Dental. It is the City's policy to periodically review its medical and dental coverage and to obtain requests for proposals in order to provide the most favorable benefits and premiums for City employees and retirees. No assets are accumulated in a trust.

B. Benefits Provided

The City is required by State Statute to allow retirees to continue participation in the City's group health insurance plan if the individual terminates service with the City through service retirement or disability retirement. Eligibility for benefits is the earlier of age 50 and 3 years of service for firefighter and police, age 55 and 3 years of service for other activities, or age 65.

All health care coverage is provided through the City's group health insurance plans. The retiree is required to pay 100% of their premium cost for the City-sponsored group health insurance plan in which they participate. The premium is a blended rate determined on the entire active and retiree population.

Since the projected claims costs for retirees exceed the blended premium paid by retirees, the retirees are receiving an implicit rate subsidy (benefit). The coverage levels are the same as those afforded to active employees. Upon a retiree reaching age 65 years of age, Medicare becomes the primary insurer and the City's plan becomes secondary.

C. Contributions

Retirees contribute to the health care plan at the same rate as City employees. This results in the retirees receiving an implicit rate subsidy. Contribution requirements are established by the City, based on the contract terms with Medica and Delta Dental. The required contributions are based on projected pay-as-you-go financing requirements. For the year 2019, the City contributed \$0 to the plan.

D. Members

As of January 1, 2019, the following were covered by the benefit terms:

Inactive employees or beneficiaries currently receiving benefits	4
Active employees	150
	154
Total	154

City of Maplewood
Notes to Financial Statements

NOTE 14 – POST EMPLOYMENT HEALTH CARE PLAN (CONTINUED)

E. Actuarial Assumptions

The total OPEB liability was determined by an actuarial valuation as of January 1, 2019, using the following actuarial assumptions, applied to all periods included in the measurement, unless otherwise specified:

Key Methods and Assumptions Used in Valuation of Total OPEB Liability

Salary increases	3.00%, including inflation
Inflation	2.50%
Healthcare cost trend increases	6.5% initially, in 2019 grading to 5.00% over 6 years

Mortality assumption

RP-2014 White Collar Mortality Tables with MP-2018 Generational Improvement Scale (with Blue Collar Adjustment for Police and Fire Personnel)

The actuarial assumptions used in the January 1, 2019, valuation was based on the results of an actuarial experience study for the period January 1, 2018 – December 31, 2018.

The discount rate used to measure the total OPEB liability was 3.8% based on the estimated yield of 20-year municipal bonds.

City of Maplewood
Notes to Financial Statements

NOTE 14 – POST EMPLOYMENT HEALTH CARE PLAN (CONTINUED)

F. Total OPEB Liability

The City's total OPEB liability of \$2,397,358 was measured as of January 1, 2019, and was determined by an actuarial valuation as of January 1, 2019.

Changes in the total OPEB liability are as follows:

	Total OPEB Liability
Balances at January 1, 2019	\$ 2,452,566
Changes for the year	
Service cost	118,889
Interest	83,798
Assumption changes	(509,838)
Differences between expected and actual economic experience	316,687
Benefit payments	(64,744)
Net changes	(55,208)
Balances at December 31, 2019	\$ 2,397,358

Changes of assumptions and other inputs reflect a change in the discount rate from 3.3% in 2018 to 3.8% in 2019.

The retiree plan participation percentage was changed from 75% to 60%.

The retirement and withdrawal tables for Police and Fire Personnel were updated.

The General Fund, and Ambulance Service, Environmental Utility, Recycling Program, and Sanitary Sewer business-type activities enterprise funds typically liquidate the liability related to OPEB.

City of Maplewood
Notes to Financial Statements

NOTE 14 – POST EMPLOYMENT HEALTH CARE PLAN (CONTINUED)

G. OPEB Liability Sensitivity

The following presents the City's total OPEB liability calculated using the discount rate of 3.8% as well as the liability measured using 1 percentage lower and 1 percentage higher than the current discount rate.

	Total OPEB Liability		
1% decrease (2.8%)	Current (3.8%)	1% increase (4.8%)	
\$ 2,608,182	\$ 2,397,358	\$ 2,203,937	

The following presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using healthcare cost trend rates that are 1 percentage lower and 1 percentage higher than the current healthcare cost trend rates.

	Total OPEB Liability		
1% decrease (5.5% decreasing to 4.0%)	Current (6.5% decreasing to 5.0%)	1% increase (7.5% decreasing to 6.0%)	
\$ 2,149,299	\$ 2,397,358	\$ 2,687,489	

H. OPEB Expense, Deferred Outflows of Resources, and Deferred Inflows of Resources Related to OPEB

For the year ended December 31, 2019, the City recognized OPEB expense of \$27,980. At December 31, 2019, the City reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Assumption changes	\$ 74,438	\$ 458,854
Liability losses	285,018	-
Employer contributions made after the measurement date	83,604	-
Total	\$ 443,060	\$ 458,854

City of Maplewood
Notes to Financial Statements

NOTE 14 – POST EMPLOYMENT HEALTH CARE PLAN (CONTINUED)

H. OPEB Expense, Deferred Outflows of Resources, and Deferred Inflows of Resources Related to OPEB (Continued)

The \$83,604 reported as deferred outflows of resources related to pensions resulting from City contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended December 31, 2020. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year Ending December 31,	Total
2020	\$ (8,681)
2021	(8,681)
2022	(8,681)
2023	(8,681)
2024	(8,681)
Thereafter	(55,993)
Total	\$ (99,398)

NOTE 15 – CONTRACT COMMITMENTS

The City has entered into numerous construction contracts with outstanding commitments of \$78,584 as of December 31, 2019.

NOTE 16 – CONTINGENCIES

A. Litigation

The City is a defendant in various lawsuits. The likelihood of loss is unknown, however, losses up to \$1,000,000 will be covered by the City's insurance carrier, less a \$50,000 deductible. The resolution of these matters should not have a material adverse effect on the financial condition of the City.

B. Federal and State Funds

The City receives financial assistance from federal and state governmental agencies in the form of grants. The disbursement of funds received under these programs generally requires compliance with the terms and conditions specified in the grant agreements and is subject to audit by the grantor agencies. Any disallowed claims resulting from such audits could become a liability of the applicable fund. However, in the opinion of management, any such disallowed claims will not have a material effect on any of the financial statements of the individual fund types included herein or on the overall financial position of the City at December 31, 2019.

City of Maplewood
Notes to Financial Statements

NOTE 16 – CONTINGENCIES (CONTINUED)

C. Tax Increment Districts

The City's tax increment districts are subject to review by the State of Minnesota Office of the State Auditor (OSA). Any disallowed claims or misuse of tax increments could become a liability of the applicable fund. Management has indicated that they are not aware of any instances of noncompliance which would have a material effect on the financial statements.

NOTE 17 – COMMERCIAL DEVELOPMENT REVENUE NOTES/BONDS

From time to time, the City has issued Commercial Development Revenue Notes/Bonds in accordance with the Minnesota Municipal Industrial Development Act. These obligations are issued to provide financial assistance to private-sector entities for the acquisition and construction of industrial and commercial facilities deemed to be in the public interest. The obligations are secured by the property financed and are payable solely from payments received on the underlying mortgage loans. Upon repayment of the obligations, ownership of the acquired facilities transfers to the private-sector entity served by the debt issuance. Neither the City, the State nor any political subdivision is obligated in any manner for repayment of the obligations. Accordingly, the bonds are not reported as liabilities in the accompanying financial statements.

There were 17 series of notes/bonds outstanding, with an aggregate principal amount payable of \$58,076,391 on December 31, 2019.

NOTE 18 – DEFERRED AD VALOREM TAX LEVIES – BONDED DEBT

General obligation bond issues sold by the City are financed by ad valorem tax levies and special assessment bond issues in addition to special assessments levied against the benefiting properties. When a bond issue to be financed partially or completely by ad valorem tax levies is sold, specific annual amounts of such tax levies are stated in the bond resolution and the County Auditor is notified and instructed to levy these taxes over the appropriate years. The future tax levies are subject to cancellation when and if the City has provided alternative sources of financing. The City Council is required to levy any additional taxes found necessary for full payment of principal and interest.

These future scheduled tax levies are not shown as assets in the accompanying financial statements at December 31, 2019.

NOTE 19 – CHANGE IN ACCOUNTING PRINCIPLE

For the year ended December 31, 2019, the City implemented GASB Statement No. 84, *Fiduciary Activities*. As a result, the City's Agency funds were closed out or moved to a governmental capital project fund. This resulted in an increase in nonmajor funds fund balance and governmental activities net position in the amount of \$1,262.

City of Maplewood
Notes to Financial Statements

NOTE 20 – SPECIAL ITEM

The City made the decision to change to a full time fire department rather than having a volunteer department. As a result, the Maplewood Firefighters Relief Association was no longer needed. Articles of dissolution were filed with the Office of the Secretary of State of Minnesota. This dissolution distributed the pension assets to members of the Relief Association, with the remaining funds being contributed to the City. The City reported the net pension asset and related deferred inflows and outflows related to the fire relief in accordance with GASB 68. As a result, the net pension asset and associated deferred outflows and deferred inflows of resources were removed in 2019, resulting in a decrease in net position for governmental activities on the statement of activities totaling \$1,809,088.

NOTE 21 – SUBSEQUENT EVENT

On March 13, 2020, a national emergency was declared for the COVID-19 outbreak in the United States of America. This event affects the economy and financial markets. The extent of the impact on the City may be both direct and indirect and will vary based on the duration of the outbreak and various other factors. An estimate of the financial effect on the City's financial statements at December 31, 2019, cannot be determined at this time.

NOTE 22 – NEW STANDARDS ISSUED BUT NOT YET IMPLEMENTED

GASB Statement No. 87, Leases establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under this Statement, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources, thereby enhancing the relevance and consistency of information about governments' leasing activities. This Statement will be effective for the year ending December 31, 2022.

GASB Statement No. 89, Accounting for Interest Cost Incurred Before the End of a Construction Period enhances the relevance and comparability of information about capital assets and the cost of borrowing for a reporting period and simplifies accounting for interest cost incurred before the end of a construction period. This statement will be effective for the year ending December 31, 2021.

City of Maplewood
Schedule of Revenues, Expenditures, and
Changes in Fund Balances -
Budget and Actual - General Fund
Year Ended December 31, 2019

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Over (Under)
	Original	Final		
Revenues				
General property taxes	\$ 16,138,910	\$ 16,138,910	\$ 15,980,159	\$ (158,751)
Licenses and permits	1,332,000	1,332,000	1,444,503	112,503
Special assessments	*	*	101	101
Intergovernmental				
Local government aid	83,930	120,000	120,000	-
Fire aid	118,000	221,016	204,859	(16,157)
Police aid	461,000	461,000	563,765	102,765
Federal grants	45,000	45,000	87,302	42,302
Other grants and aids	350,000	373,000	480,131	107,131
Total intergovernmental revenue	1,057,930	1,220,016	1,456,057	236,041
Charges for services				
General government	704,500	704,500	738,061	53,561
Public safety	73,800	73,800	34,882	(38,918)
Public works	3,500	3,500	3,910	410
Parks and recreation	18,200	18,200	16,552	(1,648)
Community development	370,300	370,300	293,330	(76,980)
Total charges for services	1,170,300	1,170,300	1,106,725	(63,575)
Fines and forfeits	180,000	180,000	163,016	(16,984)
Investment income	50,000	50,914	311,788	260,874
Miscellaneous				
Contributions and donations	2,000	2,000	7,424	5,424
Rent	1,300	1,300	2,281	981
Other	80,200	80,200	51,968	(28,232)
Total miscellaneous	83,500	83,500	61,673	(21,827)
Total revenues	20,012,640	20,175,640	20,524,022	348,382
Expenditures				
General government	1,777,530	1,760,530	1,700,712	(59,818)
Administration	1,300,990	1,323,990	1,276,949	(47,041)
Finance	162,140	162,140	149,140	(13,000)
Legislative	3,240,660	3,246,660	3,126,801	(119,859)
Total general government				
Public safety	9,666,850	9,666,850	9,282,587	(384,263)
Police	2,287,350	2,287,350	2,259,575	(27,775)
Fire	11,914,200	11,949,200	11,542,162	(407,038)
Total public safety				

See notes to required supplementary information

REQUIRED SUPPLEMENTARY INFORMATION

City of Maplewood
 Schedule of Revenues, Expenditures, and
 Changes in Fund Balances -
 Budget and Actual - General Fund
 Year Ended December 31, 2019

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Over (Under)
	Original	Final		
Expenditures (Continued)				
Public works				
Administration	\$ 307,930	\$ 333,930	\$ 313,512	\$ (20,418)
Streets and alleys	834,210	834,210	777,642	(56,568)
Engineering	646,270	646,270	612,759	(33,511)
Snow and ice removal	719,150	815,150	799,109	(16,041)
Transit operations	932,260	932,260	916,827	(15,433)
Building operations	626,490	626,490	577,724	(48,766)
Total public works	4,066,310	4,188,310	3,997,573	(190,737)
Parks and recreation				
Park administration	265,750	265,750	241,075	(24,675)
Park maintenance	292,040	292,040	283,222	(8,818)
Total parks and recreation	557,790	557,790	524,297	(33,493)
Community development	1,394,050	1,394,050	1,317,755	(76,295)
Total expenditures	21,173,010	21,335,010	20,508,588	(827,422)
Excess of revenues over (under) expenditures	(1,160,370)	(1,160,370)	15,434	1,175,804
Other Financing Sources (Uses)				
Transfers in	1,360,370	1,360,370	1,387,670	27,300
Transfers out	-	-	(60,578)	(60,578)
Proceeds from sale of capital asset	-	-	321	321
Total other financing sources (uses)	1,360,370	1,360,370	1,327,413	(32,957)
Net change in fund balances	\$ 200,000	\$ 200,000	1,342,847	\$ 1,142,847
Fund Balances				
Beginning of year			8,806,237	
End of year			\$ 10,149,084	

City of Maplewood
 Schedule of Changes in Total OPEB Liability
 and Related Ratios

	12/31/17	12/31/18	12/31/19
Total OPEB Liability			
Service cost	\$ 143,525	\$ 161,353	\$ 118,889
Interest	80,865	87,160	83,798
Differences between expected and actual experience	-	-	316,687
Changes of assumptions	-	95,706	(509,838)
Changes of benefit terms	-	-	-
Benefit payments	(105,010)	(47,549)	(64,744)
Other changes	-	-	-
Net change in total OPEB liability	119,380	296,670	(55,208)
Beginning of year	2,036,516	2,155,896	2,452,566
End of year	\$ 2,155,896	\$ 2,452,566	\$ 2,397,358
Covered payroll	\$ 11,439,056	\$ 11,782,228	\$ 12,260,663
Total OPEB liability as a percentage of covered payroll	18.85%	20.82%	19.55%

Note: Schedule is intended to show ten year trend. Additional years will be reported as they become available.

See notes to required supplementary information.

**City of Maplewood
Schedule of City's Proportionate Share
of Net Pension Liability
General Employees Retirement Fund
Last Ten Years**

For Fiscal Year Ended June 30,	City's Proportionate Share (Percentage) of the Net Pension Liability (Asset)	City's Proportionate Share (Amount) of the Net Pension Liability (Asset)	State's Proportionate Share (Amount) of the Net Pension Liability (Asset)	City's Proportionate Share of the Net Pension Liability (Asset)		City's Proportionate Share of the Net Pension Liability (Asset) as a Percentage of its Covered Payroll	Plan Fiduciary Net Position as a Percentage of the Total Pension Liability
				City's Proportionate Share of the Net Pension Liability (Asset)	City's Proportionate Share of the Net Pension Liability (Asset)		
2015	0.1134%	\$ 5,876,977	\$ -	\$ 5,876,977	\$ 6,552,187	89.69%	78.19%
2016	0.1067%	8,663,511	113,115	8,776,626	6,618,947	130.89%	68.91%
2017	0.1053%	6,722,283	84,525	6,806,808	6,783,507	99.10%	75.90%
2018	0.0985%	5,464,376	179,363	5,643,739	6,622,947	82.51%	79.53%
2019	0.0968%	5,351,855	166,326	5,518,181	6,849,787	78.13%	80.23%

Note: Schedule is intended to show ten year trend. Additional years will be reported as they become available.

**City of Maplewood
Schedule of City's Proportionate Share
of Net Pension Liability
Public Employees Police and Fire Retirement Fund
Last Ten Years**

For Fiscal Year Ended June 30,	City's Proportionate Share (Percentage) of the Net Pension Liability (Asset)	City's Proportionate Share (Amount) of the Net Pension Liability (Asset)	State's Proportionate Share (Amount) of the Net Pension Liability (Asset)	City's Proportionate Share of the Net Pension Liability (Asset)		City's Proportionate Share of the Net Pension Liability (Asset) as a Percentage of its Covered Payroll	Plan Fiduciary Net Position as a Percentage of the Total Pension Liability
				City's Proportionate Share of the Net Pension Liability (Asset)	City's Proportionate Share of the Net Pension Liability (Asset)		
2015	0.6780%	\$ 7,703,667	\$ 6,041,580	127.51%	86.61%		
2016	0.6570%	26,366,553	6,329,895	416.54%	63.88%		
2017	0.6720%	9,012,320	6,902,148	130.57%	85.43%		
2018	0.6754%	7,138,282	7,118,302	100.28%	88.84%		
2019	0.7310%	7,683,540	7,889,389	97.39%	89.26%		

Note: Schedule is intended to show ten year trend. Additional years will be reported as they become available.

See notes to required supplementary information.

**City of Maplewood
Schedule of City Contributions
General Employees Retirement Fund
Last Ten Years**

Fiscal Year Ending December 31,	Statutorily Required Contribution	Contributions in Relation to the Statutorily Required Contributions		City's Covered Payroll	Contributions as a Percentage of Covered Payroll
		Contributions	Deficiency (Excess)		
2015	\$ 491,414	\$ 491,414	\$ -	\$ 6,552,187	7.5%
2016	504,776	504,776	-	6,730,347	7.5%
2017	481,830	481,830	-	6,424,400	7.5%
2018	511,996	511,996	-	6,826,613	7.5%
2019	520,443	520,443	-	6,939,240	7.5%

Note: Schedule is intended to show ten year trend. Additional years will be reported as they become available.

**City of Maplewood
Schedule of City Contributions
Public Employees Police and Fire Retirement Fund
Last Ten Years**

Fiscal Year Ending December 31,	Statutorily Required Contribution	Contributions in Relation to the Statutorily Required Contributions		City's Covered Payroll	Contributions as a Percentage of Covered Payroll
		Contributions	Deficiency (Excess)		
2015	\$ 978,736	\$ 978,736	\$ -	\$ 6,041,580	16.20%
2016	1,051,846	1,051,846	-	6,492,877	16.20%
2017	1,113,654	1,113,654	-	6,874,407	16.20%
2018	1,191,914	1,191,914	-	7,357,494	16.20%
2019	1,357,690	1,357,690	-	8,009,971	16.95%

Note: Schedule is intended to show ten year trend. Additional years will be reported as they become available.

See notes to required supplementary information.

City of Maplewood
Notes to Required Supplementary Information

BUDGETS

The General Fund and Special Revenue Fund budgets are legally adopted on a basis consistent with accounting principles generally accepted in the United States of America. The legal level of budgetary control is at the department level for all funds.

GENERAL EMPLOYEES FUND

2019 Changes

Changes in Actuarial Assumptions

- The mortality projection scale was changed from MP-2017 to MP-2018.
- Changes in Plan Provisions
- The employer supplemental contribution was changed prospectively, decreasing from \$31.0 million to \$21.0 million per year. The State's special funding contribution was changed prospectively, requiring \$16.0 million due per year through 2031.

2018 Changes

Changes in Actuarial Assumptions

- The mortality projection scale was changed from MP-2015 to MP-2017.
- The assumed benefit increase was changed from 1.0% per year through 2044 and 2.5% per year thereafter to 1.25% per year.

Changes in Plan Provisions

- The augmentation adjustment in early retirement factors is eliminated over a five-year period starting July 1, 2019, resulting in actuarial equivalence after June 30, 2024.
- Interest credited on member contributions decreased from 4.00% to 3.00%, beginning July 1, 2018.
- Deferred augmentation was changed to 0.00%, effective January 1, 2019. Augmentation that has already accrued for deferred members will still apply.
- Contribution stabilizer provisions were repealed.
- Postretirement benefit increases were changed from 1.00% per year with a provision to increase to 2.50% upon attainment of 90.00% funding ratio to 50.00% of the Social Security Cost of Living Adjustment, not less than 1.00% and not more than 1.50%, beginning January 1, 2019.
- For retirements on or after January 1, 2024, the first benefit increase is delayed until the retiree reaches normal retirement age; does not apply to Rule of 90 retirees, disability benefit recipients, or survivors.
- Actuarial equivalent factors were updated to reflect revised mortality and interest assumptions.

2017 Changes

Changes in Actuarial Assumptions

- The CSA loads were changed from 0.8% for active members and 60% for vested and non-vested deferred members. The revised CSA loads are now 0.0% for active member liability, 15% for vested deferred member liability and 3% for non-vested deferred member liability.
- The assumed post-retirement benefit increase rate was changed from 1.0% per year for all years to 1.0% per year through 2044 and 2.5% per year thereafter.

City of Maplewood
Notes to Required Supplementary Information

GENERAL EMPLOYEES FUND (CONTINUED)

2017 Changes (Continued)

Changes in Plan Provisions

- The State's contribution for the Minneapolis Employees Retirement Fund equals \$16,000,000 in 2017 and 2018, and \$6,000,000 thereafter.
- The Employer Supplemental Contribution for the Minneapolis Employees Retirement Fund changed from \$21,000,000 to \$31,000,000 in calendar years 2019 to 2031. The State's contribution changed from \$16,000,000 to \$6,000,000 in calendar years 2019 to 2031.

2016 Changes

Changes in Actuarial Assumptions

- The assumed post-retirement benefit increase rate was changed from 1.0% per year through 2035 and 2.5% per year thereafter to 1.0% per year for all future years.
- The assumed investment return was changed from 7.9% to 7.5%. The single discount rate was changed from 7.9% to 7.5%.
- Other assumptions were changed pursuant to the experience study dated June 30, 2015. The assumed future salary increases, payroll growth, the inflation was decreased by 0.25% to 3.25% for payroll growth and 2.50% for inflation.

2015 Changes

Changes in Actuarial Assumptions

- The assumed post-retirement benefit increase rate was changed from 1.0% per year through 2030 and 2.5% per year thereafter to 1.0% per year through 2035 and 2.5% per year thereafter.

Changes in Plan Provisions

- On January 1, 2015, the Minneapolis Employees Retirement Fund was merged into the General Employees Fund, which increased the total pension liability by \$1.1 billion and increased the fiduciary plan net position by \$892 million. Upon consolidation, state and employer contributions were revised; the State's contribution of \$6.0 million, which meets the special funding situation definition, was due September 2015.

POLICE AND FIRE FUND

2019 Changes

Changes in Actuarial Assumptions

- The mortality projection scale was changed from MP-2017 to MP-2018.

2018 Changes

Changes in Actuarial Assumptions

- The mortality projection scale was changed from MP-2016 to MP-2017.

Changes in Plan Provisions

- Postretirement benefit increases were changed to 1.00% for all years, with no trigger.
- An end date of July 1, 2048, was added to the existing \$9.0 million state contribution.
- New annual state aid will equal \$4.5 million in fiscal years 2019 and 2020, and \$9.0 million thereafter until the plan reaches 100% funding, or July 1, 2048, if earlier.
- Member contributions were changed from 10.80% to 11.30% of pay, effective January 1, 2019, and 11.80% of pay, effective January 1, 2020.
- Employer contributions were changed from 16.20% to 16.95% of pay, effective January 1, 2019, and 17.70% of pay, effective January 1, 2020.
- Interest credited on member contributions decreased from 4.00% to 3.00%, beginning July 1, 2018.
- Deferred augmentation was changed to 0.00%, effective January 1, 2019. Augmentation that has already accrued for deferred members will still apply.
- Actuarial equivalent factors were updated to reflect revised mortality and interest assumptions.

2017 Changes

Changes in Actuarial Assumptions

- Assumed salary increases were changed as recommended in the June 30, 2016, experience study. The net effect is proposed rates that average 0.34% lower than the previous rates.
- Assumed rates of retirement were changed, resulting in fewer retirements.
- The CSA load was 30% for vested and non-vested deferred members. The CSA has been changed to 33% for vested members and 2% for non-vested members.
- The base mortality table for healthy annuitants was changed from the RP-2000 fully generational table to the RP-2014 fully generational table (with a base year of 2006), with male rates adjusted by a factor of 0.96. The mortality improvement scale was changed from Scale AA to Scale MP-2016. The base mortality table for disabled annuitants was changed from the RP-2000 disabled mortality table to the mortality tables assumed for healthy retirees.
- Assumed termination rates were decreased to 3% for the first three years of service. Rates beyond the select period of three years were adjusted, resulting in more expected terminations overall.
- Assumed percentage of married female members was decreased from 65% to 60%.
- Assumed age difference was changed from separate assumptions for male members (wives assumed to be three years younger) and female members (husbands assumed to be four years older) to the assumption that males are two years older than females.

POLICE AND FIRE FUND (CONTINUED)

2017 Changes (Continued)

Changes in Actuarial Assumptions (Continued)

- The assumed percentage of female members electing Joint and Survivor annuities was increased.
- The assumed post-retirement benefit increase rate was changed from 1% for all years to 1% per year through 2064 and 2.5% thereafter.
- The single discount rate was changed from 5.6% per annum to 7.5% per annum.

2016 Changes

Changes in Actuarial Assumptions

- The assumed post-retirement benefit increase rate was changed from 1.0% per year through 2037 and 2.5% thereafter to 1.0% per year for all future years.
- The assumed investment return was changed from 7.9% to 7.5%. The single discount rate changed from 7.9% to 5.6%.
- The single discount rate changed from 7.90% to 5.60%.
- The assumed future salary increases, payroll growth, and inflation were decreased by 0.25% to 3.25% for payroll growth and 2.50% for inflation.

2015 Changes

Changes in Actuarial Assumptions

- The assumed post-retirement benefit increase rate was changed from 1.0% per year through 2030 and 2.5% per year thereafter to 1.0% per year through 2037 and 2.5% per year thereafter.

Changes in Plan Provisions

- The post-retirement benefit increase to be paid after attainment of the 90% funding threshold was changed, from inflation up to 2.5%, to a fixed rate of 2.5%.

POST EMPLOYMENT HEALTHCARE PLAN

2019 Changes

Changes in Actuarial Assumptions

- The discount rate was changed from 3.30% to 3.80% at January 1, 2019.
- The retiree plan participation percentage was changed from 75% to 60%.
- The retirement and withdrawal tables for Police and Fire Personnel were updated.
- The health care trend rates were changed to better anticipate short term and long term medical increases.
- The mortality tables were updated from the RP-2014 White Collar Mortality Tables with MP-2016 Generational Improvement Scale (with Blue Collar adjustment for Police and Fire Personnel) to the RP-2014 White Collar Mortality Tables with MP-2018 Generational Improvement Scale (with Blue Collar adjustment for Police and Fire Personnel).

2018 Changes

Changes in Actuarial Assumptions

- The discount rate was changed from 3.80% to 3.30% at January 1, 2018.



SUPPLEMENTARY INFORMATION

**City of Maplewood
Nonmajor Governmental Funds**

Special Revenue Funds

Special Revenue Funds are used to account for the proceeds of specific revenue sources that are legally restricted or committed to expenditures for specified purposes.

Capital Projects Funds

The Capital Project Funds account for financial resources to be used for the acquisition or construction of major capital facilities (other than those financed by proprietary funds).



City of Maplewood
 Combining Balance Sheet -
 Nonmajor Governmental Funds
 December 31, 2019

	Special Revenue	Capital Projects	Total Nonmajor Governmental Funds
Assets			
Cash and investments	\$ 713,764	\$ 6,770,246	\$ 7,484,010
Cash with fiscal agent	52,531	-	52,531
Accrued interest receivable	1,972	19,316	21,288
Due from other governments	4,484	49,703	54,187
Accounts receivable	169,092	338,266	507,358
Due from other funds	360,271	1,846,730	2,207,001
Property taxes receivable			
Delinquent	3,845	9,743	13,588
Due from Ramsey County	3,979	9,776	13,755
Special assessments receivable			
Special deferred - county	-	18,448	18,448
Due from Ramsey County	1,000	1,282	2,282
Prepaid items	1,000,447	-	1,000,447
Land held for resale			
Total assets	<u>\$ 2,258,854</u>	<u>\$ 9,136,041</u>	<u>\$ 11,394,895</u>
Liabilities			
Accounts payable	\$ 23,791	\$ 835,781	\$ 859,572
Due to other governments	3,259	25	3,284
Contracts payable	-	120,465	120,465
Deposits payable	80,998	232,674	313,672
Salaries and benefits payable	7,127	871	7,998
Due to other funds	360,271	486,057	846,328
Advance payable	904,472	-	904,472
Unearned revenue	5,235	-	5,235
Total liabilities	<u>1,385,153</u>	<u>1,675,873</u>	<u>3,061,026</u>
Deferred Inflows of Resources			
Unavailable revenue - taxes and assessments	3,845	28,191	32,036
Fund Balances			
Restricted	83,616	3,041,635	3,125,251
Committed	1,139,386	-	1,139,386
Assigned	-	4,978,118	4,978,118
Unassigned	(353,146)	(587,776)	(940,922)
Total fund balances	<u>869,856</u>	<u>7,431,977</u>	<u>8,301,833</u>
Total liabilities, deferred inflows of resources, and fund balances	<u>\$ 2,258,854</u>	<u>\$ 9,136,041</u>	<u>\$ 11,394,895</u>



City of Maplewood
Combining Statement of Revenues, Expenditures, and
Changes in Fund Balances - Nonmajor Governmental Funds
Year Ended December 31, 2019

	Special Revenue	Capital Projects	Total Nonmajor Governmental Funds
Revenues			
General property taxes	\$ 296,309	713,397	\$ 1,009,706
Tax increment collections	-	1,798,193	1,798,193
Miscellaneous taxes	692,222	1,233,098	1,925,320
Licenses and permits	-	12,191	12,191
Intergovernmental	508,556	390,882	899,438
Special assessments	356,049	6,757	6,757
Charges for services	8,153	657,182	1,013,231
Fines and forfeitures	28,146	-	8,153
Investment income	1,000	298,976	327,122
Miscellaneous	122,916	-	1,000
Contributions and donations	483,585	12,854	135,770
Rent	-	19,397	502,982
Other	2,496,936	5,142,927	7,639,863
Total revenues	5,566,092	5,949,899	7,515,991
Expenditures			
Current			
Community development	129,020	54,176	183,196
Administration	566,189	45,091	611,280
Fire	60,549	13,296	73,845
Legislative	26,912	-	26,912
Parks and recreation	683,600	34,450	718,050
Police	6,259	24,442	30,701
Public works	11,268	219,294	230,562
Debt service	-	3,245,988	3,245,988
TIF developer payments	-	90,593	90,593
Capital outlay	14,597	1,492,181	1,506,778
Administration	67,698	730,388	798,086
Parks and recreation	1,566,092	5,949,899	7,515,991
Police	930,844	(806,972)	123,872
Excess of revenues over (under) expenditures	5,704	49,586	55,290
Other Financing Sources (Uses)	-	720,000	720,000
Proceeds from sale of capital assets	60,578	365,199	425,777
Proceeds from capital leases	(75,320)	(2,768,725)	(2,844,045)
Transfers in	(9,038)	(1,633,940)	(1,642,978)
Transfers out	921,806	(2,440,912)	(1,519,106)
Total other financing sources (uses)	(1,950)	9,871,627	9,819,677
Net change in fund balances	(1,950)	1,262	1,262
Fund Balances	(1,950)	9,872,889	9,820,939
Beginning of year, as previously stated	-	-	-
Change in accounting principle (Note 19)	-	-	-
Beginning of year, as restated	\$ 869,856	\$ 7,431,977	\$ 8,301,833
End of year	-	-	-



**City of Maplewood
Nonmajor-Special Revenue Funds**

The Special Revenue Funds account for the proceeds of specific revenue sources that are restricted to expenditures for specific purposes. The City of Maplewood had the following Special Revenue Funds:

Charitable Gambling Tax Fund

Accounts for the use of charitable gambling tax revenue. This tax became effective September 10, 1990, and is assessed at a rate of 10% of the net receipts that charitable organizations receive from lawful gambling. The tax revenue cannot be expended for general municipal purposes but must be earmarked for charitable purposes.

Maplewood Area EDA Fund

Accounts for funds to be used for development within the City.

Police Services Fund

Accounts for money that is legally restricted for police services. Most of the fund revenues are from confiscated money that is split between the City, County, and State.

Recreation Programs Fund

Accounts for revenues and expenditures related to recreation programs.

Tree Preservation Fund

Accounts for the accumulation of funds charged to developers to be used to plant trees within the City.

State Grants Fund

Accounts for revenues and expenditures related to grants awarded through the State government.

Federal Grants Fund

Accounts for revenues and expenditures related to grants awarded through the Federal government.

Cable Television Fund

Accounts for Cable TV franchise fees and related expenditures.

Fire Training Facility - Operations

Accounts for revenue and expenditures related to fire training facility operations.

**City of Maplewood
Combining Balance Sheet -
Nonmajor Special Revenue Funds
December 31, 2019**

	Special Revenue			
	205 Charitable Gambling Tax	280 Maplewood Area EDA	208 Police Services	206 Recreation Programs
Assets				
Cash and investments	\$ 19,462	\$ -	\$ 114,569	\$ 316
Accrued interest receivable	55	-	264	-
Due from other governments	-	-	-	2,451
Accounts receivable	3,843	-	-	7,056
Due from other funds	-	-	-	-
Property taxes receivable	-	-	-	-
Delinquent	-	1,261	-	2,584
Due from Ramsey County	-	1,334	-	2,645
Prepaid items	-	-	-	-
Land held for resale	-	1,000,447	-	-
Total assets	\$ 23,360	\$ 1,003,042	\$ 114,833	\$ 15,052
Liabilities				
Accounts payable	\$ -	\$ -	\$ -	\$ 9,508
Deposits payable	-	-	80,998	-
Due to other governments	1,560	248	-	-
Salaries payable	-	-	-	4,045
Due to other funds	-	13,445	-	346,826
Advance payable	-	904,472	-	-
Unearned revenue	-	-	-	5,235
Total liabilities	1,560	918,165	80,998	365,614
Deferred Inflows of Resources				
Unavailable revenue - taxes and assessments	-	1,261	-	2,584
Fund Balances				
Restricted	-	83,616	-	-
Committed	21,800	-	33,835	-
Unassigned	-	-	-	(353,146)
Total fund balances	21,800	83,616	33,835	(353,146)
Total liabilities, deferred inflows of resources, and fund balances	\$ 23,360	\$ 1,003,042	\$ 114,833	\$ 15,052

**City of Maplewood
Combining Statement of Revenues, Expenditures, and Changes in Fund Balances -
Nonmajor Special Revenue Funds
Year Ended December 31, 2019**

	Special Revenue			
	219 Tree Preservation Fund	222 Cable Television	211 Fire Training Facility - Operations	Total
\$ 76,882	\$ 453,622	\$ 49,213	\$ 713,764	
218	1,295	140	1,972	
	21	2,012	4,484	
11,189	147,004	-	169,092	
	360,271	-	360,271	
			3,845	
			3,979	
	1,000	-	1,000	
			1,000,447	
\$ 87,989	\$ 963,213	\$ 51,365	\$ 2,258,854	
\$ 11,189	\$ 2,264	\$ 830	\$ 23,791	
			80,998	
		1,451	3,239	
	3,082		7,127	
			360,271	
			904,472	
11,189	5,346	2,281	5,235	
			1,385,153	
			3,845	
			83,616	
76,800	957,867	49,084	1,139,386	
76,800	957,867	49,084	(353,146)	
87,989	963,213	51,365	2,258,854	

	Special Revenue			
	205 Charitable Gambling Tax	280 Maplewood Area IEDA	208 Police Services	206 Recreation Programs
Revenues				
Taxes				
General property taxes	\$ 26,921	\$ 98,795	\$ -	\$ 197,514
Miscellaneous taxes	-	100,000	-	-
Intergovernmental	-	-	-	-
Charges for services	-	-	-	327,340
Fines and forfeitures	-	-	8,153	-
Investment income	-	-	1,629	-
Miscellaneous	-	-	1,000	-
Contributions and donations	-	-	-	33,340
Rent	-	102,000	-	5,154
Other	-	300,795	10,782	563,548
Total revenues	26,921	300,795	10,782	563,548
Expenditures				
Current				
Administration	-	-	-	-
Community development	-	129,020	-	-
Fire	-	-	-	-
Legislative	26,912	-	-	-
Parks and recreation	-	-	-	663,122
Police	-	-	-	-
Public works	-	-	-	-
Capital outlay	-	-	-	-
Parks and recreation	-	-	-	-
Police	-	-	-	-
Total expenditures	26,912	129,020	-	663,122
Excess of revenues over (under) expenditures	9	171,775	10,782	(99,774)
Other Financing Sources (Uses)				
Proceeds from sale of capital assets	-	-	5,704	-
Transfers in	-	-	-	-
Transfers out	-	-	-	-
Total other financing sources (uses)	-	-	5,704	-
Net change in fund balances	9	171,775	16,486	(99,774)
Fund Balances				
Beginning of year	21,791	(88,159)	17,349	(253,372)
End of year	\$ 21,800	\$ 83,616	\$ 33,835	\$ (353,146)

**City of Maplewood
Nonmajor Capital Projects Funds**

The Capital Projects Funds account for financial resources to be used for the acquisition or construction of major capital facilities other than those financed by proprietary funds. The City of Maplewood had the following Capital Project Funds:

General Building Replacement Fund
Established to account for expenditures for building replacement.

Community Center Building Improvements Fund
Established to account for expenditures related to the maintenance and capital needs of the Community Center.

Capital Improvement Projects Fund
Established to finance major capital outlay expenditures that individually cost in excess of \$50,000 and that cannot be easily financed by alternative sources. Property taxes are levied periodically for this fund.

Police Vehicles and Equipment Fund
Established to account for expenditures for police vehicles and equipment.

Fire Station Fund
Established in 2011 to account for revenues and expenditures related to maintaining and/or constructing buildings related to fire.

Fire Truck Replacement Fund
Established to finance all future purchases of fire trucks.

Legacy Village Park Development Fund
Established in 2004 with the issuance of tax abatement bonds. The fund will be used to account for park development costs in the Legacy Village development.

Park Development Fund
Accounts for the use of park availability charges, grants, and tax revenues which are dedicated for the acquisition and improvement of City parks. Park availability charges are levied against all new building constructed.

Public Safety Training Facility Fund
Established in 2010 to account for the costs associated with a future Fire Training Facility for the east metro.

Street Use Revitalization Fund
Accounts for revenues from gas utility franchise fees that have been set aside by the City Council to fund mill-and-overlay and street reclamation projects.

Right-of-Way Fund
Accounts for the accumulation of funds received for degradation of City streets and right-of-ways. The funds are used for repairs.

	Special Revenue					Total
	219 Tree Preservation Fund	298 State Grants	299 Federal Grants	222 Cable Television	211 Fire Training Facility - Operations	
\$	-	-	-	-	-	\$ 296,309
	-	385,919	22,637	665,301	-	692,222
	-	-	-	28,709	-	508,556
	-	-	-	-	-	356,049
	2,163	-	-	23,008	1,346	8,153
	-	-	-	-	-	28,146
	-	-	-	-	-	1,000
	26,708	-	-	349,003	89,576	122,916
	28,871	385,919	22,637	1,066,021	720	483,585
					91,642	2,496,936
	-	-	-	566,189	-	566,189
	-	-	-	-	-	129,020
	-	-	-	60,549	-	60,549
	-	-	-	-	-	26,912
	20,478	-	-	-	-	683,600
	11,268	-	6,259	-	-	6,259
	-	-	-	-	-	11,268
	-	14,597	-	-	-	14,597
	11,268	35,075	73,957	566,189	60,549	67,698
						1,566,092
	17,603	350,844	(51,320)	499,832	31,093	930,844
	-	-	-	-	-	5,704
	-	(39,320)	60,578	-	(36,000)	60,578
	-	-	-	-	-	(75,320)
	-	(39,320)	60,578	-	(36,000)	(9,038)
	17,603	311,524	9,258	499,832	(4,907)	921,806
	59,197	(311,524)	(9,258)	458,035	53,991	(51,950)
\$	76,800	\$ -	\$ -	\$ 957,867	\$ 49,084	\$ 869,856

**City of Maplewood
Nonmajor Capital Projects Funds**

Tax Increment Funds

Accounts for the expenditures financed by the tax increment revenue from nine tax increment districts.

Trash Cart Replacement Fund

The City purchased its own trash carts in 2012 by issuing Equipment Certificates. This Fund accounts for the receipt of cart fees collected from its customers and expenditures related to the replacement of the trash carts.

Water Availability Charge Fund – North St. Paul District

Accounts for the receipt of water availability charge revenues collected in the North St. Paul Water Service District. Disbursements are made from this fund to finance unassessed water system improvements.

Water Availability Charge Fund – St. Paul District

Accounts for the receipt of water availability charge revenues collected in the St. Paul Water Service District. Disbursements are made from this fund to finance unassessed water system improvements.

**City of Maplewood
Combining Balance Sheet -
Nonmajor Capital Projects Funds
December 31, 2019**

	Capital Projects		
	401 General Building Replacement Fund	402 Community Center Building Improvements	405 Capital Improvement Projects
Assets			
Cash and investments	\$ 392,340	\$ 162,146	\$ 291,680
Cash with fiscal agent	-	-	-
Accounts receivable	-	675	-
Interest receivable	1,119	462	832
Due from other governments	-	-	-
Due from other funds	-	-	-
Property taxes receivable	-	-	-
Delinquent	30	3,165	3,233
Due from Ramsey County	10	2,839	-
Special assessments receivable	-	-	-
Special deferred - county	-	-	-
Due from Ramsey County	-	-	-
Total assets	\$ 393,499	\$ 169,287	\$ 295,745
Liabilities			
Due to other funds	-	-	-
Accounts payable	14,660	64,856	-
Due to other governments	-	-	-
Contracts payable	539	-	1,000
Salaries and benefits payable	-	-	-
Deposits payable	-	-	226,574
Total liabilities	15,199	64,856	227,574
Deferred Inflows of Resources			
Unavailable revenue - taxes and assessments	30	3,165	3,233
Fund Balances			
Restricted	-	101,266	-
Assigned	378,270	-	64,938
Unassigned	-	-	-
Total fund balances	378,270	101,266	64,938
Total liabilities, deferred inflows of resources, and fund balances	\$ 393,499	\$ 169,287	\$ 295,745

City of Maplewood
 Combining Balance Sheet -
 Nonmajor Capital Projects Funds
 December 31, 2019

	Capital Projects				
	443 Tax Increment Economic Development District 1-11	448 Tax Increment Econ. Development District 1-12	416 Tax Increment Housing 1-4	417 Tax Increment Housing 1-5	
Assets					
Cash and investments	\$ -	\$ 789,641	\$ 199,089	\$ 161,857	
Cash with fiscal agent	-	-	-	-	
Accounts receivable	-	2,253	568	461	
Interest receivable	-	-	-	-	
Due from other governments	-	-	-	-	
Due from other funds	-	-	-	-	
Property taxes receivable	-	-	-	-	
Delinquent	-	-	-	-	
Due from Ramsey County	-	-	-	-	
Special assessments receivable	-	-	-	-	
Special deferred - county	-	-	-	-	
Due from Ramsey County	-	-	-	-	
Total assets	\$ -	\$ 791,894	\$ 199,657	\$ 162,318	
Liabilities					
Due to other funds	\$ 130,249	\$ -	\$ -	\$ -	
Accounts payable	-	393,636	-	-	
Due to other governments	-	-	-	-	
Contracts payable	-	-	-	-	
Salaries and benefits payable	-	-	-	-	
Deposits payable	-	-	-	-	
Total liabilities	130,249	393,636	-	-	
Deferred Inflows of Resources					
Unavailable revenue - taxes and assessments	-	-	-	-	
Fund Balances					
Restricted	-	398,258	199,657	162,318	
Assigned	-	-	-	-	
Unassigned	(130,249)	-	-	-	
Total fund balances	(130,249)	398,258	199,657	162,318	
Total liabilities, deferred inflows of resources, and fund balances	\$ -	\$ 791,894	\$ 199,657	\$ 162,318	

Continued

	Capital Projects				
	432 Fire Station Fund	433 Legacy Village Park Development	440 Public Safety Training Facility Fund	499 Street Use Revitalization Fund	409 Right-of- Way
406 Police Vehicles and Equipment	\$ 259,416	\$ 11,720	\$ 1,761,643	\$ 531,907	\$ 86,962
	52,431	-	-	308,817	3,405
	45,369	33	5,027	1,520	248
	740	-	118	697	100
	-	-	-	-	-
	1,360,673	-	-	-	-
	-	-	-	-	-
	3,315	-	-	-	-
	3,213	-	10	-	-
	-	-	-	-	-
	-	-	-	18,448	-
	-	-	-	1,282	-
\$ 364,584	\$ 2,083,868	\$ 11,753	\$ 1,766,798	\$ 861,974	\$ 90,715
	\$ 44,729	\$ -	\$ -	\$ 287,834	\$ -
	-	-	62,191	-	-
	-	-	-	25	-
	-	-	118,926	-	-
	-	-	-	-	-
	-	-	-	-	-
	-	6,100	-	-	-
	44,729	4,409	6,100	181,117	25
	-	-	-	287,834	-
	-	-	-	-	-
	3,315	-	-	-	18,448
	-	-	-	-	-
	316,540	2,079,459	5,653	1,585,681	843,501
	-	-	-	-	90,715
	-	-	(287,137)	-	-
	316,540	2,079,459	5,653	1,585,681	843,501
	-	-	-	-	90,715
\$ 364,584	\$ 2,083,868	\$ 11,753	\$ 1,766,798	\$ 861,974	\$ 90,715

Continued

Capital Projects

418 Tax Increment Housing 1-6	428 Tax Increment Housing 1-7	429 Tax Increment Housing 1-8	441 Tax Increment Housing 1-10	449 Tax Increment District 1-13	408 Water Availability Charge North St. Paul District
\$ 434,993	\$ 13,353	\$ 124,121	\$ 159,428	\$ -	\$ 29,998
-	-	-	-	-	-
1,241	38	354	454	-	85
-	-	-	-	-	857
-	-	-	3,704	-	-
-	-	-	-	-	-
-	-	-	-	-	-
\$ 436,234	\$ 13,391	\$ 124,475	\$ 163,586	\$ -	\$ 30,940
\$ -	\$ -	\$ -	\$ -	\$ 67,974	\$ -
-	9,925	41,117	97,842	102,416	-
-	-	-	-	-	-
-	-	-	-	-	-
-	-	-	-	-	-
-	9,925	41,117	97,842	170,390	-
-	-	-	-	-	-
-	-	-	-	-	-
436,234	3,466	83,358	65,744	-	30,940
-	-	-	-	(170,390)	-
436,234	3,466	83,358	65,744	(170,390)	30,940
\$ 436,234	\$ 13,391	\$ 124,475	\$ 163,586	\$ -	\$ 30,940

Continued

City of Maplewood
 Combining Balance Sheet -
 Nonmajor Capital Projects Funds
 December 31, 2019

	Capital Projects	
Assets		
Cash and investments		
Cash with fiscal agent		
Accounts receivable		
Interest receivable		
Due from other governments		
Due from other funds		
Property taxes receivable		
Delinquent	9,743	
Due from Ramsey County	9,776	
Special assessments receivable		
Special deferred - county	18,448	
Due from Ramsey County	1,282	
Total assets	\$ 1,174,626	\$ 9,136,041
Liabilities		
Due to other funds		
Accounts payable		486,057
Due to other governments		835,781
Contracts payable		25
Salaries and benefits payable	871	120,465
Deposits payable		232,674
Total liabilities	871	1,675,873
Deferred Inflows of Resources		
Unavailable revenue - taxes and assessments		28,191
Fund Balances		
Restricted		3,041,655
Assigned	1,173,755	4,978,118
Unassigned		(587,776)
Total fund balances	1,173,755	7,431,977
Total liabilities, deferred inflows of resources, and fund balances	\$ 1,174,626	\$ 9,136,041

City of Maplewood
 Combining Statement of Revenues, Expenditures, and Changes in Fund Balances -
 Nonmajor Capital Projects Funds
 Year Ended December 31, 2019

	Capital Projects			
Revenues				
General property taxes				
Tax increment collections				
Miscellaneous taxes				
Intergovernmental				
Special assessments	370,682			
Licenses and permits				
Charges for services				
Park availability charges				
Water availability charges				
Connection charges				
Trash cart fees				
Investment income	5,609	11,897	1,759	3,037
Miscellaneous				
Rent				
Other		8,099		7,023
Total revenues	376,320	218,034	275,326	218,793
Expenditures				
Current				
Community development				
Administration				
Fire				
Parks and recreation		8,346		
Police				24,442
Public works				
Debt service				
TIF developer payments				
Capital outlay				
Administration	90,593		147,532	
Parks and recreation		286,770		
Police				730,388
Total expenditures	90,593	295,116	147,532	754,830
Excess of revenues over (under) expenditures	285,727	(77,082)	127,794	(536,037)
Other Financing Sources (Uses)				
Proceeds from sale of capital asset				16,281
Transfers from capital leases				720,000
Transfers in				98,523
Transfers out			(100,000)	
Total other financing sources (uses)			(100,000)	834,804
Net change in fund balances	285,727	(77,082)	27,794	298,767
Fund Balances				
Beginning of year, as previously stated	92,543	178,348	35,882	17,773
Change in accounting principle (Note 19)			1,262	
Beginning of year, as restated	92,543	178,348	37,144	17,773
End of year	\$ 376,270	\$ 101,266	\$ 64,938	\$ 316,540

City of Maplewood
 Combining Statement of Revenues, Expenditures, and Changes in Fund Balances -
 Capital Projects
 Year Ended December 31, 2019

	Capital Projects				
	448 Tax Increment from Development District 1-12	446 Tax Increment Housing 1-4	417 Tax Increment Housing 1-5	418 Tax Increment Housing 1-6	
Revenues					
General property taxes	\$ 984,090	\$ 56,615	\$ -	\$ -	\$ -
Tax increment collections	-	-	-	175,845	-
Miscellaneous taxes	-	-	-	-	-
Intergovernmental	-	-	-	-	-
Special assessments	-	-	-	-	-
Licenses and permits	-	-	-	-	-
Charges for services	-	-	-	-	-
Park availability charges	-	-	-	-	-
Water availability charges	-	-	-	-	-
Connection charges	-	-	-	-	-
Trash cart fees	32,838	6,241	4,911	-	12,657
Investment income	-	-	-	-	-
Miscellaneous	-	-	-	-	-
Rent	-	-	-	-	-
Other	-	-	-	-	-
Total revenues	1,016,928	62,856	61,196	-	188,502
Expenditures					
Current:					
Community development	13,038	-	-	-	-
Administration	684	10,152	12,162	11,682	-
Fire	-	-	-	-	-
Parks and recreation	-	-	-	-	-
Police	-	-	-	-	-
Public works	-	-	-	-	-
Debt service	-	-	-	-	-
TIF developer payments	2,811,028	-	-	-	-
Capital outlay	-	-	-	-	-
Administration	-	-	-	-	-
Parks and recreation	-	-	-	-	-
Police	-	-	-	-	-
Total expenditures	2,824,750	10,152	12,162	11,682	-
Excess of revenues over (under) expenditures	(1,807,822)	52,704	49,034	176,820	-
Other Financing Sources (Uses)					
Proceeds from sale of capital asset	-	-	-	-	-
Proceeds from capital leases	-	-	-	-	-
Transfers in	(123,349)	(30,778)	(26,414)	(115,212)	-
Transfers out	(123,349)	(30,778)	(26,414)	(115,212)	-
Total other financing sources (uses)	(193,171)	(21,926)	(22,620)	(161,608)	-
Net change in fund balances					
Fund Balances					
Beginning of year, as previously stated	2,329,429	177,731	139,698	374,626	-
Change in accounting principle (Note 19)	-	-	-	-	-
Beginning of year, as restated	2,329,429	177,731	139,698	374,626	-
End of year	\$ 398,238	\$ 199,657	\$ 162,318	\$ 436,234	\$ -

Continued

	Capital Projects							
	432 Fire Station Fund	424 Fire Truck Replacement	433 Legacy Village Park Development	403 Park Development	440 Public Safety Training Facility Fund	499 Street Use Rehabilitation Fund	409 Right-of- Way	443 Tax Increment Economic Development District 1-11
\$	33,003	\$ 27	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	-	-	-	1,233,098	-	-	-	1,668
	-	-	-	20,200	-	6,671	-	-
	-	-	-	-	-	12,191	-	-
	-	-	-	153,524	-	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-
	74,062	1,489	417	77,685	17,758	2,928	-	-
	196	-	-	12,854	-	-	-	-
	74,258	34,492	417	267,672	697	1,257,527	15,119	1,668
	-	-	-	-	-	-	-	-
	13,296	-	-	-	-	-	-	659
	-	-	-	26,104	-	-	-	-
	-	-	-	-	87,326	-	-	-
	-	-	-	-	-	-	-	-
	-	-	-	1,057,879	-	-	-	-
	-	-	-	1,083,983	-	87,326	-	659
	60,962	34,492	417	(816,311)	697	1,170,201	15,119	1,009
	-	33,000	-	305	-	-	-	-
	-	(179,867)	-	-	36,000	21,423	-	21,903
	-	(146,867)	-	-	(1,477,418)	(1,455,995)	-	(21,903)
	60,962	(112,375)	417	(816,006)	36,697	(285,794)	15,119	22,912
	2,018,497	112,375	5,236	2,401,687	(323,834)	1,129,295	75,596	(153,161)
	2,018,497	112,375	5,236	2,401,687	(323,834)	1,129,295	75,596	(153,161)
	\$ 2,079,459	\$ -	\$ 5,653	\$ 1,585,681	\$ (287,137)	\$ 845,501	\$ 90,715	\$ (130,249)

Continued

Capital Projects

	429 Tax Increment Housing 1-7	441 Tax Increment Housing 1-10	449 Tax Increment District 1-13	404 Trash Cart Replacement Fund	408 Water Availability Charge North St Paul District	407 Water Availability Charge St Paul District	Total
\$	21,116	91,370	217,421	193,783	\$	713,397	\$
							1,798,193
							1,233,098
				86			390,882
							6,757
							12,191
							153,524
					11,853	397,077	408,950
					54,150		54,150
				40,578			40,578
164	3,252	2,963			879	38,430	298,976
							12,854
							19,397
21,280	94,622	220,384	193,783	40,664	12,732	489,657	5,142,927
				41,138			54,176
757	1,882	3,533	3,580				45,091
							13,296
							34,450
							24,442
					1,473	130,495	219,294
12,013	82,233	195,682	145,032				3,245,988
							90,593
							1,492,181
							77,516
12,770	84,115	199,215	148,612	41,138	1,473	130,495	5,949,889
8,510	10,307	21,169	45,171	(474)	11,259	359,162	(806,972)
							49,586
							720,000
				187,350			365,199
				(123,209)		(513,938)	(2,768,725)
				(78,540)		(513,938)	(1,633,940)
8,510	10,307	21,169	(33,369)	63,667	11,259	(154,776)	(2,440,912)
(5,044)	72,851	44,575	(137,021)	(63,667)	19,681	1,328,531	9,871,627
(5,044)	72,851	44,575	(137,021)	(63,667)	19,681	1,328,531	9,872,889
\$	3,466	83,358	65,744	\$	30,940	1,173,755	7,431,977

City of Maplewood
 Schedule of Revenues, Expenditures, and Changes
 in Fund Balances - Budget and Actual -
 Special Revenue Fund - Charitable Gambling Tax
 Year Ended December 31, 2019

	2019			Variance with Final Budget - Over (Under)
	Original Budget	Final Budget	Actual Amounts	
Revenues				
Charitable gambling taxes	\$ 25,000	\$ 25,000	\$ 26,921	\$ 1,921
Expenditures				
Current	30,000	30,000	26,912	(3,088)
Legislative				
Excess of revenues over (under) expenditures	\$ (5,000)	\$ (5,000)	9	\$ 5,009
Fund Balances				
Beginning of year			21,791	
End of year			\$ 21,800	

City of Maplewood
 Schedule of Revenues, Expenditures, and Changes
 in Fund Balances - Budget and Actual -
 Special Revenue Fund - Maplewood Area EDA
 Year Ended December 31, 2019

	2019			Variance with Final Budget - Over (Under)
	Original Budget	Final Budget	Actual	
Revenues				
Property taxes	\$ 100,000	\$ 100,000	\$ 98,795	\$ (1,205)
Intergovernmental	-	100,000	100,000	-
Other	-	-	102,000	102,000
Total revenues	100,000	200,000	300,795	100,795
Expenditures				
Current	2,127,560	2,127,560	129,020	(1,998,540)
Community Development				
Excess of revenues over (under) expenditures	(2,027,560)	(1,927,560)	171,775	2,099,335
Other Financing Sources				
Transfers in	2,000,000	-	-	-
Net change in fund balances	\$ (27,560)	\$ (1,927,560)	171,775	\$ 2,099,335
Fund Balances				
Beginning of year			(88,159)	
End of year			\$ 83,616	

City of Maplewood
 Schedule of Revenues, Expenditures, and Changes
 in Fund Balances - Budget and Actual -
 Special Revenue Fund - Police Services
 Year Ended December 31, 2019

	2019			Variance With
	Original Budget	Final Budget	Actual Amounts	Final Budget - Over (Under)
Revenues				
Fines and forfeitures	\$ 18,000	\$ 18,000	\$ 8,153	\$ (9,847)
Investment income	500	500	1,629	1,129
Contributions and donations	-	-	1,000	1,000
Total revenues	18,500	18,500	10,782	(7,718)
Expenditures				
Current				
Police	10,000	10,000	-	(10,000)
Excess of revenues over expenditures	8,500	8,500	10,782	2,282
Other Financing Sources				
Proceeds from sale of capital assets	-	-	5,704	5,704
Net change in fund balances	8,500	8,500	16,486	7,986
Fund Balances				
Beginning of year			17,349	
End of year			\$ 33,835	

City of Maplewood
 Schedule of Revenues, Expenditures, and Changes
 in Fund Balances - Budget and Actual -
 Special Revenue Fund - Recreation Programs
 Year Ended December 31, 2019

	2019			Variance with
	Original Budget	Final Budget	Actual Amounts	Final Budget - Over (Under)
Revenues				
Property taxes	\$ 200,000	\$ 200,000	\$ 197,514	\$ (2,486)
Charges for services	320,000	320,000	327,340	7,340
Miscellaneous	48,000	48,000	38,484	(9,506)
Total revenues	568,000	568,000	565,348	(4,652)
Expenditures				
Current				
Parks and recreation	763,200	763,200	663,122	(100,078)
Excess of revenues over (under) expenditures	(195,200)	(195,200)	(99,774)	95,426
Fund Balances				
Beginning of year			(253,372)	
End of year			\$ (353,146)	

City of Maplewood
 Schedule of Revenues, Expenditures, and Changes
 in Fund Balances - Budget and Actual -
 Special Revenue Fund - Cable Television
 Year Ended December 31, 2019

	2019			Variance with Final Budget - Over (Under)
	Original Budget	Final Budget	Actual Amounts	
Revenues				
Miscellaneous taxes	\$ 850,000	\$ 850,000	\$ 665,301	\$ (184,699)
Charges for services	10,000	10,000	28,709	18,709
Investment income	3,000	3,000	23,008	20,008
Miscellaneous	2,000	2,000	349,003	347,003
Total revenues	<u>865,000</u>	<u>865,000</u>	<u>1,066,021</u>	<u>201,021</u>
Expenditures				
Current	646,330	646,330	566,189	(80,141)
Capital outlay	30,000	30,000	-	(30,000)
Administration	676,330	676,330	566,189	(110,141)
Total expenditures	<u>1,352,660</u>	<u>1,352,660</u>	<u>1,132,378</u>	<u>(220,282)</u>
Excess of revenues over expenditures	<u>\$ 188,670</u>	<u>\$ 188,670</u>	<u>499,832</u>	<u>\$ 311,162</u>
Fund Balances			458,035	
Beginning of year				
End of year			<u>\$ 957,867</u>	

City of Maplewood
 Schedule of Revenues, Expenditures, and Changes
 in Fund Balances - Budget and Actual -
 Special Revenue Fund - Tree Preservation
 Year Ended December 31, 2019

	2019			Variance with Final Budget - Over (Under)
	Original Budget	Final Budget	Actual Amounts	
Revenues				
Investment income	\$ 500	\$ 500	\$ 2,163	\$ 1,663
Miscellaneous	5,000	5,000	26,708	21,708
Total revenues	<u>5,500</u>	<u>5,500</u>	<u>28,871</u>	<u>23,371</u>
Expenditures				
Current	10,000	10,000	11,268	1,268
Public works	(4,500)	(4,500)	17,603	22,103
Excess of revenues over (under) expenditures	<u>\$ (4,500)</u>	<u>\$ (4,500)</u>	<u>59,197</u>	<u>\$ 22,103</u>
Fund Balances			76,800	
Beginning of year				
End of year			<u>\$ 76,800</u>	

City of Maplewood
 Schedule of Revenues, Expenditures, and Changes
 in Fund Balances - Budget and Actual -
 Special Revenue Fund - Fire Training Facility - Operations
 Year Ended December 31, 2019

	2019			Variance with
	Original Budget	Final Budget	Actual Amounts	Final Budget - Over (Under)
Revenues				
Investment income	\$ 1,000	\$ 1,000	\$ 1,346	\$ 346
Rent	66,000	66,000	89,576	23,576
Miscellaneous	1,000	1,000	720	(280)
Total revenues	68,000	68,000	91,642	23,642
Expenditures				
Current	98,000	98,000	60,549	(37,451)
Fire				
Excess of revenues over (under) expenditures	(30,000)	(30,000)	31,093	61,093
Other Financing Uses				
Transfers out	(56,000)	(36,000)	(36,000)	-
Net change in fund balances	\$ (66,000)	\$ (66,000)	(4,907)	\$ 61,093
Fund Balances				
Beginning of year			53,991	
End of year			\$ 49,084	

City of Maplewood
 Schedule of Revenues, Expenditures, and Changes
 in Fund Balances - Budget and Actual -
 Debt Service Fund
 Year Ended December 31, 2019

	2019			Variance with
	Original Budget	Final Budget	Actual Amounts	Final Budget - Over (Under)
Revenues				
General property taxes	\$ 4,945,700	\$ 4,945,700	\$ 4,879,241	\$ (66,459)
Special assessments	1,586,900	1,586,900	2,228,829	641,929
Intergovernmental	752,750	752,750	732,875	(19,875)
Investment income	42,230	42,230	147,425	105,195
Total revenues	7,327,580	7,327,580	7,988,370	660,790
Expenditures				
Current	-	-	13,028	13,028
Finance				
Debt services	8,530,210	8,530,210	8,530,204	(6)
Principal retirement	1,758,310	1,758,310	1,857,978	99,668
Interest and other charges	10,288,520	10,288,520	10,401,210	112,690
Total expenditures	(2,960,940)	(2,960,940)	(2,412,840)	548,100
Excess of revenues (under) expenditures	6,769,990	4,569,990	4,475,000	(94,990)
Other Financing Sources (Uses)				
Issuance of debt	-	-	204,444	204,444
Premium on debt issued	1,138,371	1,138,371	1,173,495	35,124
Transfers in	(6,769,990)	(4,575,000)	(4,578,315)	(3,315)
Transfers out				
Total other financing sources (uses)	1,138,371	1,133,361	1,274,624	141,263
Net change in fund balances	\$ (1,822,569)	\$ (1,827,579)	(1,138,216)	\$ 689,363
Fund Balances				
Beginning of year			9,468,956	
End of year			\$ 8,330,740	

City of Maplewood
 Schedule of Revenues, Expenditures, and Changes
 in Fund Balances - Budget and Actual -
 Capital Projects Fund - General Building Replacement Fund
 Year Ended December 31, 2019

	2019			Variance with Final Budget - Over (Under)
	Original Budget	Final Budget	Actual Amounts	
Revenues				
General property taxes	-	-	\$ 29	\$ 29
Intergovernmental	-	370,682	370,682	-
Investment income	1,000	1,000	5,609	4,609
Total revenues	<u>1,000</u>	<u>371,682</u>	<u>376,320</u>	<u>4,638</u>
Expenditures				
Capital outlay	-	-	90,593	90,593
Administration	-	-	-	-
Excess of revenues over (under) expenditures	<u>\$ 1,000</u>	<u>\$ 371,682</u>	<u>285,727</u>	<u>\$ (85,955)</u>
Fund Balances				
Beginning of year			<u>92,543</u>	
End of year			<u>\$ 378,270</u>	

City of Maplewood
 Schedule of Revenues, Expenditures, and
 Changes in Fund Balances - Budget and Actual -
 Public Improvement Projects Fund
 Year Ended December 31, 2019

	2019			Variance with Final Budget - Over (Under)
	Original Budget	Final Budget	Actual Amounts	
Revenues				
Intergovernmental	\$ 4,013,870	\$ 4,980,992	\$ 2,884,398	\$ (2,096,594)
Investment income	-	-	84,688	84,688
Miscellaneous	-	-	1,364,969	1,364,969
Total revenues	<u>4,013,870</u>	<u>4,980,992</u>	<u>4,334,055</u>	<u>(646,937)</u>
Expenditures				
Capital outlay	11,182,000	11,182,000	10,935,561	(246,439)
Public works	(7,168,130)	(6,201,008)	(6,601,506)	(400,498)
Excess of revenues under expenditures				
Other Financing Sources (Uses)				
Issuance of debt	4,669,990	-	-	-
Transfers in	3,320,110	7,719,564	7,791,183	71,619
Transfers out	-	-	(14,168)	(14,168)
Total other financing sources (uses)	<u>7,990,100</u>	<u>7,719,564</u>	<u>7,777,015</u>	<u>57,451</u>
Net change in fund balances	<u>\$ 821,970</u>	<u>\$ 1,518,556</u>	<u>1,175,509</u>	<u>\$ (343,047)</u>
Fund Balances				
Beginning of year			<u>404,589</u>	
End of year			<u>\$ 1,580,098</u>	

City of Maplewood
Schedule of Revenues, Expenditures, and Changes
in Fund Balances - Budget and Actual -
Capital Projects Fund - Police Vehicles and Equipment
Year Ended December 31, 2019

	2019			Variance with
	Original	Final Budget	Actual	Final Budget -
	Budget		Amounts	Over (Under)
Revenues				
Property taxes	\$ 185,000	\$ 185,000	\$ 208,733	\$ 23,733
Investment income	-	-	3,037	3,037
Miscellaneous	-	-	7,023	7,023
Total revenues	<u>185,000</u>	<u>185,000</u>	<u>218,793</u>	<u>33,793</u>
Expenditures				
Current	-	-	24,442	24,442
Police	-	-	-	-
Capital outlay	185,000	185,000	730,388	545,388
Police	<u>185,000</u>	<u>185,000</u>	<u>754,830</u>	<u>569,830</u>
Total expenditures				
Excess of revenues	-	-	(536,037)	(536,037)
under expenditures				
Other Financing Sources				
Proceeds from sale of capital asset	-	-	16,281	16,281
Proceeds from capital leases	-	-	720,000	720,000
Transfers in	-	-	98,523	98,523
Total other financing sources	<u>-</u>	<u>-</u>	<u>834,804</u>	<u>834,804</u>
Net change in fund balances	<u>\$ -</u>	<u>\$ -</u>	<u>298,767</u>	<u>\$ 298,767</u>
Fund Balances				
Beginning of year			17,773	
End of year			<u>\$ 316,540</u>	

City of Maplewood
Schedule of Revenues, Expenditures, and Changes
in Fund Balances - Budget and Actual -
Capital Projects Fund - Capital Improvement Projects
Year Ended December 31, 2019

	2019			Variance with
	Original	Final Budget	Actual	Final Budget -
	Budget		Amounts	Over (Under)
Revenues				
General property taxes	\$ 280,000	\$ 280,000	\$ 273,567	\$ (6,433)
Investment income	5,000	5,000	1,759	(3,241)
Total revenues	<u>285,000</u>	<u>285,000</u>	<u>275,326</u>	<u>(9,674)</u>
Expenditures				
Capital outlay	280,000	280,000	147,532	(132,468)
Parks and recreation	-	-	-	-
Excess of revenues over	5,000	5,000	127,794	122,794
expenditures				
Other Financing Uses				
Transfers out	(100,000)	(100,000)	(100,000)	-
Net change in fund balances	<u>\$ (95,000)</u>	<u>\$ (95,000)</u>	<u>27,794</u>	<u>\$ 122,794</u>
Fund Balances				
Beginning of year, as previously stated			35,882	
Change in accounting principle			1,262	
Beginning of year, as restated			<u>37,144</u>	
End of year			<u>\$ 64,938</u>	

City of Maplewood
 Schedule of Revenues, Expenditures, and Changes
 in Fund Balances - Budget and Actual -
 Capital Projects Fund - Fire Station Fund
 Year Ended December 31, 2019

	2019			Variance with Final Budget - Over (Under)
	Original Budget	Final Budget	Actual Amounts	
Revenues				
Investment income	\$ 12,000	\$ 12,000	\$ 74,062	\$ 62,062
Miscellaneous	-	-	196	196
Total revenues	12,000	12,000	74,258	62,258
Expenditures				
Current	-	-	-	-
Fire	-	-	13,296	13,296
Net change in fund balances	\$ 12,000	\$ 12,000	60,962	\$ 48,962
Fund Balances				
Beginning of year			2,018,497	
End of year			\$ 2,079,459	

City of Maplewood
 Schedule of Revenues, Expenditures, and Changes
 in Fund Balances - Budget and Actual -
 Capital Projects Fund - Fire Truck Replacement
 Year Ended December 31, 2019

	2019			Variance with Final Budget - Over (Under)
	Original Budget	Final Budget	Actual Amounts	
Revenues				
General property taxes	\$ 60,000	\$ 60,000	\$ 33,003	\$ (26,997)
Investment income	7,000	7,000	1,489	(5,511)
Total revenues	67,000	67,000	34,492	(32,508)
Expenditures				
Capital outlay				
Fire	34,000	34,000	-	(34,000)
Excess of revenues over expenditures	33,000	33,000	34,492	1,492
Other Financing Sources (Uses)				
Proceeds from sale of capital asset	-	-	33,000	33,000
Transfers out	(93,880)	(93,880)	(179,867)	(85,987)
Total other financing sources (uses)	(93,880)	(93,880)	(146,867)	(52,987)
Net change in fund balances	\$ (60,880)	\$ (60,880)	(112,375)	\$ (51,495)
Fund Balances				
Beginning of year			112,375	
End of year			\$ -	

City of Maplewood
 Schedule of Revenues, Expenditures, and Changes
 in Fund Balances - Budget and Actual -
 Capital Projects Fund - Park Development
 Year Ended December 31, 2019

	2019			Variance with
	Original Budget	Final Budget	Actual Amounts	Final Budget - Over (Under)
Revenues				
General property taxes	\$ -	\$ -	\$ 27	\$ 27
Intergovernmental	-	-	20,200	20,200
Charges for services	225,000	225,000	153,524	(71,476)
Park availability charges	15,000	15,000	77,685	62,685
Investment income	2,000	2,000	16,236	14,236
Miscellaneous	242,000	242,000	267,672	25,672
Total revenues				
Expenditures				
Current				
Parks and recreation	-	-	26,104	26,104
Capital outlay	650,000	650,000	1,057,879	407,879
Parks and recreation	650,000	650,000	1,083,983	433,983
Total expenditures				
Excess of revenues under expenditures	(408,000)	(408,000)	(816,311)	(408,311)
Other Financing Sources				
Proceeds from sale of capital asset	-	-	305	305
Net change in fund balances	\$ (408,000)	\$ (408,000)	(816,006)	\$ (408,006)
Fund Balances				
Beginning of year			2,401,687	
End of year			\$ 1,585,681	

City of Maplewood
 Schedule of Revenues, Expenditures, and Changes
 in Fund Balances - Budget and Actual -
 Capital Projects Fund - Public Safety Training Facility Fund
 Year Ended December 31, 2019

	2019			Variance with
	Original Budget	Final Budget	Actual Amounts	Final Budget - Over (Under)
Revenues				
Miscellaneous	\$ -	\$ -	\$ 697	\$ 697
Other Financing Sources				
Transfers in	36,000	36,000	36,000	-
Net change in fund balances	\$ 36,000	\$ 36,000	36,697	\$ 697
Fund Balances				
Beginning of year			(323,834)	
End of year			\$ (287,137)	

City of Maplewood
Schedule of Revenues, Expenditures, and Changes
in Fund Balances - Budget and Actual -
Capital Projects Fund - Right-of-Way
Year Ended December 31, 2019

	2019				
	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget - Over (Under)	
Revenues					
Investment income	\$ 1,000	\$ 1,000	\$ 2,928	\$ 1,928	
Licenses and permits	12,000	12,000	12,191	191	
Total revenues	\$ 13,000	\$ 13,000	\$ 15,119	\$ 2,119	
Fund Balances					
Beginning of year			75,596		
End of year			\$ 90,715		

City of Maplewood
Schedule of Revenues, Expenditures, and Changes
in Fund Balances - Budget and Actual -
Capital Projects Fund - Street Use Revitalization Fund
Year Ended December 31, 2019

	2019				
	Original Budget	Final Budget	Actual Amounts	Variance with Final Budget - Over (Under)	
Revenues					
Miscellaneous taxes	\$ 612,000	\$ 612,000	\$ 1,233,098	\$ 621,098	
Special assessments	-	-	6,671	6,671	
Investment income	10,000	10,000	17,758	7,758	
Total revenues	622,000	622,000	1,257,527	635,527	
Expenditures					
Current					
Public Works	-	-	87,326	87,326	
Excess of revenues over expenditures	622,000	622,000	1,170,201	548,201	
Other Financing Sources (Uses)					
Transfers in	-	-	21,423	21,423	
Transfers out	(736,710)	(941,113)	(1,477,418)	(536,305)	
Total other financing sources (uses)	(736,710)	(941,113)	(1,455,995)	(514,882)	
Net change in fund balances	\$ (114,710)	\$ (319,113)	(285,794)	\$ 33,319	
Fund Balances					
Beginning of year			1,129,295		
End of year			\$ 843,501		

City of Maplewood
 Schedule of Revenues, Expenditures, and Changes
 in Fund Balances - Budget and Actual -
 Capital Projects Fund - Tax Increment Economic Development District 1-11
 Year Ended December 31, 2019

	2019		Variance with Final Budget - Over (Under)
	Original Budget	Final Budget Amounts	Actual Amounts
Revenues			
Tax increments	\$ 40,000	\$ 40,000	\$ 1,668
			\$ (38,332)
Expenditures			
Current	500	500	659
Administration			159
Excess of revenues over (under) expenditures	39,500	39,500	1,009
			(38,491)
Other Financing Sources			
Transfers in	-	-	21,903
			21,903
Net change in fund balances	\$ 39,500	\$ 39,500	\$ 22,912
			\$ (16,588)
Fund Balances			
Beginning of year			(153,161)
End of year			\$ (130,249)



City of Maplewood
 Schedule of Revenues, Expenditures, and Changes
 in Fund Balances - Budget and Actual -
 Capital Projects Fund - Tax Increment Economic Development District 1-12
 Year Ended December 31, 2019

	2019			Variance with Final Budget - Over (Under)
	Original Budget	Final Budget	Actual Amounts	
Revenues				
Tax increments	\$ 1,000,000	\$ 1,000,000	\$ 984,090	\$ (15,910)
Investment income	20,000	20,000	32,838	12,838
Total revenues	<u>1,020,000</u>	<u>1,020,000</u>	<u>1,016,928</u>	<u>(3,072)</u>
Expenditures				
Current				
Administration	500	500	684	184
Community development	4,500	4,500	13,038	8,538
Debt service				
TIF developer payments	160,000	160,000	2,811,028	2,651,028
Total expenditures	<u>165,000</u>	<u>165,000</u>	<u>2,824,750</u>	<u>2,659,750</u>
Excess of revenues over (under) expenditures	855,000	855,000	(1,807,822)	(2,662,822)
Other Financing Uses				
Transfers out	(88,230)	(88,230)	(123,349)	(35,119)
Net change in fund balances	<u>\$ 766,770</u>	<u>\$ 766,770</u>	<u>(1,931,171)</u>	<u>\$ (2,697,941)</u>
Fund Balances				
Beginning of year			<u>2,329,429</u>	
End of year			<u>\$ 398,258</u>	

City of Maplewood
 Schedule of Revenues, Expenditures, and Changes
 in Fund Balances - Budget and Actual -
 Capital Projects Fund - Tax Increment Housing 1-4
 Year Ended December 31, 2019

	2019			Variance with Final Budget - Over (Under)
	Original Budget	Final Budget	Actual Amounts	
Revenues				
Tax increments	\$ 100,000	\$ 100,000	\$ 56,615	\$ (43,385)
Investment income	2,000	2,000	6,241	4,241
Total revenues	<u>102,000</u>	<u>102,000</u>	<u>62,856</u>	<u>(39,144)</u>
Expenditures				
Current				
Administration	450	450	10,152	9,702
Excess of revenues over (under) expenditures	101,550	101,550	52,704	(48,846)
Other Financing Uses				
Transfers out	(23,480)	(23,480)	(30,778)	(7,298)
Net change in fund balances	<u>\$ 78,070</u>	<u>\$ 78,070</u>	<u>21,926</u>	<u>\$ (56,144)</u>
Fund Balances				
Beginning of year			<u>177,731</u>	
End of year			<u>\$ 199,657</u>	

City of Maplewood
 Schedule of Revenues, Expenditures, and Changes
 in Fund Balances - Budget and Actual -
 Capital Projects Fund - Tax Increment Housing 1-5
 Year Ended December 31, 2019

	2019			Variance with Final Budget - Over (Under)
	Original Budget	Final Budget	Actual Amounts	
Revenues				
Tax increments	\$ 80,000	\$ 80,000	\$ 56,285	\$ (23,715)
Investment income	1,000	1,000	4,911	3,911
Total revenues	<u>81,000</u>	<u>81,000</u>	<u>61,196</u>	<u>(19,804)</u>
Expenditures				
Current Administration	500	500	12,162	11,662
Excess of revenues over (under) expenditures	80,500	80,500	49,034	(31,466)
Other Financing Uses				
Transfers out	(19,110)	(19,110)	(26,414)	(7,304)
Net change in fund balances	<u>\$ 61,390</u>	<u>\$ 61,390</u>	<u>22,620</u>	<u>\$ (38,770)</u>
Fund Balances				
Beginning of year			139,698	
End of year			<u>\$ 162,318</u>	

City of Maplewood
 Schedule of Revenues, Expenditures, and Changes
 in Fund Balances - Budget and Actual -
 Capital Projects Fund - Tax Increment Housing 1-6
 Year Ended December 31, 2019

	2019			Variance with Final Budget - Over (Under)
	Original Budget	Final Budget	Actual Amounts	
Revenues				
Tax increments	\$ 170,000	\$ 170,000	\$ 175,845	\$ 5,845
Investment income	3,000	3,000	12,657	9,657
Total revenues	<u>173,000</u>	<u>173,000</u>	<u>188,502</u>	<u>15,502</u>
Expenditures				
Current Administration	450	450	11,682	11,232
Excess of revenues over expenditures	172,550	172,550	176,820	4,270
Other Financing Uses				
Transfers out	(107,910)	(107,910)	(115,212)	(7,302)
Net change in fund balances	<u>\$ 64,640</u>	<u>\$ 64,640</u>	<u>61,608</u>	<u>\$ (3,032)</u>
Fund Balances				
Beginning of year			374,626	
End of year			<u>\$ 436,234</u>	

City of Maplewood
 Schedule of Revenues, Expenditures, and Changes
 in Fund Balances - Budget and Actual -
 Capital Projects Fund - Tax Increment Housing 1-7
 Year Ended December 31, 2019

	2019			Variance with
	Original	Final Budget	Actual	Final Budget -
	Budget		Amounts	Over (Under)
Revenues				
Tax increments	\$ 30,000	\$ 30,000	\$ 21,116	\$ (8,884)
Investment income	100	100	164	64
Total revenues	30,100	30,100	21,280	(8,820)
Expenditures				
Current				
Administration	1,000	1,000	757	(243)
Debt service				
TIF developer payments	21,000	21,000	12,013	(8,987)
Total expenditures	22,000	22,000	12,770	(9,230)
Excess of revenues over expenditures	\$ 8,100	\$ 8,100	8,510	\$ 410
Fund Balances				
Beginning of year			(5,044)	
End of year			\$ 3,466	

City of Maplewood
 Schedule of Revenues, Expenditures, and Changes
 in Fund Balances - Budget and Actual -
 Capital Projects Fund - Tax Increment Housing 1-8
 Year Ended December 31, 2019

	2019			Variance with
	Original	Final Budget	Actual	Final Budget -
	Budget		Amounts	Over (Under)
Revenues				
Tax increments	\$ 85,000	\$ 85,000	\$ 91,370	\$ 6,370
Investment income	1,000	1,000	3,252	2,252
Total revenues	86,000	86,000	94,622	8,622
Expenditures				
Current				
Administration	1,600	1,600	1,882	282
Debt service				
TIF developer payments	84,000	84,000	82,233	(1,767)
Total expenditures	85,600	85,600	84,115	(1,485)
Excess of revenues over expenditures	\$ 400	\$ 400	10,507	\$ 10,107
Fund Balances				
Beginning of year			72,851	
End of year			\$ 83,358	

City of Maplewood
Schedule of Revenues, Expenditures, and Changes
in Fund Balances - Budget and Actual -
Capital Projects Fund - Tax Increment Housing 1-13
Year Ended December 31, 2019

	2019			Variance with
	Original	Final Budget	Actual	Final Budget -
	Budget		Amounts	Over (Under)
Revenues				
Tax increments	\$ 145,000	\$ 145,000	\$ 193,783	\$ 48,783
Investment income	100	100	-	(100)
Total revenues	<u>145,100</u>	<u>145,100</u>	<u>193,783</u>	<u>48,683</u>
Expenditures				
Current				
Administration	500	500	3,580	3,080
Debt service				
TIF developer payments	100,000	100,000	145,032	45,032
Total expenditures	<u>100,500</u>	<u>100,500</u>	<u>148,612</u>	<u>48,112</u>
Excess of revenues over (under) expenditures	44,600	44,600	45,171	571
Other Financing Uses				
Transfers out	(68,400)	(68,400)	(78,540)	(10,140)
Net change in fund balances	<u>\$ (23,800)</u>	<u>\$ (23,800)</u>	<u>\$ (33,369)</u>	<u>\$ (9,569)</u>
Fund Balances				
Beginning of year			(137,021)	
End of year			<u>\$ (170,390)</u>	

City of Maplewood
Schedule of Revenues, Expenditures, and Changes
in Fund Balances - Budget and Actual -
Capital Projects Fund - Tax Increment Housing 1-10
Year Ended December 31, 2019

	2019			Variance with
	Original	Final Budget	Actual	Final Budget -
	Budget		Amounts	Over (Under)
Revenues				
Tax increments	\$ 188,000	\$ 188,000	\$ 217,421	\$ 29,421
Investment income	300	300	2,963	2,663
Total revenues	<u>188,300</u>	<u>188,300</u>	<u>220,384</u>	<u>32,084</u>
Expenditures				
Current				
Administration	3,000	3,000	3,533	533
Debt service				
TIF developer payments	188,000	188,000	195,682	7,682
Total expenditures	<u>191,000</u>	<u>191,000</u>	<u>199,215</u>	<u>8,215</u>
Excess of revenues over (under) expenditures	<u>\$ (2,700)</u>	<u>\$ (2,700)</u>	<u>\$ 21,169</u>	<u>\$ 23,869</u>
Fund Balances				
Beginning of year			44,575	
End of year			<u>\$ 65,744</u>	

City of Maplewood
 Schedule of Revenues, Expenditures, and Changes
 in Fund Balances - Budget and Actual -
 Capital Projects Fund - Water Availability Charge North St. Paul District
 Year Ended December 31, 2019

	2019			Variance with Final Budget - Over (Under)
	Original Budget	Final Budget	Actual Amounts	
Revenues				
Investment income	\$ -	\$ -	\$ 879	\$ 879
Utility billings	12,000	12,000	11,853	(147)
Total revenues	<u>12,000</u>	<u>12,000</u>	<u>12,732</u>	<u>732</u>
Expenditures				
Current				
Public works	1,600	1,600	1,473	(127)
Excess of revenues over (under) expenditures	<u>\$ 10,400</u>	<u>\$ 10,400</u>	<u>11,259</u>	<u>\$ 859</u>
Fund Balances				
Beginning of year			<u>19,681</u>	
End of year			<u>\$ 30,940</u>	

City of Maplewood
 Schedule of Revenues, Expenditures, and Changes
 in Fund Balances - Budget and Actual -
 Capital Projects Fund - Trash Cart Replacement Fund
 Year Ended December 31, 2019

	2019			Variance with Final Budget - Over (Under)
	Original Budget	Final Budget	Actual Amounts	
Revenues				
Special assessments	500	500	86	86
Investment income	80,000	80,000	-	(500)
Trash cart fees	80,500	80,500	40,578	(39,422)
Total revenues	<u>80,500</u>	<u>80,500</u>	<u>40,664</u>	<u>(39,836)</u>
Expenditures				
Current				
Community development	35,200	35,200	41,138	5,938
Excess of revenues over (under) expenditures	<u>45,300</u>	<u>45,300</u>	<u>(474)</u>	<u>(45,774)</u>
Other Financing Sources (Uses)				
Transfers in	-	-	187,350	187,350
Transfers out	(69,610)	(69,610)	(123,209)	(53,599)
Total other financing sources (uses)	<u>(69,610)</u>	<u>(69,610)</u>	<u>64,141</u>	<u>133,751</u>
Net change in fund balances	<u>\$ (24,310)</u>	<u>\$ (24,310)</u>	<u>63,667</u>	<u>\$ 87,977</u>
Fund Balances				
Beginning of year			<u>(63,667)</u>	
End of year			<u>\$ -</u>	

City of Maplewood
 Schedule of Revenues, Expenditures, and Changes
 in Fund Balances - Budget and Actual -
 Capital Projects Fund - Water Availability Charge St. Paul District
 Year Ended December 31, 2019

	2019		Variance with Final Budget - Over (Under)
	Original Budget	Final Budget	Actual Amounts
Revenues			
Charges for services	\$ 395,000	\$ 395,000	\$ 397,077
Utility billings	35,000	33,000	54,150
Connection charges	15,000	15,000	38,430
Investment income	443,000	443,000	489,657
Total revenues	<u>101,480</u>	<u>101,480</u>	<u>130,495</u>
Expenditures			
Current			
Public works	341,520	341,520	359,162
Excess of revenues over expenditures	(381,190)	(513,941)	(513,938)
Other Financing Uses			
Transfers out	\$ (39,670)	\$ (172,421)	(154,776)
Net change in fund balances			<u>17,645</u>
Fund Balances			
Beginning of year			<u>1,328,531</u>
End of year			<u>\$ 1,173,755</u>



**City of Maplewood
Internal Service Funds**

An Internal Service Fund is defined as a fund to account for the financing of goods or services provided by one department to other departments of the City, or to other governmental units, on a cost-reimbursement basis. The City of Maplewood had the following Internal Service Funds:

Information Technology Fund

Accounts for the maintenance, repairs, and operation of the City's computer hardware and software. These operating expenses are used as a basis to charge departments for the use of the data processing system.

Employee Benefits Fund

Accounts for employee fringe benefit expenses and provides a reserve to finance accumulated leave benefits and severance pay. These operating expenses are used as a basis to determine amounts to be charged to departments for leave, retirement, and insurance benefits. The charges are levied as a percentage of employees' gross pay.

Dental Insurance Fund

Accounts for employee dental benefit expenses. These operating expenses are used as a basis to determine amounts to be charged to departments for insurance benefits. The charges are levied as a percentage of employees' gross pay.

Fleet Management Fund

Accounts for the operating expenses of all City vehicles and major pieces of equipment (except for public safety vehicles). These operating expenses are used as a basis to establish rental rates that are charged to the departments using the vehicles.

Risk Management Fund

Accounts for the general insurance and risk management expenses and provides a reserve to finance premiums, claims, and deductibles. These operating expenses are used as a basis to determine amounts to be charged to departments for general insurance and risk management. The charges are levied as a percentage of the departments' cost for annual insurance premiums.

**City of Maplewood
Statement of Net Position - Internal Service Funds
December 31, 2019**

	703 Information Technology	701 Employee Benefits	704 Dental Insurance
Assets			
Current assets			
Cash and cash equivalents	\$ 179,142	\$ 1,457,477	\$ 101,576
Accrued interest receivable	511	4,159	289
Due from other governments	-	9,577	-
Inventory	-	-	-
Prepaid items	-	175,804	-
Total current assets	<u>179,653</u>	<u>1,647,017</u>	<u>101,865</u>
Noncurrent assets			
Capital assets			
Structures, vehicles, and equipment	882,311	-	-
Less accumulated depreciation	(753,840)	-	-
Net capital assets	<u>128,471</u>	<u>-</u>	<u>-</u>
Total assets	<u>\$ 308,124</u>	<u>\$ 1,647,017</u>	<u>\$ 101,865</u>
Liabilities			
Current liabilities			
Accounts payable	\$ 23,749	\$ 2,475	\$ -
Due to other governments	59,138	7,206	-
Salaries payable	5,360	117,677	-
Employee benefits payable - current portion	-	94,483	-
Total current liabilities	<u>88,247</u>	<u>221,841</u>	<u>-</u>
Noncurrent liabilities			
Employee benefits payable - noncurrent portion	-	1,761,627	-
Total liabilities	<u>88,247</u>	<u>1,983,668</u>	<u>-</u>
Net Position			
Net investment in capital assets	128,471	-	-
Unrestricted	91,406	(336,451)	101,865
Total net position	<u>219,877</u>	<u>(336,451)</u>	<u>101,865</u>
Total liabilities and net position	<u>\$ 308,124</u>	<u>\$ 1,647,017</u>	<u>\$ 101,865</u>

City of Maplewood
Statement of Revenues, Expenses, and Changes
in Fund Net Position - Internal Service Funds
Year Ended December 31, 2019

	702 Fleet Management	705 Risk Management	Total	703 Information Technology	701 Employee Benefits	704 Dental Insurance
Operating Revenues						
Charges for services	\$ 596,914	\$ 759,902	\$ 3,095,011	\$ 900,000	\$ 7,647,372	\$ 122,243
Other sales and services	1,703	2,168	8,830	-	87	-
Total operating revenues	39	-	9,616	900,000	7,647,459	122,243
Operating Expenses						
Personnel services	704,799	815,008	3,452,342	408,743	7,957,985	125,439
Materials and supplies	-	-	-	53,159	-	-
Contractual services	6,396,275	-	7,278,586	442,207	39,869	-
Depreciation	(3,762,041)	-	(4,515,881)	50,674	-	-
Total operating expenses	2,634,234	-	2,762,705	954,783	7,997,854	125,439
Operating loss	\$ 3,339,033	\$ 819,008	\$ 6,215,047	(54,783)	(350,395)	(3,196)
Nonoperating Revenues						
Investment income	420,243	-	446,467	4,670	57,609	3,494
Intergovernmental	3,589	-	69,913	-	41,987	-
Gain (loss) on disposal of capital assets	4,692	-	127,729	298	-	-
Total nonoperating revenues	428,504	-	738,592	4,968	99,596	3,494
Change in net position	-	-	1,761,627	(49,815)	(250,799)	298
Net Position						
Beginning of year	428,504	-	2,500,219	269,692	(85,652)	101,567
End of year	\$ 3,339,033	\$ 819,008	\$ 6,215,047	\$ 219,877	\$ (336,451)	\$ 101,865

City of Maplewood
Statement of Cash Flows - Internal Service Funds
Year Ended December 31, 2019

	Internal Service Funds	
	703 Information Technology	701 Employee Benefits
Cash Flows - Operating Activities		
Interfund services provided and used	\$ 900,381	\$ 7,637,803
Payments to suppliers for goods and services	(416,560)	(36,863)
Payments to employees for services	(407,136)	(7,917,756)
Other operating revenues	-	87
Net cash flows - operating activities	76,585	(316,729)
Cash Flows - Noncapital Financing Activities		
Intergovernmental receipts	-	41,987
Cash Flows - Capital and Related Financing Activities		
Acquisition of capital assets	-	-
Proceeds from sale of capital assets	298	-
Net cash flows - capital and related financing activities	298	-
Cash Flows - Investing Activities		
Investment income	4,353	56,771
Net change in cash and cash equivalents	81,236	(217,971)
Cash and Cash Equivalents		
Beginning of year	97,906	1,675,448
End of year	\$ 179,142	\$ 1,457,477

	702 Fleet Management	705 Risk Management	Total
	332,766	-	8,824,933
	195,357	333,730	582,446
	133,876	-	615,952
	331,676	333,730	382,350
	993,875	333,730	10,405,681
	(20,137)	(52,945)	(481,456)
	16,994	29,570	112,337
	-	-	41,987
	29,160	-	29,458
	46,154	29,570	183,782
	26,017	(23,375)	(297,674)
	2,884,512	842,383	4,012,502
	\$ 2,910,529	\$ 819,008	\$ 3,714,828

City of Maplewood
Statement of Cash Flows - Internal Service Funds
Year Ended December 31, 2019

Internal Service Funds			
	702 Fleet Management	705 Risk Management	Total
704 Dental Insurance	\$ 122,243	\$ 947,661	\$ 9,879,904
	(340,901)	(334,161)	(1,128,485)
	(331,029)	-	(8,781,660)
	26,038	9,169	35,204
	(3,190)	(53,376)	5,055
	-	-	41,987
	-	-	(143,178)
	(143,178)	-	29,458
	29,160	-	(113,720)
	-	-	109,583
	3,405	16,100	28,954
	209	203,851	(24,422)
	101,367	595,063	784,334
	\$ 101,576	\$ 596,914	\$ 759,902
			\$ 3,095,011

Internal Service Funds	
703 Information Technology	701 Employee Benefits
\$ (54,783)	\$ (350,395)
50,674	-
581	(9,569)
-	(44,432)
22,174	-
1,307	(2,505)
56,632	(61,191)
-	5,511
131,368	145,872
\$ 76,585	\$ (316,729)

Reconciliation of Operating Loss to Net Cash Flows - Operating Activities
 Operating loss
 Adjustments to reconcile operating loss to net cash flows - operating activities
 Depreciation
 Accounts receivable
 Due from other governments
 Prepaid items
 Inventory
 Accounts payable
 Salaries payable
 Due to other governments
 Employee benefits payable
 Total adjustments

Net cash flows - operating activities

City of Maplewood
 Combining Balance Sheet -
 Debt Service Funds
 December 31, 2019

Internal Service Funds		Debt Service					
704 Dental Insurance	702 Fleet Management	705 Risk Management	Total	336 G.O. Tax Increment Bonds 1999B	364 G.O. Refunding Bonds 2011A	365 G.O. Improvement Bonds 2012A	366 G.O. State Aid Street Refunding Bonds 2012B
\$ (3,196)	\$ (20,137)	\$ (52,945)	\$ (481,456)	\$ 22,416	\$ 480,536	\$ 235,606	\$ 123,121
-	331,676	-	382,350	63	1,371	673	351
-	-	-	581	-	-	-	-
-	(39)	-	(9,608)	-	3,439	63	-
-	-	973	(43,479)	-	3,603	152	-
-	11,885	-	11,885	-	-	-	-
-	(23,237)	-	(3,588)	-	2,962	3,870	-
-	1,737	-	(58,147)	-	2,053,714	274,046	-
-	(96)	(1,404)	60,643	-	32,899	-	-
-	-	-	145,872	-	2,202	8,643	-
-	321,906	(431)	486,509	\$ 22,479	\$ 2,580,726	\$ 523,053	\$ 123,472
\$ (3,196)	\$ 301,769	\$ (53,376)	\$ 5,053	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-	413	430	-
-	-	-	-	-	413	430	-
-	-	-	-	-	-	-	-
-	-	-	-	-	2,093,014	277,979	-
-	-	-	-	22,479	487,299	244,644	123,472
-	-	-	-	\$ 22,479	\$ 2,580,726	\$ 523,053	\$ 123,472

Assets
 Cash and investments
 Accrued interest receivable
 Due from other governments
 Property taxes receivable
 Delinquent
 Due from Ramsey County
 Special assessment receivable
 Delinquent
 Deferred
 Special deferred - county
 Due from Ramsey County

Liabilities
 Accounts payable
 Due to other governments
 Total liabilities

Deferred Inflows of Resources
 Unavailable revenue - taxes
 and assessments

Fund Balances
 Restricted

Total liabilities, deferred inflows
 of resources, and fund balances

City of Maplewood
 Combining Balance Sheet -
 Debt Service Funds
 December 31, 2019

		Debt Service			
		374 G.O. Improvement Bonds - 2016A	375 G.O. Improvement Refunding Bonds - 2016B	377 Lease Purchase - Pumper Truck - 2017	378 G.O. Improvement Bonds - 2017A
Assets					
Cash and investments	\$	994,636	922,966	374,516	638,367
Accrued interest receivable		2,838	2,653	1,068	1,813
Due from other governments		-	9,919	-	-
Property taxes receivable		-	-	-	-
Delinquent		3,437	5,763	-	2,044
Due from Ramsey County		3,557	4,923	-	3,171
Special assessment receivable		-	-	-	-
Delinquent		-	6,922	-	1,491
Deferred		263,064	503,630	-	634,760
Special deferred - county		-	19,356	-	2,747
Due from Ramsey County		4,915	14,081	-	11,164
Total assets	\$	1,272,447	1,490,213	375,584	1,292,557
Liabilities					
Accounts payable	\$	-	-	-	-
Due to other governments		355	758	-	-
Total liabilities		355	758	-	-
Deferred Inflows of Resources					
Unavailable revenue - taxes and assessments		266,501	535,671	-	642,502
Fund Balances					
Restricted		1,005,591	953,784	375,584	650,055
Total liabilities, deferred inflows of resources, and fund balances	\$	1,272,447	1,490,213	375,584	1,292,557

Continued

		Debt Service				
		354/371 G.O. Improvement Bonds 2006A and G.O. Refunding Bonds 2015A	370 G.O. Tax Abatement Refunding Bonds 2014B	369 G.O. Improvement/IF/Equip Certificate Bonds 2014A	372 G.O. Improve/IF/Equip Bonds 2015B	373 G.O. Improve Refund Bonds 2015C
Assets						
Cash and investments	\$	1,021	358	125,445	358	125,445
Accrued interest receivable		-	-	676	-	-
Due from other governments		-	-	1,063	435	1,271
Property taxes receivable		-	-	-	-	-
Delinquent		5,552	6,601	7,095	5,611	6,279
Due from Ramsey County		5,070	10,040	6,652	5,316	6,355
Special assessment receivable		-	-	-	-	-
Delinquent		22	2,677	19	7,682	9,103
Deferred		232,459	45,337	234,892	138,839	636,910
Special deferred - county		-	7,672	-	9,496	41,125
Due from Ramsey County		2,342	2,607	6,046	6,002	10,514
Total assets	\$	604,535	200,737	795,336	547,434	1,157,103
Liabilities						
Accounts payable	\$	500	322	-	-	-
Due to other governments		38	453	230	395	733
Total liabilities		538	775	230	395	733
Deferred Inflows of Resources						
Unavailable revenue - taxes and assessments		238,033	62,287	242,006	161,628	693,417
Fund Balances						
Restricted		365,964	137,675	553,100	239,843	462,953
Total liabilities, deferred inflows of resources, and fund balances	\$	604,535	200,737	795,336	547,434	1,157,103

Continued

**City of Maplewood
Combining Schedule of Revenues, Expenditures, and Changes in Fund Balances -
Debt Service Funds
Year Ended December 31, 2019**

	Debt Service			
	336 G.O. Tax Increment Bonds 1999B	359 G.O. Improvement and Refunding Bonds 2008B	360 G.O. Improvement and Refunding Bonds 2009A	361 G.O. Refunding Bonds 2009B
Revenues				
Taxes				
Current	\$ -	\$ -	\$ -	\$ -
Delinquent	-	-	-	-
Special assessments	-	-	-	-
Current collections	-	-	-	-
Delinquent collections	-	-	-	-
Prepayments on deferred	-	-	-	-
Penalties	-	-	-	-
Intergovernmental	681	416	196	-
Investment income	681	416	196	-
Total revenues	<u>681</u>	<u>416</u>	<u>196</u>	<u>-</u>
Expenditures				
Current	-	-	140	-
Contractual services	-	-	140	-
Debt service	51,288	30,000	1,415,000	-
Principal retirement	99,162	578	29,105	-
Interest and other charges	150,450	30,578	1,444,245	-
Total expenditures	<u>(149,769)</u>	<u>(30,162)</u>	<u>(1,444,049)</u>	<u>-</u>
Excess of revenues over (under) expenditures	-	-	-	-
Other Financing Sources (Uses)				
Issuance of debt	-	-	-	-
Premium on debt issued	150,501	1	1,409,906	73,065
Transfers in	-	(12,872)	-	-
Transfers out	150,501	(12,872)	1,409,906	73,065
Total other financing sources (uses)	732	(43,034)	(34,143)	73,065
Net change in fund balances	732	(43,034)	(34,143)	73,065
Fund Balances				
Beginning of year	21,747	43,034	34,143	(73,065)
End of year	<u>\$ 22,479</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

	Debt Service			
	379 G.O. Refunding Bonds - 2017B	380 G.O. Improvement Bonds 2018A	382 G.O. Improvement Bonds 2019A	Total
\$	493,711	1,023,956	551,709	8,089,594
	1,409	2,902	1,574	23,077
	-	-	-	9,919
	9,140	3,729	-	61,558
	7,116	6,025	-	64,275
	9,465	2,894	-	47,107
	273,898	776,020	942,709	7,010,278
	34,303	22,069	14,437	184,304
	11,004	70,272	-	149,792
\$	<u>840,246</u>	<u>1,907,867</u>	<u>1,510,429</u>	<u>15,639,904</u>
\$	-	-	-	822
	1,230	-	-	5,095
	1,230	-	-	5,917
	325,546	804,712	957,146	7,303,247
	513,470	1,103,155	553,283	8,330,740
\$	<u>840,246</u>	<u>1,907,867</u>	<u>1,510,429</u>	<u>15,639,904</u>

City of Maplewood
 Combining Schedule of Revenues, Expenditures, and Changes in Fund Balances -
 Debt Service Funds
 Year Ended December 31, 2019

	Debt Service				
	369 G.O. Improvement/C IP/TIF/Equip Certificate Bonds 2014A	366 G.O. State Aid Street Refunding Bonds 2012A	365 G.O. Improvement Bonds 2012A	367 G.O. Improvement Refunding Bonds 2013A	368 G.O. Refunding Bonds 2013B
Revenues					
Taxes					
Current	\$ 271,297	\$ 9,848	\$ 92	\$ 389,219	\$ 745,992
Delinquent	380	-	-	556	2,165
Special assessments					
Current collections	257,626	75,487	-	91,697	106,534
Delinquent collections	2,187	4	-	180	1,792
Prepayments on deferred	20,430	12,423	-	-	-
Penalties	1,220	51	-	1,089	-
Intergovernmental	-	110,000	310,575	-	-
Investment income	9,828	8,802	4,418	7,413	5,317
Total revenues	\$ 562,978	\$ 216,707	\$ 314,993	\$ 489,065	\$ 862,889
Expenditures					
Current					
Contractual services	32	1,105	271	345	1,139
Debt service	325,000	605,000	280,000	430,000	935,000
Principal retirement	5,281	227,863	31,075	117,738	53,425
Interest and other charges	330,313	728,897	311,346	548,083	989,564
Total expenditures	(327,987)	(165,919)	(3,647)	(59,018)	(126,675)
Excess of revenues over (under) expenditures	-	-	-	-	-
Other Financing Sources (Uses)					
Issuance of debt	-	-	-	-	-
Premium on debt issued	102,990	142,080	69,610	-	-
Transfers in	(98,046)	-	-	-	-
Transfers out	4,944	142,080	69,610	-	-
Total other financing sources (uses)	(323,043)	(23,839)	(3,647)	(59,018)	(126,675)
Net change in fund balances	-	-	-	-	-
Fund Balances					
Beginning of year	323,043	511,138	119,825	424,982	264,350
End of year	\$ -	\$ 487,299	\$ 244,644	\$ 365,964	\$ 137,675

Continued

	Debt Service				
	370 G.O. Tax Abatement Refunding Bonds 2014B	354/371 G.O. Improvement and G.O. Refunding Bonds 2015A	372 G.O. Improve/TIF/Equip Bonds 2015B	373 G.O. Improve Refund Bonds 2015C	
Revenues					
Taxes					
Current	\$ 162,501	\$ 400,814	\$ -	\$ -	\$ 486,277
Delinquent	465	910	(20)	-	589
Special assessments					
Current collections	-	80,525	-	-	137,595
Delinquent collections	-	2,082	-	-	78
Prepayments on deferred	-	5,866	-	-	38,354
Penalties	-	982	-	-	340
Intergovernmental	-	-	-	-	-
Investment income	9,514	10,628	5,665	-	9,465
Total revenues	\$ 172,480	\$ 501,807	\$ 5,645	-	\$ 672,698
Expenditures					
Current					
Contractual services	-	1,051	272	-	1,582
Debt service	240,000	360,000	90,000	850,000	1,582
Principal retirement	9,800	86,850	25,600	128,525	-
Interest and other charges	249,800	447,901	115,872	980,107	-
Total expenditures	(77,320)	(53,906)	(110,227)	(307,409)	-
Excess of revenues over (under) expenditures	-	-	-	-	-
Other Financing Sources (Uses)					
Issuance of debt	-	-	-	-	-
Premium on debt issued	-	-	-	-	-
Transfers in	-	-	68,400	127,244	-
Transfers out	-	-	-	-	-
Total other financing sources (uses)	-	-	68,400	127,244	-
Net change in fund balances	-	-	-	-	-
Fund Balances					
Beginning of year	317,163	331,505	194,805	643,118	-
End of year	\$ 239,843	\$ 385,411	\$ 152,978	\$ 462,953	-

Continued

Debt Service

374 G.O. Improvement Refunding Bonds - 2016A	375 G.O. Improvement Refunding Bonds - 2016B	377 Lease Purchase - Pumper Truck - 2017	378 G.O. Improvement Bonds - 2017A	379 G.O. Refunding Bonds - 2017B
\$ 279,752	\$ 382,233	\$ -	\$ 239,249	\$ 538,302
155	599	-	19	1,505
58,113	187,257	-	76,387	75,844
1,837	250	-	2,908	5,839
6,908	81,032	-	25,853	20,011
492	438	-	157	2,779
6,257	312,300	-	-	-
353,314	5,593	2,368	8,116	4,363
	965,702	2,368	352,689	648,643
946	1,687	-	976	1,741
295,000	970,000	83,916	265,000	370,000
69,538	147,600	9,967	111,975	61,750
365,284	1,119,287	93,883	377,951	433,491
(11,770)	(149,585)	(91,515)	(25,262)	215,152
-	-	-	-	-
-	205,196	93,882	-	201,161
-	-	-	-	(1,482,972)
-	205,196	93,882	-	(1,281,811)
(11,770)	55,611	2,367	(25,262)	(1,066,659)
1,017,361	898,173	373,217	675,317	1,580,129
\$ 1,005,591	\$ 953,784	\$ 375,584	\$ 650,055	\$ 513,470



Continued

**City of Maplewood
Combining Schedule of Revenues, Expenditures, and Changes in Fund Balances -
Debt Service Funds
Year Ended December 31, 2019**

	Debt Service		
	380 G.O. Improvement Bonds 2018A	382 G.O. Improvement Bonds 2019A	Total
Revenues			
Taxes			
Current	\$ 452,204	\$ -	\$ 4,871,295
Delinquent	-	-	7,946
Special assessments			
Current collections	131,593	-	1,316,312
Delinquent collections	-	-	17,160
Prepayments on deferred	122,812	532,832	885,908
Penalties	139	1,702	9,449
Intergovernmental	-	-	732,875
Investment income	15,734	18,749	147,425
Total revenues	<u>722,502</u>	<u>553,283</u>	<u>7,988,370</u>
Expenditures			
Current			
Contractual services	-	-	13,028
Debt service	-	-	8,530,204
Principal retirement	264,290	101,130	1,857,978
Interest and other charges	-	-	-
Total expenditures	<u>264,290</u>	<u>101,130</u>	<u>10,401,270</u>
Excess of revenues over (under) expenditures	458,212	452,153	(2,412,840)
Other Financing Sources (Uses)			
Issuance of debt	-	4,475,000	4,475,000
Premium on debt issued	-	204,444	204,444
Transfers in	-	-	2,767,385
Transfers out	-	(4,578,314)	(6,172,205)
Total other financing sources (uses)	<u>-</u>	<u>101,130</u>	<u>1,274,624</u>
Net change in fund balances	458,212	553,283	(1,138,216)
Fund Balances			
Beginning of year	644,943	-	9,468,956
End of year	<u>\$ 1,103,155</u>	<u>\$ 553,283</u>	<u>\$ 8,330,740</u>

Continued



STATISTICAL SECTION

STATISTICAL SECTION (UNAUDITED)

This part of the City of Maplewood, Minnesota's Comprehensive Annual Financial Report presents details in information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the City of Maplewood, Minnesota's overall financial health.

<u>Contents</u>	<u>Pages</u>
Financial Trends These tables contain trend information to help the reader understand how the City's financial performance and well-being have changed over time.	178
Revenue Capacity These tables present information to help the reader assess the City's most significant local revenue source, the property tax.	188
Debt Capacity These tables present information to help the reader assess the affordability of the City's current levels of outstanding debt and the City's ability to issue additional debt in the future.	192
Demographic and Economic Information These tables offer demographic and economic indicators to help the reader understand the environment within which the City's financial activities take place.	199
Operation Information These tables contain service and infrastructure data to help the reader understand how the information in the City's financial report relates to the services the City provides and activities in preforms.	202

Sources: Unless otherwise noted, the information in these tables is derived from the comprehensive financial reports for the relevant year.

**City of Maplewood, Minnesota
Net Position by Component
Last Ten Fiscal Years
(Accrual Basis of Accounting)**

	Fiscal Year		
	2010	2011	2012
Governmental activities			
Net investment in capital assets	\$ 41,693,090	\$ 48,376,801	\$ 59,121,245
Restricted	22,828,025	24,747,537	24,401,299
Unrestricted	8,410,199	2,522,583	1,381,528
Total governmental activities net position	\$ 72,931,314	\$ 75,646,921	\$ 84,904,072
Business-type activities			
Net investment in capital assets	\$ 38,512,301	\$ 40,934,738	\$ 39,976,984
Unrestricted	699,043	425,332	1,592,345
Total business-type activities net position	\$ 39,211,344	\$ 41,360,070	\$ 41,569,329
Primary government			
Net investment in capital assets	\$ 80,205,391	\$ 83,696,539	\$ 93,758,229
Restricted	22,828,025	24,747,537	24,401,299
Unrestricted	9,109,242	8,562,915	8,313,873
Total primary government net position	\$ 112,142,658	\$ 117,006,991	\$ 126,473,401
Total primary government net position	\$ 128,595,086		

Table 1

	Fiscal Year				
	2014	2015	2016	2017	2018
\$ 59,682,937	\$ 69,155,245	\$ 71,120,862	\$ 76,463,530	\$ 86,064,525	\$ 95,621,886
21,015,047	5,037,370	18,349,850	17,694,840	20,244,517	19,597,720
(1,556,678)	(530,832)	(10,274,362)	(9,151,812)	(4,576,065)	(4,195,898)
\$ 79,341,306	\$ 73,661,783	\$ 79,196,350	\$ 85,006,558	\$ 101,732,977	\$ 111,023,708
\$ 45,758,367	\$ 45,499,281	\$ 44,578,697	\$ 44,324,509	\$ 35,867,590	\$ 35,352,375
5,141,952	4,683,477	6,223,906	9,254,757	10,563,278	10,973,808
\$ 50,900,319	\$ 50,182,758	\$ 50,802,603	\$ 53,579,266	\$ 46,430,868	\$ 46,326,183
\$ 100,811,304	\$ 109,679,526	\$ 111,844,559	\$ 117,568,039	\$ 119,822,115	\$ 129,109,261
21,015,047	5,037,370	18,349,850	17,694,840	20,244,517	19,597,720
8,415,274	9,127,645	(195,450)	3,322,945	8,097,213	8,642,910
\$ 130,241,625	\$ 123,844,541	\$ 129,998,953	\$ 138,585,824	\$ 148,163,845	\$ 157,349,891

City of Maplewood, Minnesota
Changes in Net Position
Last Ten Fiscal Years
(Accrual Basis of Accounting)

	Fiscal Year			
	2010	2011	2012	2013
Expenses				
Governmental activities				
General government	\$ 2,595,881	\$ 3,348,454	\$ 2,619,335	\$ 2,805,854
Public safety	9,593,952	9,792,541	10,294,181	10,294,181
Public works	7,807,448	7,720,329	5,837,544	26,348,211
Parks and recreation	-	1,378,457	1,436,386	1,195,210
Recreation programs	545,698	-	-	-
Community development	1,851,492	-	-	-
Citizen services	1,229,080	1,069,692	1,104,431	1,468,430
Environmental and economic development	-	1,066,702	1,566,092	1,161,999
Interest and fiscal charges	2,954,902	2,971,999	2,971,255	2,738,110
Total governmental activities expenses	26,578,453	27,348,174	25,506,460	46,011,995
Business-type activities				
Ambulance service	2,415,163	2,439,483	2,235,505	2,232,824
Community center	2,668,775	2,891,063	2,543,136	2,559,714
Environmental utility	1,514,207	1,621,375	1,885,520	1,726,072
Recycling program	509,716	599,504	556,491	518,474
Sewer	3,985,474	4,260,740	3,876,021	4,087,877
Street light utility	176,523	195,375	209,349	225,637
Total business-type activities expenses	11,269,856	12,007,540	11,306,022	11,450,598
Total primary government expenses	\$37,848,309	\$39,355,714	\$36,812,482	\$57,462,593
Program revenues				
Governmental activities				
Charges for services	\$ 219,487	\$ 93,150	\$ 178,770	\$ 247,580
General government	721,184	761,444	830,745	720,820
Public safety	2,932,933	2,683,681	2,519,442	2,862,765
Parks and recreation	-	527,215	526,111	494,839
Recreation programs	425,221	-	-	-
Community development	1,275,668	-	-	-
Citizen services	498,892	517,949	593,771	602,814
Environmental and economic development	-	1,388,142	1,903,873	1,632,615
Operating grants and contributions	909,310	986,174	1,287,082	1,051,021
Capital grants and contributions	7,781,832	8,708,066	6,944,561	23,014,332
Total governmental activities program revenues	14,764,327	15,665,821	14,784,355	30,626,786
Business-type activities				
Charges for services	1,690,743	1,727,410	2,170,536	2,384,187
Ambulance service	1,922,598	1,810,973	1,874,655	1,920,051
Community center	1,736,452	1,899,393	2,103,052	2,328,676
Environmental utility	400,875	414,197	439,860	559,177
Recycling program	4,447,774	4,805,156	5,075,864	5,260,764
Sewer	262,024	286,356	287,636	294,811
Street light utility	145,468	207,291	208,393	213,779
Operating grants and contributions	31,084	134,809	-	-
Capital grants and contributions	-	-	-	-
Total business-type activities program revenues	10,657,018	11,285,585	12,159,996	12,961,445

Table 2

City of Maplewood, Minnesota
Changes in Net Position
Last Ten Fiscal Years
(Accrual Basis of Accounting)

	Fiscal Year					
	2014	2015	2016	2017	2018	2019
Net (expense) revenue	\$ 2,216,431	\$ 2,476,916	\$ 2,787,584	\$ 3,696,095	\$ 5,245,458	\$ 7,767,984
Governmental activities	10,380,353	10,838,819	14,389,434	12,444,730	11,391,362	12,233,054
Business-type activities	16,216,181	5,962,367	3,672,745	6,325,400	8,592,649	7,256,983
Total primary government net (expense) revenue	1,641,752	1,479,241	2,007,174	2,281,269	2,198,559	2,162,684
General revenues and other changes in net position						
Governmental activities	1,171,431	1,289,895	1,597,922	1,096,973	1,688,293	1,504,666
Tax increment collections	1,263,695	6,268,576	3,781,490	1,039,583	-	-
Unrestricted grants and contributions	2,798,638	2,558,937	1,613,231	1,865,179	1,790,963	1,599,878
Investment earnings	35,688,681	30,874,751	29,849,580	28,749,229	30,907,084	32,525,249
Miscellaneous	-	-	-	-	-	-
Gain (loss) on disposal of capital assets	-	-	-	-	-	-
Transfers	-	-	-	-	-	-
Special Items	-	-	-	-	-	-
Total governmental activities	2,425,360	2,573,218	2,550,560	2,486,837	2,674,876	3,099,247
Business-type activities	2,567,293	2,549,454	2,080,570	196,618	1,526,303	1,792,145
Property taxes	1,993,197	1,965,010	1,864,754	1,765,436	1,526,303	1,792,145
Investment earnings	631,456	652,324	739,817	661,133	660,454	694,261
Miscellaneous	4,273,888	4,489,336	4,640,308	4,470,104	4,537,601	4,882,550
Transfers	224,197	205,881	337,746	224,334	212,664	181,010
Special Items	12,117,391	12,439,223	12,213,755	9,804,462	9,611,898	10,649,213
Total business-type activities	\$47,806,072	\$43,313,974	\$42,063,335	\$38,553,691	\$40,518,982	\$43,174,462
Change in net position	\$ 165,136	\$ 150,918	\$ 140,661	\$ 234,964	\$ 1,916,415	\$ 1,910,171
Governmental activities	638,449	656,632	604,913	581,474	1,374,074	597,172
Business-type activities	2,633,305	2,361,759	3,033,816	1,804,608	1,363,278	3,263,348
Total primary government	469,708	498,563	490,245	367,067	415,938	402,684
Business-type activities	674,687	741,839	1,570,086	1,655,854	1,612,771	1,625,473
Property taxes	2,963,129	1,727,939	1,604,304	2,158,563	-	-
Investment earnings	829,858	1,514,593	1,341,166	1,149,787	1,460,949	1,594,674
Miscellaneous	8,024,056	7,152,580	4,715,259	4,348,448	3,685,861	5,289,455
Transfers	16,398,328	14,804,823	13,300,450	12,300,765	11,829,286	14,682,977
Total business-type activities	2,456,823	2,572,825	2,545,412	3,026,132	3,140,966	3,583,950
Governmental activities	1,860,417	1,844,842	1,446,054	5,398	2,993,926	3,109,407
Business-type activities	549,248	566,002	609,852	613,826	651,788	708,235
Total primary government	476,269	477,280	496,562	517,643	507,812	446,107
Business-type activities	238,297	287,307	245,679	238,069	380,197	121,499
Total primary government	\$ 4,253,894	\$ 4,864,333	\$ 4,864,333	\$ 4,864,333	\$ 9,308,551	\$ 4,949,627

Table 2
Continued

	Fiscal Year					
	2014	2015	2016	2017	2018	2019
\$	(19,290,353)	(16,069,928)	(16,349,130)	(16,448,464)	(19,077,798)	(17,842,272)
	1,117,607	860,337	660,988	2,538,030	4,507,902	2,901,775
	(18,172,746)	(15,209,591)	(15,688,142)	(13,910,434)	(14,569,896)	(14,940,497)
	17,165,842	17,986,130	18,756,112	19,717,481	20,545,229	21,887,327
	964,327	876,656	1,455,687	1,598,300	1,785,732	1,798,193
	536,167	632,576	692,501	737,219	977,656	990,930
	81,451	110,747	98,467	211,797	415,772	983,360
	5,078	-	-	-	-	-
	(1,666,318)	1,182,518	880,930	542,301	2,790,983	3,281,019
	17,086,547	20,788,627	21,883,697	22,807,098	26,540,471	27,131,741
	958,516	824,147	799,409	788,751	288,755	10,897
	8,668	22,836	40,378	37,862	109,674	263,662
	-	-	-	-	-	-
	1,666,318	(1,182,518)	(880,930)	(542,301)	(2,790,983)	(3,281,019)
	2,633,502	(334,011)	(41,143)	284,312	(2,392,554)	(3,006,460)
\$	19,720,049	20,454,616	21,842,554	23,091,410	24,147,917	24,125,281
\$	(2,203,806)	4,718,699	5,534,567	6,358,634	7,462,673	9,289,469
	3,751,109	526,326	619,845	2,822,342	2,115,348	(104,685)
\$	1,547,303	5,245,025	6,154,412	9,180,976	9,578,021	9,184,784

City of Maplewood, Minnesota
Fund Balances - Governmental Funds
Last Ten Fiscal Years
(Modified Accrual Basis of Accounting)

	Fiscal Year				
	2010	2011	2012	2013	2014
General Fund	\$ 84,756	\$ -	\$ -	\$ -	\$ -
Reserved	7,233,099	-	-	-	-
Unreserved	-	248	-	-	-
Nonspendable	-	435,950	983,590	344,985	101,720
Assigned	-	7,509,129	7,447,826	7,682,259	8,262,602
Unassigned	-	-	-	-	-
Total general fund	\$ 7,317,855	\$ 7,945,327	\$ 8,431,416	\$ 8,027,244	\$ 8,364,322
All other governmental funds	\$ 15,084,365	\$ -	\$ -	\$ -	\$ -
Reserved	-	-	-	-	-
Unreserved, reported in	-	-	-	-	-
Debt service fund	(804,538)	-	-	-	-
Public improvement projects fund	181,883	-	-	-	-
Special revenue funds	3,031,226	-	-	-	-
Capital projects funds	-	-	-	-	-
Nonspendable	-	10	607,000	860,400	703,200
Restricted	-	10,308,689	12,390,120	15,203,036	16,518,571
Committed	-	222,211	189,108	173,901	155,212
Assigned	-	3,324,969	4,651,496	5,975,685	3,625,784
Unassigned	-	(1,386,433)	3,209,393	(6,448,228)	(8,918,312)
Total all other governmental funds	\$ 17,492,916	\$ 12,469,446	\$ 21,047,117	\$ 15,764,794	\$ 12,084,455

The City implemented GASB 54 in fiscal year 2011, resulting in significant reclassification of the components of fund balance. Years prior to 2011 have not been restated.

Table 3

	Fiscal Year			
	2015	2016	2017	2018
\$	\$ -	\$ -	\$ -	\$ -
84,230	102,808	1,187	8,884	15,173
7,622,299	7,500,075	8,449,546	8,797,353	10,135,911
\$ 7,706,529	\$ 7,604,070	\$ 8,449,546	\$ 8,806,237	\$ 10,149,084
\$	\$ -	\$ -	\$ -	\$ -
703,200	703,200	19,286,084	15,668,837	13,036,089
11,126,639	15,191,347	669,444	610,363	1,139,386
117,398	499,729	4,829,927	4,830,173	4,978,118
4,395,394	6,307,795	(3,853,849)	(1,416,151)	(940,922)
(9,193,276)	(5,929,822)	\$ 20,931,606	\$ 19,693,222	\$ 18,212,671
\$ 7,149,355	\$ 16,772,249	\$ 20,931,606	\$ 19,693,222	\$ 18,212,671

City of Maplewood, Minnesota
Changes in Fund Balances - Governmental Funds
Last Ten Fiscal Years

	Fiscal Year		
	2010	2011	2012
Revenues	\$15,692,694	\$17,046,634	\$17,270,276
General property taxes	562,940	572,160	656,910
Tax increment collections	-	-	-
Miscellaneous taxes	3,626,607	3,066,915	3,242,514
Special assessments	1,144,623	1,162,478	1,503,225
Licenses and permits	3,814,223	5,392,865	5,581,871
Intergovernmental	4,115,242	4,479,130	4,546,296
Charges for services	230,737	276,427	281,439
Fines and forfeits	(9,918)	57,390	77,263
Investment earnings	884,000	386,780	573,572
Miscellaneous	30,061,148	32,090,020	33,509,724
Total revenues	30,061,148	32,090,020	33,509,724
Expenditures			
Current			
General government	1,662,813	2,237,591	2,323,128
Public safety	8,931,977	9,400,032	9,579,622
Public works	3,662,899	3,149,545	2,983,788
Parks and recreation	-	1,108,069	1,176,513
Recreation programs	545,546	-	-
Citizen services	1,184,782	1,052,405	1,089,961
Environmental and economic development	1,573,617	1,067,328	1,573,404
Community development	108,908	100,981	80,696
Miscellaneous	13,162,021	15,477,220	14,763,101
Capital outlay	9,485,000	10,955,000	6,825,000
Debt service	2,663,669	2,926,357	2,898,433
Principal	172,888	205,738	170,422
Interest	151,172	104,680	167,309
TIF developer payments	43,305,292	47,785,056	43,631,577
Other	(13,244,144)	(15,695,016)	(10,121,853)
Total expenditures	(13,244,144)	(15,695,016)	(10,121,853)
Revenues over (under) expenditures	16,764,133	11,374,018	10,754,197
Other financing sources (uses)			
Transfers in	5,173,190	2,764,422	4,798,961
Transfers out	(4,289,691)	(1,751,581)	(3,233,698)
Proceeds from bonds issued	11,790,000	10,000,000	8,285,000
Proceeds from refunding bonds	4,050,000	-	-
Premium (discount) on bonds issued	(35,654)	301,355	246,761
Proceeds from capital leases	-	-	-
Sale of capital assets	76,288	59,822	657,173
Total other financing sources (uses)	16,764,133	11,374,018	10,754,197
Net change in fund balance	\$ 3,519,989	\$ (4,320,998)	\$ 632,344
Debt service as a percentage of noncapital expenditures	40.3%	29.0%	33.1%
Debt service as percentage of total expenditures	28.1%	29.0%	22.3%
			18.4%

Table 4

	Fiscal Year					
	2014	2015	2016	2017	2018	2019
\$17,275,364	\$17,949,228	\$18,761,397	\$19,711,663	\$20,464,816	\$21,869,106	
1,264,327	876,656	1,455,687	1,598,300	1,783,732	1,798,193	\$21,869,106
-	-	1,332,887	1,412,757	1,340,277	1,925,320	
2,932,609	2,393,168	2,848,898	2,603,558	2,404,276	2,235,687	
2,275,634	1,366,702	1,445,812	1,808,463	1,424,391	1,456,694	
7,312,565	8,607,607	5,347,424	4,213,838	4,098,579	5,972,768	
4,854,962	4,113,823	4,253,229	2,963,286	2,177,370	2,119,956	
297,444	239,430	199,872	210,218	178,651	171,169	
69,903	91,356	67,509	195,037	368,959	871,023	
301,384	614,148	301,486	373,966	1,496,051	2,066,394	
36,584,192	36,232,118	36,014,201	35,090,886	35,737,102	40,486,310	
1,780,621	2,051,546	2,061,127	2,281,406	4,110,980	3,778,021	
9,967,363	10,162,774	10,354,728	10,917,454	11,367,167	11,646,708	
3,841,444	3,574,148	3,730,286	3,751,303	3,922,439	4,228,135	
1,317,243	1,328,339	1,419,805	1,588,382	1,334,112	1,242,347	
1,169,665	1,202,870	1,451,480	1,726,419	-	-	
1,254,968	1,113,658	1,135,791	1,337,244	-	-	
77,015	71,612	78,748	-	1,900,829	1,500,951	
18,446,159	12,725,904	3,880,696	4,430,577	9,378,460	13,331,018	
9,674,672	23,855,537	11,186,101	10,261,702	12,956,279	8,530,204	
2,789,308	2,810,928	2,170,212	2,248,924	1,978,648	1,857,978	
248,456	84,516	82,876	115,276	367,298	3,245,988	
178,290	197,294	161,366	-	-	-	
50,745,204	59,179,126	37,713,216	38,658,687	47,319,212	49,361,350	
(1,416,161,012)	(22,927,008)	(1,699,015)	(3,567,801)	(11,579,110)	(8,875,040)	
6,788,976	18,970,264	10,037,437	6,936,790	11,928,497	10,778,125	
(5,351,412)	(16,757,403)	(9,043,044)	(6,394,489)	(9,137,514)	(7,497,106)	
7,745,000	1,215,000	3,765,000	3,850,000	6,940,000	4,475,000	
1,255,000	11,780,000	5,775,000	3,145,000	-	-	
3,669,279	324,377	619,378	298,464	211,601	204,444	
10,908	1,801,877	65,679	615,000	720,000	55,611	
10,817,751	17,334,115	11,219,450	8,572,634	10,014,874	8,736,074	
\$ (3,343,361)	\$ (5,502,893)	\$ 9,520,435	\$ 5,004,833	\$ (1,564,216)	\$ (138,966)	
36.5%	86.0%	44.6%	37.0%	37.0%	28.4%	
24.6%	45.1%	35.4%	32.4%	31.6%	21.0%	

Table 5

Fiscal Year Ended December 31,	Real Property	All Other	Total Tax Capacity	TIF & Fiscal Less Disparity Contribution	Adjusted Tax Capacity Value	Total Direct Tax Rate	Market Value	Tax Capacity as a Percent of TMV
2010	\$ 47,627,596	\$ 442,139	\$ 48,069,735	\$ 2,508,055	\$ 45,561,700	35.354	\$ 3,730,693,300	1.29 %
2011	44,767,816	488,531	45,256,347	1,742,611	43,513,736	39.050	3,517,546,900	1.29
2012	40,924,525	528,593	41,453,118	1,870,551	39,582,567	44.056	3,168,106,800	1.31
2013	38,133,717	570,443	38,704,160	1,556,988	37,147,172	48.659	2,908,432,100	1.33
2014	38,459,635	575,514	39,035,149	2,039,509	36,995,640	48.378	2,934,075,100	1.33
2015	41,999,903	596,184	42,096,087	1,996,379	40,099,708	46.353	3,242,412,200	1.30
2016	41,792,693	619,800	42,412,493	2,112,153	40,300,340	48.507	3,296,844,300	1.29
2017	44,062,824	657,631	44,720,455	1,575,900	43,144,555	47.248	3,482,235,400	1.28
2018	46,815,241	691,918	47,507,159	1,549,433	45,957,726	45.911	3,707,872,500	1.28
2019	49,769,666	665,104	50,434,770	1,748,334	48,686,436	44.693	3,962,659,100	1.27

Source: Ramsey County Department of Property Records and Revenue

City of Maplewood, Minnesota
Direct and Overlapping Property Tax Rates
Last Ten Fiscal Years

Fiscal Year	City Direct Rates				Overlapping Rates*		
	Basic Rate	Debt Service Rate	Total Direct Rate	School District	School District	School District	Other Districts
2010	27.667	7.687	35.354	25.359	13.065	21.772	8.817
2011	30.220	8.830	39.050	27.785	14.566	22.521	9.279
2012	33.672	10.384	44.056	28.337	17.065	26.102	10.650
2013	37.331	11.328	48.659	32.552	15.464	28.622	11.520
2014	36.214	12.164	48.378	37.643	16.251	28.562	11.978
2015	34.655	11.698	46.353	35.864	17.180	26.660	11.233
2016	37.336	11.171	48.507	35.569	20.958	26.236	11.158
2017	36.597	10.651	47.248	33.582	18.894	23.476	10.385
2018	35.911	10.000	45.911	30.089	34.396	23.685	10.169
2019	35.123	9.570	44.693	29.039	31.687	26.081	10.059

Source: Ramsey County Department of Property Records and Revenue

* Overlapping rates are those of local and county governments that apply to property owners within the City. Not all overlapping rates apply to all City property owners; for example, although the county property tax rates apply to all City property owners, Other Districts rates apply only to the approximately one-third of City property owners whose property is located within that District's geographic boundaries. A property owner will be assessed one school district tax based on the school district the property is located in.

Table 6

City of Maplewood, Minnesota
Principal Property Taxpayers
Current Year and Ten Years Ago

Taxpayer	2019		2009	
	Net Tax Capacity	Rank	Net Tax Capacity	Rank
3M Company	\$ 3,713,867	1	\$ 4,681,461	2
Maplewood Mall Associates	1,612,028	2	1,713,472	3
Xcel Energy	1,313,788	3	5,971,230	1
Bitch Run LLC	475,370	4	567,850	5
Maplewood 2007 LLC	302,546	5	284,318	9
Regent at Maplewood LLC	301,950	6	376,102	7
Cosco Wholesale Corp	293,664	7		
Vornadoso LLC	265,016	8		
TCA Real Estate LLC	250,016	9		
EJA Trust Maplewood LLC	249,384	10		
WB Exchange Point LLC	-		309,250	8
The May Dept Stores Co.	-		488,500	6
St. Paul Business Center Investor	-		266,250	10
Menard Inc and Corporate Acct	-		578,300	4
Wells Fargo Properties Inc.	-			
Total	\$ 8,778,629		\$ 15,236,733	
Total All Property	\$ 50,434,970		\$ 47,789,000	

Source: Official Statement for 2009 and 2019 bond issues.

Table 7

City of Maplewood, Minnesota
Property Tax Levies and Collections
Last Ten Fiscal Years

Table 8

Fiscal Year Ended December 31,	Taxes Levied For The Fiscal Year*	Collected Within The Fiscal Year of the Levy	Cancellations in Subsequent Years	Total Collections to Date	Percentage of Levy
	Amount*	Amount*	Years	Amount	of Levy
2010	\$ 16,670,046	\$ 15,783,633	886,413	\$ 16,670,046	100.00 %
2011	17,503,454	16,589,003	914,451	17,503,454	100.00
2012	17,853,523	17,607,859	235,569	17,843,428	99.94
2013	18,528,400	18,257,828	270,572	18,528,400	100.00
2014	18,528,400	18,412,262	116,138	18,528,400	100.00
2015	18,991,610	18,820,864	159,035	18,979,899	99.94
2016	19,751,270	19,626,614	112,932	19,739,546	99.94
2017	20,738,833	20,616,481	90,279	20,706,760	99.85
2018	21,465,600	21,275,676	128,938	21,404,614	99.72
2019	22,109,600	21,930,184	-	21,930,184	99.19

*The total tax levy and current tax collections amounts include the state-paid homestead credit and reimbursement credit, if received.

Sources: Ramsey County Department of Property Records and Revenue

City of Maplewood, Minnesota
Ratio of Outstanding Debt by Type
Last Ten Fiscal Years

Fiscal Year	General Obligation Debt	Government and Business-Type Activities				Utility/State Aid Revenue Bonds
		G.O. Improvement Bonds	G.O. Tax Increment Bonds	G.O. Tax Abatement Bonds	G.O. Tax Bonds	
2010	\$ 4,550,000	\$ 53,399,928	\$ 4,067,297	\$ 3,850,000	\$ 13,360,000	
2011	3,940,000	55,606,209	2,082,297	3,465,000	13,445,000	
2012	3,355,000	57,250,090	1,767,297	3,080,000	14,745,000	
2013	8,240,000	56,288,795	1,244,839	2,695,000	14,275,000	
2014	9,245,000	54,374,316	1,885,167	3,565,000	13,285,000	
2015	8,430,000	50,433,908	1,439,631	1,255,000	10,250,000	
2016	9,580,000	52,439,929	1,378,529	980,000	6,185,000	
2017	10,081,609	49,973,018	1,315,691	715,000	5,381,843	
2018	8,873,286	45,323,197	1,260,037	4,260,000	1,831,580	
2019	8,577,248	42,333,063	1,207,320	4,110,000	1,351,317	

Note: Personal income data is not available, therefore total debt outstanding as a percentage of personal income cannot be presented. Instead, outstanding debt as a percentage of tax capacity and outstanding debt per capita data is presented.

Table 10
City of Maplewood, Minnesota
Ratios of General Bonded Debt Outstanding
Last Ten Fiscal Years

Fiscal Year	General Obligation Debt	Percentage of Estimated Market Value	Per Capita
2010	\$ 4,550,000	0.12%	119.68
2011	3,940,000	0.11%	102.67
2012	3,355,000	0.10%	85.88
2013	8,240,000	0.26%	211.55
2014	9,245,000	0.29%	235.45
2015	8,430,000	0.24%	212.12
2016	9,580,000	0.27%	238.05
2017	10,081,609	0.27%	251.51
2018	8,873,286	0.23%	217.96
2019	8,577,248	0.21%	205.50

Source: Metropolitan Council, Census Bureau and Ramsey County Department of Property Records and Revenue

Table 9

Government and Business-Type Activities

Notes Payable	Capital Leases	Percentage of Tax Capacity		Per Capita
		Total	Primary Government	
\$ 1,011,689	\$ -	\$ 80,238,914	\$ 80,238,914	\$ 2,110.55
1,011,689	-	79,550,195	79,550,195	2,073.02
567,078	-	81,209,076	81,209,076	2,078.82
467,842	-	83,310,712	83,310,712	2,138.91
368,606	-	82,822,325	82,822,325	2,109.32
-	-	72,177,145	72,177,145	1,816.14
-	-	70,563,458	70,563,458	1,753.43
-	860,387	68,327,548	68,327,548	1,704.61
-	682,566	62,230,666	62,230,666	1,528.63
-	1,221,080	58,800,028	58,800,028	1,408.79

City of Maplewood, Minnesota
 Direct and Overlapping Governmental Activities Debt
 December 31, 2019

Table 11

Governmental Unit	Gross Debt Outstanding	Estimated Percentage Applicable	Estimated City Share of Overlapping Debt
Debt repaid with property taxes			
Ramsey County	\$ 153,620,000	7.7777%	\$ 11,948,103
School Districts:			
Maplewood-No. St. Paul School District #622	121,150,000	41.0394%	49,719,233
Roseville School District #623	169,100,000	8.4015%	14,206,937
White Bear Lake School District #624	77,560,000	1.0238%	794,059
Other Debt			
Metropolitan Council	263,285,000	1.1406%	3,003,029
Subtotal - overlapping debt			79,671,361
City direct debt*	58,654,098	100.0000%	58,654,098
Total direct and overlapping debt			\$ 138,325,459

Source: Ramsey County

Note: Overlapping governments are those that coincide, at least in part, with the geographic boundaries of the City. This schedule estimates the portion of the outstanding debt of those overlapping governments that is borne by the residents and businesses of the City. This process recognizes that, when considering the City's ability to issue and repay long-term debt, the entire debt burden borne by the residents and businesses should be taken into account. However, this does not imply that every taxpayer is a resident, and therefore responsible for repaying the debt, of each overlapping government.

* Includes amortized premiums

City of Maplewood, Minnesota
 Legal Debt Margin Information
 Last Ten Fiscal Years

Legal Debt Margin Calculation
 for Fiscal Year 2019

Estimated market value of taxable property	\$ 4,150,477,200		
Debt limit (3% of market value)	124,514,316		
Less amount of debt applicable to debt limit	(8,510,000)		
Legal debt margin	\$ 116,104,316		
		2010	2011
Debt limit		\$ 111,919,899	\$ 105,526,407
Total net debt applicable to limit		4,550,000	3,940,000
Legal debt margin		\$ 107,369,899	\$ 101,586,407
Total net debt applicable to the limit as a percentage of debt limit		4.24%	3.88%
			3.66%
			11.06%

Table 12

	2014	2015	2016	2017	2018	2019
\$	88,022,253	\$ 97,272,366	\$ 98,905,329	\$ 110,644,980	\$ 117,193,629	\$ 124,314,316
	9,635,000	9,970,000	11,180,000	10,415,000	9,705,000	8,410,000
\$	78,387,253	\$ 87,302,366	\$ 87,725,329	\$ 100,229,980	\$ 107,488,629	\$ 116,104,316
	12.29%	11.42%	12.74%	10.39%	9.03%	7.24%

City of Maplewood, Minnesota
Pledged Revenue Coverage
Last Ten Fiscal Years

Fiscal Year	Special Assessment Collections			Debt Service			Coverage
	Assessment Collections	Principal	Interest	Debt Service	Principal	Interest	
2010	\$ 3,626,607	\$ 4,170,000	\$ 1,747,791	\$ 4,255,000	\$ 4,170,000	\$ 1,747,791	0.61
2011	3,042,082	4,255,000	2,022,099	4,335,000	2,069,745	0.48	0.50
2012	3,231,573	4,335,000	2,069,745	4,335,000	2,069,745	0.48	0.50
2013	2,845,931	5,125,000	1,990,854	5,125,000	1,990,854	0.40	0.40
2014	2,880,223	5,335,000	1,893,919	5,335,000	1,893,919	0.39	0.39
2015	2,382,324	4,905,000	1,881,276	4,905,000	1,881,276	0.35	0.35
2016	2,828,892	5,760,000	2,789,759	5,760,000	2,789,759	0.33	0.33
2017	2,601,049	5,795,000	1,199,502	5,795,000	1,199,502	0.37	0.37
2018	2,404,273	5,815,000	668,346	5,815,000	668,346	0.35	0.35
2019	2,236,523	5,220,000	1,116,806	5,220,000	1,116,806	0.35	0.35

Tax Increment Bonds		
Debt Service	Interest	Coverage
\$ 590,000	\$ 121,288	131.037
71,095	615,000	94.100
24,650	315,000	1.93
210,692	522,458	0.44
91,528	429,672	2.43
122,788	445,537	1.54
88,899	61,101	9.70
126,458	82,820	7.64
129,299	104,227	7.64
104,227	1,785,014	7.13
82,820	1,598,300	7.13
1,455,687	1,798,193	7.13
876,656	1,455,687	7.13

Table 13

**City of Maplewood, Minnesota
Demographic and Economic Statistics
Last Ten Fiscal Years**

Table 14

Fiscal Year	Population	Median Household Income	Per Capita Personal Income	Unemployment Rate
2010	38,018	\$ 51,557	\$ 27,440	7.00%
2011	38,374	54,065	29,064	5.70%
2012	39,065	56,430	28,305	2.40%
2013	38,950	59,141	29,350	4.30%
2014	39,265	60,323	29,864	3.70%
2015	39,742	62,527	30,137	3.50%
2016	40,243	63,400	31,500	3.80%
2017	40,084	63,941	31,815	3.10%
2018	40,710	64,580	32,133	2.90%
2019	41,738	66,800	33,400	3.40%

Sources: Population and income estimates provided by the Metropolitan Council and City. Unemployment data provided by the Minnesota Department of Employment and Economic Development.

Note: Unemployment rate information is as of December 31 of each year.



City of Maplewood, Minnesota
Principal Employers
Current Year and Ten Years Ago

Table 15

Employer	2019		2009	
	Employees	Rank	Employees	Rank
3M Corporation - Maplewood location	12,000	1	10,000	1
Independent School Dist. 622	1,589	2	1,500	3
HealthEast Care/System/St. Johns Hospital	973	3	1,600	2
Cub Foods (two locations)	420	4	185	9
Ramsey County Care Center	240	5	250	6
Costco	200	6	0.98	6
City of Maplewood	181	7	0.88	4
Home Depot	150	8	0.73	4
Myth Live	150	9	0.73	4
Best Buy	150	10	0.73	4
Menards	150	10	0.73	4
Volunteers of America - Maplewood Campus	-	-	0.00	10
Macy's	-	-	0.00	275
Sears Roebuck & Co	-	-	0.00	250
			0.00	8
Total	16,053		14,955	
			78.33 %	
			81.36% %	

Sources: MN Employment and Economic Development, Metropolitan Council and Official Statement for 2019 and 2009 bond issues.
(1) Average Annual City Employment is 20,491 for 2019 and 18,381 for 2009.

City Of Maplewood, Minnesota
Full-time Budgeted City Government Employees By Function/program
Last Ten Fiscal Years

Function/Program	Full-Time Budgeted Employees as of December 31,			
	2010	2011	2012	2013
General Government				
Administration	3.40	3.40	3.40	3.50
Finance	5.00	5.00	5.00	5.00
Information technology	3.00	5.50	6.50	6.70
Citizen services	17.30	6.90	7.00	7.00
Public Safety				
Fire	20.10	20.00	18.80	18.30
Police	59.90	59.00	57.20	56.70
Community development and parks	14.35	23.55	24.70	25.70
Parks and recreation	0.00	0.00	0.00	0.00
Public works	39.95	38.65	34.40	33.10
Total	163.00	162.00	157.00	156.00

Source: City Budget Office

Table 16

	2014	2015	2016	2017	2018	2019
	3.50	4.10	4.60	6.60	12.00	12.00
	4.50	4.42	4.00	4.00	8.00	7.00
	5.70	3.00	3.00	3.00	3.00	3.00
	7.00	7.00	7.00	8.00	0.00	0.00
	18.55	18.00	20.00	21.00	21.00	30.00
	57.70	55.33	57.40	58.00	60.00	60.00
	24.70	22.65	20.75	21.75	15.75	10.45
	0.00	0.00	0.00	0.00	0.00	5.30
	33.10	36.25	36.25	36.25	36.25	36.25
	154.75	150.75	153.00	158.60	156.00	164.00

City of Maplewood, Minnesota
Operating Indicators by Function/Program
Last Ten Fiscal Years

Function/Program	Fiscal Year				
	2010	2011	2012	2013	2013
Police					
Physical arrests	1,993	1,820	1,880	2,510	2,510
Parking violations	941	1,404	1,103	442	442
Traffic violations	6,395	6,866	8,202	5,292	5,292
Felony offenses	2,405	2,310	2,595	2,895	2,895
Gross misdemeanor offenses	1,702	1,459	1,982	1,762	1,762
Minor miscellaneous offenses					
Fire					
Emergency responses	3,819	4,083	4,184	4,631	4,631
Fires extinguished	103	83	52	67	67
Inspections	450	365	400	625	625
Building inspection					
Residential permits	2,562	2,564	2,174	2,204	2,204
New residential permits	n/a	n/a	n/a	n/a	n/a
Commercial permits	530	525	639	672	672
New commercial permits	n/a	n/a	n/a	n/a	n/a
Other permits	n/a	n/a	n/a	n/a	n/a
Total permits	3,092	3,089	2,813	2,876	2,876
Other public works					
Street resurfacing/reconstruction (miles)	7.7	3.8	6.9	5.0	5.0
Potholes repaired (tons of material used)	633	734	645	590	590
Parks and recreation					
Number of games (field rentals)	206	214	235	219	219
Community center admissions	331,200	328,500	259,146	271,000	271,000
Water (Maintained by St. Paul Regional Water Services)					
New connections	n/a	n/a	n/a	n/a	n/a
Water mains breaks	n/a	n/a	n/a	n/a	n/a
Average daily consumption (thousands of gallons)	n/a	n/a	n/a	n/a	n/a
Peak daily consumption (thousands of gallons)	n/a	n/a	n/a	n/a	n/a
Wastewater (Maintained by Met Council Environmental Services)					
Average daily sewage treatment (thousands of gallons)	n/a	n/a	n/a	n/a	n/a

Sources: Various City departments.
Note: Indicators are not available for the general government function
N/A: Information not available.

Table 17

Function/Program	Fiscal Year					
	2014	2015	2016	2017	2018	2019
Police stations	2,642	1,076	919	630	904	822
Fire stations	603	1,393	887	682	868	568
Public works	5,396	2,395	1,920	1,207	1,196	1,512
Streets (miles) - State	2,462	675	577	666	n/a	n/a
Streets (miles) - County	1,814	210	427	417	n/a	n/a
Streets (miles) - City	-	2,821	5,065	4,520	n/a	n/a
Streets (miles) - Total	4,858	5,077	5,351	5,940	6,032	6,183
Traffic signals (Maintained by Excel Energy effective 2000)	69	96	98	91	101	101
Traffic signals (Maintained by Ramsey County)	669	777	650	666	430	500
Parks and recreation	2,353	2,212	2,352	2,448	n/a	n/a
Acreage (not including Open Space)	n/a	n/a	n/a	n/a	9	7
Playgrounds	764	663	632	776	n/a	n/a
Baseball/softball diamonds	n/a	n/a	n/a	n/a	3	2
Soccer/football fields	n/a	n/a	n/a	n/a	3,234	3,091
Community centers	n/a	n/a	2,984	3,224	3,246	3,100
Water (Maintained by St. Paul Regional Water Services)	2,875	2,875	2,984	3,224	3,246	3,100
Water mains (miles)	2.2	0.8	3.1	3.4	4.0	5.6
Fire hydrants	560	603	1,460	1,875	1,402	2,422
Storage capacity (thousands of gallons)	208	214	211	644	669	651
Wastewater	256,442	240,648	235,023	n/a	n/a	n/a
Sanitary sewers (miles)	n/a	n/a	n/a	n/a	n/a	n/a
Storm sewers (miles) - (Met. Council Environmental Services)	n/a	n/a	n/a	n/a	n/a	n/a
Treatment capacity (thousands of gallons) (Met. Co. Env. Svcs.)	n/a	n/a	n/a	n/a	n/a	n/a
	n/a	n/a	n/a	n/a	n/a	n/a

Sources: Various City departments.
 Note: No capital asset indicators are available for the general government function.

City of Maplewood, Minnesota
 Capital Asset Statistics by Function/Program
 Last Ten Fiscal Years

Function/Program	Fiscal Year				
	2010	2011	2012	2013	2013
Police stations	1	1	1	1	1
Fire stations	5	5	5	5	5
Public works	13.2	13.2	13.2	13.2	13.2
Streets (miles) - State	31.8	31.8	31.8	31.8	31.8
Streets (miles) - County	134.9	134.9	135.1	135.1	135.1
Streets (miles) - City	179.9	179.9	180.1	180.1	180.1
Streets (miles) - Total	n/a	n/a	n/a	n/a	n/a
Traffic signals (Maintained by Excel Energy effective 2000)	n/a	n/a	n/a	n/a	n/a
Traffic signals (Maintained by Ramsey County)	n/a	n/a	n/a	n/a	n/a
Parks and recreation	450	450	552	552	552
Acreage (not including Open Space)	37	37	36	36	37
Playgrounds	32	32	32	32	32
Baseball/softball diamonds	8	8	8	8	8
Soccer/football fields	1	1	1	1	1
Community centers	n/a	n/a	n/a	n/a	n/a
Water (Maintained by St. Paul Regional Water Services)	n/a	n/a	n/a	n/a	n/a
Water mains (miles)	n/a	n/a	n/a	n/a	n/a
Fire hydrants	n/a	n/a	n/a	n/a	n/a
Storage capacity (thousands of gallons)	n/a	n/a	n/a	n/a	n/a
Wastewater	154.8	154.8	154.8	154.8	155.0
Sanitary sewers (miles)	n/a	n/a	n/a	n/a	n/a
Storm sewers (miles) - (Met. Council Environmental Services)	n/a	n/a	n/a	n/a	n/a
Treatment capacity (thousands of gallons) (Met. Co. Env. Svcs.)	n/a	n/a	n/a	n/a	n/a

Sources: Various City departments.
 Note: No capital asset indicators are available for the general government function.

Table 18

	Fiscal Year					
	2014	2015	2016	2017	2018	2019
	1	1	1	1	1	1
	3	3	3	3	3	3
	13.2	13.2	13.2	13.2	13.2	13.2
	31.8	31.8	31.8	31.8	31.8	31.8
	135.0	135.0	135.0	135.0	135.0	135.0
	180.0	179.9	179.9	179.9	179.9	179.9
	n/a	n/a	n/a	n/a	n/a	n/a
	n/a	n/a	n/a	n/a	n/a	n/a
	552	552	552	552	552	552
	37	38	38	38	38	38
	32	32	32	28	28	28
	8	8	8	8	8	8
	1	1	1	1	1	1
	n/a	n/a	n/a	n/a	n/a	n/a
	n/a	n/a	n/a	n/a	n/a	n/a
	n/a	n/a	n/a	n/a	n/a	n/a
	155.0	155.0	155.0	155.0	155.0	155.0
	n/a	n/a	n/a	n/a	n/a	n/a
	n/a	n/a	n/a	n/a	n/a	n/a

City of Maplewood, Minnesota
Miscellaneous Statistical Facts
Last Ten Fiscal Years

Date of Incorporation February 26, 1957
Date council-manager form of government adopted June 18, 1968
Area of city 19.13 square miles

	Fiscal Year			
	2010	2011	2012	2013
Sewer system				
Lift stations	9	9	9	9
Miles of sewer mains	154.8	154.8	154.8	155.0
Fire protection				
Number of stations	5	5	5	5
Number of paid-per-call employees	62	47	42	41
Number of full-time employees	17	17	18	18
Police protection				
Number of stations	1	1	1	1
Number of full-time police officers	53	53	50	52
Number of part-time police officers	-	-	-	-
Number of volunteers	53	48	47	46
Recreation				
Parks (developed - acres)	450	450	552	552
Number of parks and playgrounds	37	37	36	37
Open space (acres)	268	308	308	378
Number of open space sites	13	14	14	15
Employees				
Full time (including fire and police protection)	156	151	156	150
Part time and temporary (including fire protection)	236	224	209	207

Sources: Various City departments.

Table 19

		Fiscal Year									
		2015		2016		2017		2018		2019	
	9	9	9	9	9	9	9	9	9	9	9
	155.0	155.0	155.0	155.0	155.0	155.0	155.0	155.0	155.0	155.0	155.0
	3	3	3	3	3	3	3	3	3	3	3
	42	39	22	26	0	0	0	0	0	0	0
	18	18	21	18	30	27	30	27	30	27	27
	1	1	1	1	1	1	1	1	1	1	1
	52	51	52	52	54	56	54	56	54	56	56
	-	-	-	-	-	-	-	-	-	-	-
	49	30	30	27	27	27	27	27	27	27	27
	552	552	552	552	552	552	552	552	552	552	552
	37	38	38	38	38	38	38	38	38	38	38
	378	378	378	347	347	347	347	347	347	347	347
	15	14	14	14	14	14	14	14	14	14	14
	151	150	151	152	152	156	156	156	156	159	159
	216	176	176	90	90	14	14	14	14	14	14

FORM OF LEGAL OPINION

(See following pages)



Offices in Fifth Street Towers
Minneapolis 150 South Fifth Street, Suite 700
Minneapolis, MN 55402
Saint Paul (612) 337-9300 telephone
(612) 337-9310 fax
St. Cloud kennedy-graven.com
Affirmative Action, Equal Opportunity Employer

\$ _____
City of Maplewood, Minnesota
General Obligation Capital Improvement Bonds
Series 2021A

We have acted as bond counsel to the City of Maplewood, Minnesota (the “Issuer”) in connection with the issuance by the Issuer of its General Obligation Capital Improvement Bonds, Series 2021A (the “Bonds”), originally dated as of February __, 2021, and issued in the original aggregate principal amount of \$ _____. In such capacity and for the purpose of rendering this opinion we have examined certified copies of certain proceedings, certifications and other documents, and applicable laws as we have deemed necessary. Regarding questions of fact material to this opinion, we have relied on certified proceedings and other certifications of public officials and other documents furnished to us without undertaking to verify the same by independent investigation. Under existing laws, regulations, rulings and decisions in effect on the date hereof, and based on the foregoing we are of the opinion that:

1. The Bonds have been duly authorized and executed, and are valid and binding general obligations of the Issuer, enforceable in accordance with their terms.

2. The principal of and interest on the Bonds are payable primarily from ad valorem taxes levied by the Issuer, but if necessary for the payment thereof additional ad valorem taxes are required by law to be levied on all taxable property of the Issuer, which taxes are not subject to any limitation as to rate or amount.

3. Interest on the Bonds is excludable from gross income of the recipient for federal income tax purposes and, to the same extent, is excludable from taxable net income of individuals, trusts, and estates for Minnesota income tax purposes, and is not a preference item for purposes of the computation of the federal alternative minimum tax, or the computation of the Minnesota alternative minimum tax imposed on individuals, trusts and estates. However, such interest is subject to Minnesota franchise taxes on corporations (including financial institutions) measured by income. The opinion set forth in this paragraph is subject to the condition that the Issuer comply with all requirements of the Internal Revenue Code of 1986, as amended, that must be satisfied subsequent to the issuance of the Bonds in order that interest thereon be, or continue to be, excludable from gross income for federal income tax purposes and from taxable net income for Minnesota income tax purposes. The Issuer has covenanted to comply with all such requirements. Failure to comply with certain of such requirements may cause interest on the Bonds to be included in gross income for federal income tax purposes and taxable net income for Minnesota income tax purposes retroactively to the date of issuance of the Bonds. We express no opinion regarding tax consequences arising with respect to the Bonds other than as expressly set forth herein.

4. The rights of the owners of the Bonds and the enforceability of the Bonds may be limited by bankruptcy, insolvency, reorganization, moratorium, and other similar laws affecting creditors’ rights generally and by equitable principles, whether considered at law or in equity.

We have not been asked and have not undertaken to review the accuracy, completeness or sufficiency of the Official Statement or other offering material relating to the Bonds, and accordingly we express no opinion with respect thereto.

This opinion is given as of the date hereof and we assume no obligation to update, revise, or supplement this opinion to reflect any facts or circumstances that may hereafter come to our attention or any changes in law that may hereafter occur.

Dated _____, 2021 at Minneapolis, Minnesota.

BOOK-ENTRY-ONLY SYSTEM

1. The Depository Trust Company ("DTC"), New York, New York, will act as securities depository for the securities (the "Securities"). The Securities will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Security certificate will be issued for [each issue of] the Securities, [each] in the aggregate principal amount of such issue, and will be deposited with DTC. [If, however, the aggregate principal amount of [any] issue exceeds \$500 million, one certificate will be issued with respect to each \$500 million of principal amount, and an additional certificate will be issued with respect to any remaining principal amount of such issue.]
2. DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has a Standard & Poor's rating of AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.
3. Purchases of Securities under the DTC system must be made by or through Direct Participants, which will receive a credit for the Securities on DTC's records. The ownership interest of each actual purchaser of each Security ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Securities are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Securities, except in the event that use of the book-entry system for the Securities is discontinued.
4. To facilitate subsequent transfers, all Securities deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Securities with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Securities; DTC's records reflect only the identity of the Direct Participants to whose accounts such Securities are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

5. Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. [Beneficial Owners of Securities may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Securities, such as redemptions, tenders, defaults, and proposed amendments to the Security documents. For example, Beneficial Owners of Securities may wish to ascertain that the nominee holding the Securities for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.]
6. Redemption notices shall be sent to DTC. If less than all of the Securities within an issue are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.
7. Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Securities unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to City as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts Securities are credited on the record date (identified in a listing attached to the Omnibus Proxy).
8. Redemption proceeds, distributions, and dividend payments on the Securities will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the City or Agent, on payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, Agent, or the City, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the City or Agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.
9. A Beneficial Owner shall give notice to elect to have its Securities purchased or tendered, through its Participant, to [Tender/Remarketing] Agent, and shall effect delivery of such Securities by causing the Direct Participant to transfer the Participant's interest in the Securities, on DTC's records, to [Tender/Remarketing] Agent. The requirement for physical delivery of Securities in connection with an optional tender or a mandatory purchase will be deemed satisfied when the ownership rights in the Securities are transferred by Direct Participants on DTC's records and followed by a book-entry credit of tendered Securities to [Tender/Remarketing] Agent's DTC account.
10. DTC may discontinue providing its services as depository with respect to the Securities at any time by giving reasonable notice to the City or Agent. Under such circumstances, in the event that a successor depository is not obtained, Security certificates are required to be printed and delivered.
11. The City may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, Security certificates will be printed and delivered to DTC.
12. The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the City believes to be reliable, but the City takes no responsibility for the accuracy thereof.

FORM OF CONTINUING DISCLOSURE CERTIFICATE

(See following pages)

§ _____
City of Maplewood, Minnesota
General Obligation Capital Improvement Bonds
Series 2021A

CONTINUING DISCLOSURE CERTIFICATE

_____, 2021

This Continuing Disclosure Certificate (the “Disclosure Certificate”) is executed and delivered by the City of Maplewood, Minnesota (the “Issuer”) in connection with the issuance of its General Obligation Capital Improvement Bonds, Series 2021A (the “Bonds”) in the original aggregate principal amount of \$ _____. The Bonds are being issued pursuant to resolutions adopted by the City Council of the Issuer (the “Resolutions”). The Bonds are being delivered to _____ (the “Purchaser”) on the date hereof. Pursuant to the Resolutions, the Issuer has covenanted and agreed to provide continuing disclosure of certain financial information and operating data and timely notices of the occurrence of certain events. The Issuer hereby covenants and agrees as follows:

Section 1. Purpose of the Disclosure Certificate. This Disclosure Certificate is being executed and delivered by the Issuer for the benefit of the Holders (as defined herein) of the Bonds in order to provide for the public availability of such information and assist the Participating Underwriter(s) (as defined herein) in complying with the Rule (as defined herein). This Disclosure Certificate, together with the Resolutions, constitutes the written agreement or contract for the benefit of the Holders of the Bonds that is required by the Rule.

Section 2. Definitions. In addition to the defined terms set forth in the Resolutions, which apply to any capitalized term used in this Disclosure Certificate unless otherwise defined in this Section, the following capitalized terms shall have the following meanings:

“Annual Report” means any annual report provided by the Issuer pursuant to, and as described in, Sections 3 and 4 of this Disclosure Certificate.

“Audited Financial Statements” means annual financial statements of the Issuer, prepared in accordance with GAAP as prescribed by GASB.

“Bonds” means the General Obligation Capital Improvement Bonds, Series 2021A, issued by the Issuer in the original aggregate principal amount of \$ _____.

“Disclosure Certificate” means this Continuing Disclosure Certificate.

“EMMA” means the Electronic Municipal Market Access system operated by the MSRB and designated as a nationally recognized municipal securities information repository and the exclusive portal for complying with the continuing disclosure requirements of the Rule.

“Final Official Statement” means the deemed final Official Statement, dated _____, 20__, as supplemented by the Addendum, dated _____, 20__, which constitutes the final official statement delivered in connection with the Bonds, which is available from the MSRB.

“Financial Obligation” means a (a) debt obligation; (b) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation;

or (c) guarantee of a Financial Obligation as described in clause (a) or (b). The term “Financial Obligation” shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with the Rule.

“Fiscal Year” means the fiscal year of the Issuer.

“GAAP” means generally accepted accounting principles for governmental units as prescribed by GASB.

“GASB” means the Governmental Accounting Standards Board.

“Holder” means the person in whose name a Bond is registered or a beneficial owner of such a Bond.

“Issuer” means the City of Maplewood, Minnesota, which is the obligated person with respect to the Bonds.

“Material Event” means any of the events listed in Section 5(a) of this Disclosure Certificate.

“MSRB” means the Municipal Securities Rulemaking Board located at 1300 I Street NW, Suite 1000, Washington, DC 20005.

“Participating Underwriter” means any of the original underwriter(s) of the Bonds (including the Purchaser) required to comply with the Rule in connection with the offering of the Bonds.

“Purchaser” means _____.

“Repository” means EMMA, or any successor thereto designated by the SEC.

“Rule” means SEC Rule 15c2-12(b)(5) promulgated by the SEC under the Securities Exchange Act of 1934, as the same may be amended from time to time, and including written interpretations thereof by the SEC.

“SEC” means Securities and Exchange Commission, and any successor thereto.

Section 3. Provision of Annual Financial Information and Audited Financial Statements.

(a) The Issuer shall provide to the Repository not later than twelve (12) months after the end of the Fiscal Year commencing with the year that ends December 31, 20__, an Annual Report which is consistent with the requirements of Section 4 of this Disclosure Certificate. The Annual Report may be submitted as a single document or as separate documents comprising a package, and may cross-reference other information as provided in Section 4 of this Disclosure Certificate; provided that the Audited Financial Statements of the Issuer may be submitted separately from the balance of the Annual Report.

(b) If the Issuer is unable or fails to provide to the Repository an Annual Report by the date required in subsection (a), the Issuer shall send a notice of that fact to the Repository and the MSRB.

(c) The Issuer shall determine each year prior to the date for providing the Annual Report the name and address of each Repository.

Section 4. Content of Annual Reports. The Issuer’s Annual Report shall contain or incorporate by reference the following sections of the Final Official Statement:

1. Current Property Valuations
2. Direct Debt
3. Tax Levies and Collections
4. U.S. Census Data/Population Trend
5. Employment/Unemployment Data

In addition to the items listed above, the Annual Report shall include Audited Financial Statements submitted in accordance with Section 3 of this Disclosure Certificate.

Any or all of the items listed above may be incorporated by reference from other documents, including official statements of debt issues of the Issuer or related public entities, which have been submitted to the Repository or the SEC. If the document incorporated by reference is a final official statement, it must also be available from the MSRB. The Issuer shall clearly identify each such other document so incorporated by reference.

Section 5. Reporting of Material Events.

(a) This Section 5 shall govern the giving of notice of the occurrence of any of the following events (“Material Events”) with respect to the Bonds:

1. Principal and interest payment delinquencies;
2. Non-payment related defaults, if material;
3. Unscheduled draws on debt service reserves reflecting financial difficulties;
4. Unscheduled draws on credit enhancements reflecting financial difficulties;
5. Substitution of credit or liquidity providers, or their failure to perform;
6. Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB), or other material notices or determinations with respect to the tax status of the security, or other material events affecting the tax status of the security;
7. Modifications to rights of security holders, if material;
8. Bond calls, if material, and tender offers;
9. Defeasances;
10. Release, substitution, or sale of property securing repayment of the securities, if material;
11. Rating changes;
12. Bankruptcy, insolvency, receivership or similar event of the obligated person;
13. The consummation of a merger, consolidation, or acquisition involving an obligated person or the sale of all or substantially all of the assets of the obligated person, other than in the ordinary course of business, the entry into a definitive agreement to undertake

such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;

14. Appointment of a successor or additional trustee or the change of name of a trustee, if material;
15. Incurrence of a Financial Obligation of the obligated person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the obligated person, any of which affect security holders, if material; and
16. Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the obligated person, any of which reflect financial difficulties.

(b) The Issuer shall file a notice of such occurrence with the Repository or with the MSRB within ten (10) business days of the occurrence of the Material Event.

(c) Unless otherwise required by law and subject to technical and economic feasibility, the Issuer shall employ such methods of information transmission as shall be requested or recommended by the designated recipients of the Issuer's information.

Section 6. EMMA. The SEC has designated EMMA as a nationally recognized municipal securities information repository and the exclusive portal for complying with the continuing disclosure requirements of the Rule. Until the EMMA system is amended or altered by the MSRB and the SEC, the Issuer shall make all filings required under this Disclosure Certificate solely with EMMA.

Section 7. Termination of Reporting Obligation. The Issuer's obligations under the Resolutions and this Disclosure Certificate shall terminate upon the redemption in full of all Bonds or payment in full of all Bonds.

Section 8. Agent. The Issuer may, from time to time, appoint or engage a dissemination agent to assist it in carrying out its obligations under the Resolutions and this Disclosure Certificate, and may discharge any such agent, with or without appointing a successor dissemination agent.

Section 9. Amendment; Waiver. Notwithstanding any other provision of the Resolutions or this Disclosure Certificate, the Issuer may amend this Disclosure Certificate, and any provision of this Disclosure Certificate may be waived, if such amendment or waiver is supported by an opinion of nationally recognized bond counsel to the effect that such amendment or waiver would not, in and of itself, cause a violation of the Rule. The provisions of the Resolutions requiring continuing disclosure pursuant to the Rule and this Disclosure Certificate, or any provision hereof, shall be null and void in the event that the Issuer delivers to the Repository an opinion of nationally recognized bond counsel to the effect that those portions of the Rule which impose the continuing disclosure requirements of the Resolutions and the execution and delivery of this Disclosure Certificate are invalid, have been repealed retroactively or otherwise do not apply to the Bonds. The provisions of the Resolutions requiring continuing disclosure pursuant to the Rule and this Disclosure Certificate may be amended without the consent of the Holders of the Bonds, but only upon the delivery by the Issuer to the Repository of the proposed amendment and an opinion of nationally recognized bond counsel to the effect that such amendment, and giving effect thereto, will not adversely affect the compliance with the Rule.

Section 10. Additional Information. Nothing in this Disclosure Certificate shall be deemed to prevent the Issuer from disseminating any other information, using the means of dissemination set forth in this Disclosure Certificate or any other means of communication, or including any other information in any Annual Report or notice of occurrence of a Material Event, in addition to that which is required by this Disclosure Certificate. If the Issuer chooses to include any information in any Annual Report or notice of occurrence of a Material Event in addition to that which is specifically required by this Disclosure Certificate, the Issuer shall have no obligation under this Disclosure Certificate to update such information or include it in any future Annual Report or notice of occurrence of a Material Event.

Section 11. Default. In the event of a failure of the Issuer to comply with any provision of this Disclosure Certificate any Holder of the Bonds may take such actions as may be necessary and appropriate, including seeking mandamus or specific performance by court order, to cause the Issuer to comply with its obligations under the Resolutions and this Disclosure Certificate. A default under this Disclosure Certificate shall not be deemed an event of default with respect to the Bonds and the sole remedy under this Disclosure Certificate in the event of any failure of the Issuer to comply with this Disclosure Certificate shall be an action to compel performance.

Section 12. Beneficiaries. This Disclosure Certificate shall inure solely to the benefit of the Issuer, the Participating Underwriters, and the Holders from time to time of the Bonds, and shall create no rights in any other person or entity.

(The remainder of this page is intentionally left blank.)

IN WITNESS WHEREOF, we have executed this Disclosure Certificate in our official capacities effective as of the date and year first written above.

CITY OF MAPLEWOOD, MINNESOTA

Mayor

City Manager

TERMS OF PROPOSAL

**\$9,500,000* GENERAL OBLIGATION CAPITAL IMPROVEMENT BONDS, SERIES 2021A
CITY OF MAPLEWOOD, MINNESOTA**

Proposals for the purchase of \$9,500,000* General Obligation Capital Improvement Bonds, Series 2021A (the "Bonds") of the City of Maplewood, Minnesota (the "City") will be received at the offices of Ehlers and Associates, Inc. ("Ehlers"), 3060 Centre Pointe Drive, Roseville, Minnesota 55113-1105, municipal advisors to the City, until 11:00 A.M., Central Time, and **ELECTRONIC PROPOSALS** will be received via **PARITY**, in the manner described below, until 11:00 A.M. Central Time, on January 25, 2021, at which time they will be opened, read and tabulated. The proposals will be presented to the City Council for consideration for award by resolution at a meeting to be held at 7:00 P.M., Central Time, on the same date. The proposal offering to purchase the Bonds upon the terms specified herein and most favorable to the City will be accepted unless all proposals are rejected.

PURPOSE

The Bonds are being issued pursuant to Minnesota Statutes, Section 475.521 and Chapter 475, by the City for the purpose of financing a portion of the construction costs of a new fire station in the City. The Bonds are general obligations of the City, for which its full faith, credit and taxing powers are pledged.

DATES AND MATURITIES

The Bonds will be dated February 24, 2021, will be issued as fully registered Bonds in the denomination of \$5,000 each, or any integral multiple thereof, and will mature on February 1 as follows:

<u>Year</u>	<u>Amount*</u>	<u>Year</u>	<u>Amount*</u>	<u>Year</u>	<u>Amount*</u>
2023	\$180,000	2030	\$465,000	2037	\$515,000
2024	445,000	2031	470,000	2038	520,000
2025	450,000	2032	475,000	2039	530,000
2026	450,000	2033	485,000	2040	540,000
2027	455,000	2034	490,000	2041	555,000
2028	455,000	2035	495,000	2042	560,000
2029	460,000	2036	505,000		

ADJUSTMENT OPTION

* The City reserves the right to increase or decrease the principal amount of the Bonds on the day of sale, in increments of \$5,000 each. Increases or decreases may be made in any maturity. If any principal amounts are adjusted, the purchase price proposed will be adjusted to maintain the same gross spread per \$1,000.

TERM BOND OPTION

Proposals for the Bonds may contain a maturity schedule providing for any combination of serial bonds and term bonds, subject to mandatory redemption, so long as the amount of principal maturing or subject to mandatory redemption in each year conforms to the maturity schedule set forth above. All dates are inclusive.

INTEREST PAYMENT DATES AND RATES

Interest will be payable on February 1 and August 1 of each year, commencing February 1, 2022, to the registered owners of the Bonds appearing of record in the bond register as of the close of business on the 15th day (whether or not a business day) of the immediately preceding month. Interest will be computed upon the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to rules of the Municipal Securities Rulemaking Board. **The rate for any maturity may not be more than 2.00% less than the rate for any preceding maturity. (For example, if a rate of 4.50% is proposed for the 2023 maturity, then the lowest rate that may be proposed for any later maturity is 2.50%.)** All Bonds of the same maturity must bear interest from date of issue until paid at a single, uniform rate. Each rate must be expressed in an integral multiple of 5/100 or 1/8 of 1%.

BOOK-ENTRY-ONLY FORMAT

Unless otherwise specified by the purchaser, the Bonds will be designated in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York ("DTC"). DTC will act as securities depository for the Bonds, and will be responsible for maintaining a book-entry system for recording the interests of its participants and the transfers of interests between its participants. The participants will be responsible for maintaining records regarding the beneficial interests of the individual purchasers of the Bonds. So long as Cede & Co. is the registered owner of the Bonds, all payments of principal and interest will be made to the depository which, in turn, will be obligated to remit such payments to its participants for subsequent disbursement to the beneficial owners of the Bonds.

PAYING AGENT

The City has selected Bond Trust Services Corporation, Roseville, Minnesota, to act as paying agent (the "Paying Agent"). Bond Trust Services Corporation and Ehlers are affiliate companies. The City will pay the charges for Paying Agent services. The City reserves the right to remove the Paying Agent and to appoint a successor.

OPTIONAL REDEMPTION

At the option of the City, the Bonds maturing on or after February 1, 2031 shall be subject to optional redemption prior to maturity on February 1, 2030 or any date thereafter, at a price of par plus accrued interest.

Redemption may be in whole or in part of the Bonds subject to prepayment. If redemption is in part, the selection of the amounts and maturities of the Bonds to be redeemed shall be at the discretion of the City. If only part of the Bonds having a common maturity date are called for redemption, then the City or Paying Agent, if any, will notify DTC of the particular amount of such maturity to be redeemed. DTC will determine by lot the amount of each participant's interest in such maturity to be redeemed and each participant will then select by lot the beneficial ownership interest in such maturity to be redeemed.

Notice of redemption shall be sent by mail not more than 60 days and not less than 30 days prior to the date fixed for redemption to the registered owner of each Bond to be redeemed at the address shown on the registration books.

DELIVERY

On or about February 24, 2021, the Bonds will be delivered without cost to the winning bidder at DTC. On the day of closing, the City will furnish to the winning bidder the opinion of bond counsel hereinafter described, an arbitrage certification, and certificates verifying that no litigation in any manner questioning the validity of the Bonds is then pending or, to the best knowledge of officers of the City, threatened. Payment for the Bonds must be received by the City at its designated depository on the date of closing in immediately available funds.

LEGAL OPINION

An opinion as to the validity of the Bonds and the exemption from taxation of the interest thereon will be furnished by Kennedy & Graven, Chartered, Minneapolis, Minnesota, Bond Counsel to the City, and will be available at the time of delivery of the Bonds. The legal opinion will state that the Bonds are valid and binding general obligations of the City; provided that the rights of the owners of the Bonds and the enforceability of the Bonds may be limited by bankruptcy, insolvency, reorganization, moratorium, and other similar laws affecting creditors' rights and by equitable principles (which may be applied in either a legal or equitable proceeding). See "FORM OF LEGAL OPINION" found in Appendix B.

SUBMISSION OF PROPOSALS

Proposals must not be for less than \$9,405,000 plus accrued interest on the principal sum of \$9,500,000 from date of original issue of the Bonds to date of delivery. Prior to the time established above for the opening of proposals, interested parties may submit a proposal as follows:

- 1) Electronically to bondsale@ehlers-inc.com; or
- 2) Electronically via **PARITY** in accordance with this Terms of Proposal until 11:00 A.M. Central Time, but no proposal will be received after the time for receiving proposals specified above. To the extent any instructions or directions set forth in **PARITY** conflict with this Terms of Proposal, the terms of this Terms of Proposal shall control. For further information about **PARITY**, potential bidders may contact Ehlers or i-Deal LLC at 1359 Broadway, 2nd Floor, New York, New York 10018, Telephone (212) 849-5021.

Proposals must be submitted to Ehlers via one of the methods described above and must be received prior to the time established above for the opening of proposals. Each proposal must be unconditional except as to legality. Neither the City nor Ehlers shall be responsible for any failure to receive a facsimile submission.

A good faith deposit ("Deposit") in the amount of \$190,000 shall be made by the winning bidder by wire transfer of funds. Such Deposit shall be received by Ehlers no later than two hours after the proposal opening time. Wire transfer instructions will be provided to the winning bidder by Ehlers after the tabulation of proposals. The City reserves the right to award the Bonds to a winning bidder whose wire transfer is initiated but not received by such time provided that such winning bidder's federal wire reference number has been received by such time. In the event the Deposit is not received as provided above, the City may award the Bonds to the bidder submitting the next best proposal provided such bidder agrees to such award. The Deposit will be retained by the City as liquidated damages if the proposal is accepted and the Purchaser fails to comply therewith.

The City and the winning bidder who chooses to so wire the Deposit hereby agree irrevocably that Ehlers shall be the escrow holder of the Deposit wired to such account subject only to these conditions and duties: 1) All income earned thereon shall be retained by the escrow holder as payment for its expenses; 2) If the proposal is not accepted, Ehlers shall, at its expense, promptly return the Deposit amount to the winning bidder; 3) If the proposal is accepted, the Deposit shall be returned to the winning bidder at the closing; 4) Ehlers shall bear all costs of maintaining the escrow account and returning the funds to the winning bidder; 5) Ehlers shall not be an insurer of the Deposit amount and shall have no liability hereunder except if it willfully fails to perform or recklessly disregards, its duties specified herein; and 6) FDIC insurance on deposits within the escrow account shall be limited to \$250,000 per bidder.

No proposal can be withdrawn after the time set for receiving proposals unless the meeting of the City scheduled for award of the Bonds is adjourned, recessed, or continued to another date without award of the Bonds having been made.

AWARD

The Bonds will be awarded to the bidder offering the lowest interest rate to be determined on a True Interest Cost (TIC) basis. The City's computation of the interest rate of each proposal, in accordance with customary practice, will be controlling. In the event of a tie, the sale of the Bonds will be awarded by lot. The City reserves the right to reject any and all proposals and to waive any informality in any proposal.

BOND INSURANCE

If the Bonds are qualified for any bond insurance policy, the purchase of such policy shall be at the sole option and expense of the winning bidder. Any cost for such insurance policy is to be paid by the winning bidder, except that, if the City requested and received a rating on the Bonds from a rating agency, the City will pay that rating fee. Any rating agency fees not requested by the City are the responsibility of the winning bidder.

Failure of the municipal bond insurer to issue the policy after the Bonds are awarded to the winning bidder shall not constitute cause for failure or refusal by the winning bidder to accept delivery of the Bonds.

CUSIP NUMBERS

The City will assume no obligation for the assignment or printing of CUSIP numbers on the Bonds or for the correctness of any numbers printed thereon, but will permit such numbers to be printed at the expense of the winning bidder, if the winning bidder waives any delay in delivery occasioned thereby.

QUALIFIED TAX-EXEMPT OBLIGATIONS

The City will designate the Bonds as qualified tax-exempt obligations for purposes of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.

CONTINUING DISCLOSURE

In order to assist the Underwriters in complying with the provisions of Rule 15c2-12 promulgated by the Securities and Exchange Commission under the Securities Exchange Act of 1934 the City will enter into an undertaking for the benefit of the holders of the Bonds. A description of the details and terms of the undertaking is set forth in Appendix D of the Preliminary Official Statement.

NEW ISSUE PRICING

The winning bidder will be required to provide, in a timely manner, certain information necessary to compute the yield on the Bonds pursuant to the provisions of the Internal Revenue Code of 1986, as amended, and to provide a certificate which will be provided by Bond Counsel upon request.

(a) The winning bidder shall assist the City in establishing the issue price of the Bonds and shall execute and deliver to the City at closing an "issue price" or similar certificate satisfactory to Bond Counsel setting forth the reasonably expected initial offering price to the public or the sales price or prices of the Bonds, together with the supporting pricing wires or equivalent communications. All actions to be taken by the City under this Terms of Proposal to establish the issue price of the Bonds may be taken on behalf of the City by the City's municipal advisor identified herein and any notice or report to be provided to the City may be provided to the City's municipal advisor.

(b) The City intends that the provisions of Treasury Regulation Section 1.148-1(f)(3)(i) (defining "competitive sale" for purposes of establishing the issue price of the Bonds) will apply to the initial sale of the Bonds (the "competitive sale requirements") because:

- (1) The City shall disseminate this Terms of Proposal to potential underwriters in a manner that is reasonably designed to reach potential investors;
- (2) all bidders shall have an equal opportunity to bid;
- (3) the City may receive proposals from at least three underwriters of municipal bonds who have established industry reputations for underwriting new issuances of municipal bonds; and
- (4) the City anticipates awarding the sale of the Bonds to the bidder who submits a firm offer to purchase the Bonds at the highest price (or lowest interest cost), as set forth in this Terms of Proposal.

Any proposal submitted pursuant to this Terms of Proposal shall be considered a firm offer for the purchase of the Bonds, as specified in this proposal.

(c) If all of the requirements of a "competitive sale" are not satisfied, the City shall advise the winning bidder of such fact prior to the time of award of the sale of the Bonds to the winning bidder. In such event, any proposal submitted will not be subject to cancellation or withdrawal and the City agrees to use the rule selected by the winning bidder on its proposal form to determine the issue price for the Bonds. On its proposal form, each bidder must select one of the following two rules for determining the issue price of the Bonds: (1) the first price at which 10% of a maturity of the Bonds (the "10% test") is sold to the public as the issue price of that maturity or (2) the initial offering price to the public as of the sale date as the issue price of each maturity of the Bonds (the "hold-the-offering-price rule").

(d) If all of the requirements of a "competitive sale" are not satisfied and the winning bidder selects the hold-the-offering-price rule, the winning bidder shall (i) confirm that the underwriters have offered or will offer the Bonds to the public on or before the date of award at the offering price or prices (the "initial offering price"), or at the corresponding yield or yields, set forth in the proposal submitted by the winning bidder and (ii) agree, on behalf of the underwriters participating in the purchase of the Bonds, that the underwriters will neither offer nor sell unsold Bonds of any maturity to which the hold-the-offering-price rule shall apply to any person at a price that is higher than the initial offering price to the public during the period starting on the sale date and ending on the earlier of the following:

- (1) the close of the fifth (5th) business day after the sale date; or
- (2) the date on which the underwriters have sold at least 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public.

The winning bidder will advise the City promptly after the close of the fifth (5th) business day after the sale whether it has sold 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public.

The City acknowledges that in making the representation set forth above, the winning bidder will rely on:

(i) the agreement of each underwriter to comply with requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-price rule, if applicable to the Bonds, as set forth in an agreement among underwriters and the related pricing wires,

(ii) in the event a selling group has been created in connection with the initial sale of the Bonds to the public, the agreement of each dealer who is a member of the selling group to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds, as set forth in a selling group agreement and the related pricing wires, and

(iii) in the event that an underwriter or dealer who is a member of the selling group is a party to a third-party distribution agreement that was employed in connection with the initial sale of the Bonds to the public, the agreement of each broker-dealer that is party to such agreement to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds, as set forth in the third-party distribution agreement and the related pricing wires. The City further acknowledges that each underwriter shall be solely liable for its failure to comply with its agreement regarding the requirements for establishing issue price rule of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule, if applicable to the Bonds, and that no underwriter shall be liable for the failure of any other underwriter, or of any dealer who is a member of a selling group, or of any broker-dealer that is a party to a third-party distribution agreement to comply with its corresponding agreement to comply with the requirements for establishing issue price of the Bonds, including, but not limited to, its agreement to comply with the hold-the-offering-price rule as applicable to the Bonds.

(e) If all of the requirements of a "competitive sale" are not satisfied and the winning bidder selects the 10% test, the winning bidder agrees to promptly report to the City, Bond Counsel and Ehlers the prices at which the Bonds have been sold to the public. That reporting obligation shall continue, whether or not the closing date has occurred, until either (i) all Bonds of that maturity have been sold or (ii) the 10% test has been satisfied as to each maturity of the Bonds, provided that, the winning bidder's reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the City or bond counsel.

(f) By submitting a proposal, each bidder confirms that:

(i) any agreement among underwriters, any selling group agreement and each third-party distribution agreement (to which the bidder is a party) relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each underwriter, each dealer who is a member of the selling group, and each broker-dealer that is party to such third-party distribution agreement, as applicable, to:

(A) report the prices at which it sells to the public the unsold Bonds of each maturity allocated to it, whether or not the Closing Date has occurred until either all securities of that maturity allocated to it have been sold or it is notified by the winning bidder that either the 10% test has been satisfied as to the Bonds of that maturity, provided that, the reporting obligation after the Closing Date may be at reasonable periodic intervals or otherwise upon request of the City or bond counsel.

(B) comply with the hold-the-offering-price rule, if applicable, in each case if and for so long as directed by the winning bidder and as set forth in the related pricing wires, and

(ii) any agreement among underwriters or selling group agreement relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each underwriter, each dealer who is a member of the selling group and each broker dealer that is a party to a third-party distribution agreement to be employed in connection with the initial sale of the Bonds to the public to require each broker-dealer that is a party to such third-party distribution agreement to:

(A) to promptly notify the winning bidder of any sales of Bonds that, to its knowledge, are made to a purchaser who is a related party to an underwriter participating in the initial sale of the Bonds to the public (each such term being used as defined below), and

(B) to acknowledge that, unless otherwise advised by the underwriter, dealer or broker-dealer, the winning bidder shall assume that each order submitted by the underwriter, dealer or broker-dealer is a sale to the public.

(g) Sales of any Bonds to any person that is a related party to an underwriter participating in the initial sale of the Bonds to the public (each term being used as defined below) shall not constitute sales to the public for purposes of this Terms of Proposal. Further, for purposes of this Terms of Proposal:

- (i) "public" means any person other than an underwriter or a related party,
- (ii) "underwriter" means (A) any person that agrees pursuant to a written contract with the City (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the public and (B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (A) to participate in the initial sale of the Bonds to the public (including a member of a selling group or a party to a third-party distribution agreement participating in the initial sale of the Bonds to the public),
- (iii) a purchaser of any of the Bonds is a "related party" to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (A) more than 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (B) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (C) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other), and
- (iv) "sale date" means the date that the Bonds are awarded by the City to the winning bidder.

PRELIMINARY OFFICIAL STATEMENT

Bidders may obtain a copy of the Preliminary Official Statement relating to the Bonds prior to the proposal opening by request from Ehlers at www.ehlers-inc.com by connecting to the Bond Sales link. The Syndicate Manager will be provided with an electronic copy of the Final Official Statement within seven business days of the proposal acceptance. Up to 10 printed copies of the Final Official Statement will be provided upon request. Additional copies of the Final Official Statement will be available at a cost of \$10.00 per copy.

Information for bidders and proposal forms may be obtained from Ehlers at 3060 Centre Pointe Drive, Roseville, Minnesota 55113-1105, Telephone (651) 697-8500.

By Order of the City Council

City of Maplewood, Minnesota

PROPOSAL FORM

The City Council
City of Maplewood, Minnesota

January 25, 2021

RE: \$9,500,000* General Obligation Capital Improvement Bonds, Series 2021A (the "Bonds")
DATED: February 24, 2021

For all or none of the above Bonds, in accordance with the Terms of Proposal and terms of the Global Book-Entry System (unless otherwise specified by the Purchaser) as stated in this Official Statement, we will pay you \$ _____ (not less than \$9,405,000) plus accrued interest to date of delivery for fully registered Bonds bearing interest rates and maturing in the stated years as follows:

_____	% due	2023	_____	% due	2030	_____	% due	2037
_____	% due	2024	_____	% due	2031	_____	% due	2038
_____	% due	2025	_____	% due	2032	_____	% due	2039
_____	% due	2026	_____	% due	2033	_____	% due	2040
_____	% due	2027	_____	% due	2034	_____	% due	2041
_____	% due	2028	_____	% due	2035	_____	% due	2042
_____	% due	2029	_____	% due	2036			

* The City reserves the right to increase or decrease the principal amount of the Bonds on the day of sale, in increments of \$5,000 each. Increases or decreases may be made in any maturity. If any principal amounts are adjusted, the purchase price proposed will be adjusted to maintain the same gross spread per \$1,000.

The rate for any maturity may not be more than 2.00% less than the rate for any preceding maturity. (For example, if a rate of 4.50% is proposed for the 2023 maturity, then the lowest rate that may be proposed for any later maturity is 2.50%.) All Bonds of the same maturity must bear interest from date of issue until paid at a single, uniform rate. Each rate must be expressed in an integral multiple of 5/100 or 1/8 of 1%.

A good faith deposit ("Deposit") in the amount of \$190,000 shall be made by the winning bidder by wire transfer of funds. Such Deposit shall be received by Ehlers no later than two hours after the proposal opening time. Wire transfer instructions will be provided to the winning bidder by Ehlers after the tabulation of proposals. The City reserves the right to award the Bonds to a winning bidder whose wire transfer is initiated but not received by such time provided that such winning bidder's federal wire reference number has been received by such time. In the event the Deposit is not received as provided above, the City may award the Bonds to the bidder submitting the next best proposal provided such bidder agrees to such award. The Deposit will be retained by the City as liquidated damages if the proposal is accepted and the Purchaser fails to comply therewith. We agree to the conditions and duties of Ehlers and Associates, Inc., as escrow holder of the Deposit, pursuant to the Terms of Proposal. This proposal is for prompt acceptance and is conditional upon delivery of said Bonds to The Depository Trust Company, New York, New York, in accordance with the Terms of Proposal. Delivery is anticipated to be on or about February 24, 2021.

This proposal is subject to the City's agreement to enter into a written undertaking to provide continuing disclosure under Rule 15c2-12 promulgated by the Securities and Exchange Commission under the Securities Exchange Act of 1934 as described in the Preliminary Official Statement for the Bonds.

We have received and reviewed the Official Statement, and any addenda thereto, and have submitted our requests for additional information or corrections to the Final Official Statement. As Syndicate Manager, we agree to provide the City with the reoffering price of the Bonds within 24 hours of the proposal acceptance.

This proposal is a firm offer for the purchase of the Bonds identified in the Terms of Proposal, on the terms set forth in this proposal form and the Terms of Proposal, and is not subject to any conditions, except as permitted by the Terms of Proposal.

By submitting this proposal, we confirm that we are an underwriter and have an established industry reputation for underwriting new issuances of municipal bonds. YES: NO: .

If the competitive sale requirements are not met, we elect to use either the: 10% test, or the hold-the-offering-price rule to determine the issue price of the Bonds.

Account Manager: _____ By: _____
Account Members:

Award will be on a true interest cost basis. According to our computations (the correct computation being controlling in the award), the total dollar interest cost (including any discount or less any premium) computed from February 24, 2021 of the above proposal is \$ _____ and the true interest cost (TIC) is _____ %.

The foregoing offer is hereby accepted by and on behalf of the City Council of the City of Maplewood, Minnesota, on January 25, 2021.

By: _____ By: _____
Title: _____ Title: _____