

## PRELIMINARY OFFICIAL STATEMENT DATED AUGUST 8, 2024

In the opinion of Bond Counsel, based on present federal and Minnesota laws, regulations, rulings and decisions, and assuming compliance with certain requirements of the Internal Revenue Code of 1986, as amended (the "Code"), and certain covenants of the City, interest to be paid on the Bonds is not includable in gross income of the recipient for federal income tax purposes or in taxable net income of individuals, estates and trusts for Minnesota income tax purposes, and is not an item of tax preference which is included in alternative minimum taxable income for purposes of the federal alternative minimum tax or the Minnesota alternative minimum tax imposed on individuals, trusts and estates; however, such interest is taken into account in determining the annual adjusted financial statement income of certain corporations for the purpose of computing the federal alternative minimum tax imposed on corporations for tax years beginning after December 31, 2022. Such interest is includable in taxable income for purposes of the Minnesota franchise tax on corporations and financial institutions. See "Tax Matters" herein.

The City will NOT designate the Bonds as "qualified tax-exempt obligations" pursuant to Section 265 of the Internal Revenue Code of 1986, as amended, which permits financial institutions to deduct interest expenses allocable to the Bonds to the extent permitted under prior law.

**New Issue**

**Rating Application Made: S&P Global Ratings**

### CITY OF HERMANTOWN, MINNESOTA (St. Louis County)

### \$17,040,000\* GENERAL OBLIGATION BONDS, SERIES 2024B

**PROPOSAL OPENING:** August 19, 2024, 10:00 A.M., C.T.

**CONSIDERATION:** August 19, 2024, 6:30 P.M., C.T.

**PURPOSE/AUTHORITY/SECURITY:** The \$17,040,000\* General Obligation Bonds, Series 2024B (the "Bonds") are being issued pursuant to Minnesota Statutes, Chapter 475, as amended, Sections 412.301 and 469.1812 through 469.1815, as amended, and the Laws of Minnesota 2021, First Special Session, Chapter 14, Article 8, Section 8, by the City of Hermantown, Minnesota (the "City"), to finance with State capital appropriations and local sponsorships, for the expansion of the Hermantown Hockey Arena for the Hermantown School District. The Bonds will be 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 Fryberger, Buchanan, Smith & Frederick, P.A., Duluth, Minnesota.

**DATE OF BONDS:** September 5, 2024

**MATURITY:** February 1 as follows:

<u>Year</u>	<u>Amount*</u>	<u>Year</u>	<u>Amount*</u>	<u>Year</u>	<u>Amount*</u>
2026	\$395,000	2033	\$825,000	2040	\$1,055,000
2027	675,000	2034	855,000	2041	1,105,000
2028	705,000	2035	885,000	2042	1,155,000
2029	730,000	2036	920,000	2043	1,200,000
2030	745,000	2037	955,000	2044	1,255,000
2031	770,000	2038	990,000		
2032	800,000	2039	1,020,000		

**\*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:**

August 1, 2025 and semiannually thereafter.

**OPTIONAL REDEMPTION:**

Bonds maturing on February 1, 2035 and thereafter are subject to call for prior optional redemption on February 1, 2034 or any date thereafter, at a price of par plus accrued interest to the date of optional redemption.

**MINIMUM PROPOSAL:**

\$16,869,600.

**GOOD FAITH DEPOSIT:**

A good faith deposit in the amount of \$340,800 shall be made by the winning bidder by wire transfer of funds.

**PAYING AGENT:**

Bond Trust Services Corporation.

**BOND COUNSEL:**

Fryberger, Buchanan, Smith & Frederick, P.A..

**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 nor shall there be any sale of 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.



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## 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 Underwriter (Syndicate Manager). 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	TAX LEVIES, COLLECTIONS AND RATES .....	25
THE BONDS.....	1	TAX LEVIES AND COLLECTIONS.....	25
GENERAL .....	1	TAX CAPACITY RATES.....	25
OPTIONAL REDEMPTION.....	2	THE ISSUER .....	26
AUTHORITY; PURPOSE .....	2	CITY GOVERNMENT.....	26
ESTIMATED SOURCES AND USES .....	3	EMPLOYEES; PENSIONS; UNIONS.....	26
SECURITY .....	3	POST EMPLOYMENT BENEFITS.....	25
RATING .....	4	LITIGATION .....	25
CONTINUING DISCLOSURE.....	5	MUNICIPAL BANKRUPTCY.....	27
LEGAL MATTERS.....	5	FUNDS ON HAND.....	27
TAX MATTERS.....	5	ENTERPRISE FUNDS.....	28
NON-QUALIFIED TAX-EXEMPT OBLIGATIONS .....	6	SUMMARY GENERAL FUND INFORMATION.....	29
MUNICIPAL ADVISOR .....	7	GENERAL INFORMATION .....	30
MUNICIPAL ADVISOR AFFILIATED COMPANIES.....	7	LOCATION.....	30
INDEPENDENT AUDITORS .....	7	LARGER EMPLOYERS .....	30
RISK FACTORS.....	7	BUILDING PERMITS .....	31
VALUATIONS.....	10	U.S. CENSUS DATA .....	32
OVERVIEW .....	10	EMPLOYMENT/UNEMPLOYMENT DATA.....	32
CURRENT PROPERTY VALUATIONS.....	11	FINANCIAL STATEMENTS.....	A-1
2023/24 NET TAX CAPACITY BY CLASSIFICATION ..	12	FORM OF LEGAL OPINION .....	B-1
TREND OF VALUATIONS.....	12	BOOK-ENTRY-ONLY SYSTEM .....	C-1
LARGEST TAXPAYERS.....	13	FORM OF CONTINUING DISCLOSURE CERTIFICATE ..	D-1
DEBT .....	14	TERMS OF PROPOSAL .....	E-1
DIRECT DEBT .....	14	PROPOSAL FORM	
DEBT PAYMENT HISTORY .....	14		
FUTURE FINANCING.....	14		
DEBT LIMIT .....	15		
SCHEDULES OF BONDED INDEBTEDNESS .....	16		
OVERLAPPING DEBT .....	23		
DEBT RATIOS.....	24		

## **CITY OF HERMANTOWN CITY COUNCIL**

		<u>Term Expires</u>
Wayne Boucher	Mayor	January 2025
John Geissler	Council Member	January 2025
Andy Hjelle	Council Member	January 2027
Ellie Jones	Council Member	January 2025
Brian LeBlanc	Council Member	January 2027

## **ADMINISTRATION**

John Mulder, City Administrator

Kevin Orme, Director of Finance & Administration

## **PROFESSIONAL SERVICES**

Overom Law, PLLC, City Attorney, Duluth, Minnesota

Fryberger, Buchanan, Smith & Frederick, P.A., Bond Counsel, Duluth, Minnesota

Ehlers and Associates, Inc., Municipal Advisors, Roseville, Minnesota  
*(Other office located in Waukesha, Wisconsin)*

## INTRODUCTORY STATEMENT

This Preliminary Official Statement contains certain information regarding the City of Hermantown, Minnesota (the "City") and the issuance of its \$17,040,000\* General Obligation Bonds, Series 2024B (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 August 19, 2024.

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](http://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 September 5, 2024. 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 August 1, 2025, 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 2026 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 ("BTSC") to act as paying agent (the "Paying Agent"). BTSC 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, 2035 shall be subject to optional redemption prior to maturity on February 1, 2034 or any date thereafter, at a price of par plus accrued interest to the date of optional redemption.

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, Chapter 475, as amended, Sections 412.301 and 469.1812 through 469.1815, as amended, and the Laws of Minnesota 2021, First Special Session, Chapter 14, Article 8, Section 8, by the City, to finance with State capital appropriations and local sponsorships, for the expansion of the Hermantown Hockey Arena for the Hermantown School District (further breakout of portions below).

All equipment has an expected useful life at least as long as the term of the Equipment Portion of the Bonds. Pursuant to Minnesota Statutes, Section 412.301, if the Equipment Portion of the Bonds exceeds 0.25% of the estimated market value of taxable property in the City they shall not be issued until after publication of the council resolution determining to issue the Bonds and the issuance is subject to petition. The estimated market value of the City for taxes payable in 2024 is \$1,500,310,800. The Equipment Portion of the Bonds does not exceed 0.25%, or \$3,750,777, and is therefore not subject to the limitation.

For the Tax Abatement Portion of the Bonds, per Minnesota Statutes, Chapter 469, as amended, in any year, the total amount of property taxes abated by a political subdivision may not exceed (i) ten percent of the net tax capacity of the political subdivision for the taxes payable year to which the abatement applies, or (ii) \$200,000, whichever is greater.

The Hermantown Amateur Hockey Association, a Minnesota nonprofit corporation and organization described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended, also known as Hermantown Hockey Association, will be a principal user of the project. A public hearing was held by the City on August 5, 2024 in order to qualify the Bonds as "qualified 501(c)(3) bonds".

**ESTIMATED SOURCES AND USES\***

<b>Sources</b>	<b>Sales Tax Revenue Portion</b>	<b>Equipment Portion</b>	<b>Tax Abatement Portion</b>	<b>Total Bond Issue</b>
Par Amount of Bonds	\$11,035,000	\$3,000,000	\$3,005,000	\$17,040,000
State Grant	<u>7,475,000</u>	<u>-</u>	<u>-</u>	<u>7,475,000</u>
<b>Total Sources</b>	<b>\$18,510,000</b>	<b>\$3,000,000</b>	<b>\$3,005,000</b>	<b>\$24,515,000</b>

**Uses**

Total Underwriter's Discount (1.000%)	\$110,350	\$30,000	\$30,050	\$170,400
Costs of Issuance	81,597	22,183	22,220	126,000
Deposit to Construction Fund	18,315,000	2,950,000	2,950,000	24,215,000
Rounding Amount	<u>3,053</u>	<u>(2,183)</u>	<u>2,730</u>	<u>3,600</u>
<b>Total Uses</b>	<b>\$18,510,000</b>	<b>\$3,000,000</b>	<b>\$3,005,000</b>	<b>\$24,515,000</b>

**Breakdown of Principal Payments\*:**

<b>Payment Date</b>	<b>Sales Tax Revenue Portion</b>	<b>Equipment Portion</b>	<b>Tax Abatement Portion</b>	<b>Total Bond Issue</b>
2/01/2026	\$255,000	\$70,000	\$70,000	\$395,000
2/01/2027	435,000	120,000	120,000	675,000
2/01/2028	455,000	125,000	125,000	705,000
2/01/2029	470,000	130,000	130,000	730,000
2/01/2030	485,000	130,000	130,000	745,000
2/01/2031	500,000	135,000	135,000	770,000
2/01/2032	520,000	140,000	140,000	800,000
2/01/2033	535,000	145,000	145,000	825,000
2/01/2034	555,000	150,000	150,000	855,000
2/01/2035	575,000	155,000	155,000	885,000
2/01/2036	595,000	160,000	165,000	920,000
2/01/2037	615,000	170,000	170,000	955,000
2/01/2038	640,000	175,000	175,000	990,000
2/01/2039	660,000	180,000	180,000	1,020,000
2/01/2040	685,000	185,000	185,000	1,055,000
2/01/2041	715,000	195,000	195,000	1,105,000
2/01/2042	745,000	205,000	205,000	1,155,000
2/01/2043	780,000	210,000	210,000	1,200,000
2/01/2044	<u>815,000</u>	<u>220,000</u>	<u>220,000</u>	<u>1,255,000</u>
<b>Total</b>	<b>\$11,035,000</b>	<b>\$3,000,000</b>	<b>\$3,005,000</b>	<b>\$17,040,000</b>

\*Preliminary, subject to change.

## **SECURITY**

The Bonds will be general obligations of the City to which its full faith and credit and taxing powers are pledged without limitation as to rate or amount.

The City anticipates that debt service on the Sales Tax Revenue Portion of the Bonds will be paid from sales and use tax revenues equal to one-half percent (0.5%) of the gross receipts arising from certain sales and uses within the City. In accordance with Minnesota Statutes, the City anticipates that receipt of sales tax revenues will be sufficient to provide not less than 105% of the principal and interest on the Sales Tax Revenue Portion of the Bonds.

The City anticipates that the debt service on the Equipment Portion of the Bonds will be paid from ad valorem property taxes. In accordance with Minnesota Statutes, the City will levy each year an amount not less than 105% of the debt service requirements on the Equipment Portion of 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.

The City anticipates that the debt service on the Tax Abatement Portion of the Bonds will be paid from a combination of abatements of the City's portion of taxes from specific parcels up to an amount of the aggregate sum of abatements equal to the principal amount of the Bonds and from ad valorem property taxes. In accordance with Minnesota Statutes, receipt of tax abatements and ad valorem property taxes will be sufficient to provide not less than 105% of principal and interest on the Tax Abatement Portion of the Bonds.

Should the sales tax revenues, tax abatements and/or ad valorem property taxes pledged for payment of the Bonds be insufficient to pay the principal and interest as the same shall become due, the City is required to pay maturing principal and interest from moneys on hand in any other fund of the City not pledged for another purpose and/or to levy additional taxes for this purpose upon all the taxable property in the City, without limitation as to rate or amount.

## **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 an underlying rating on the Bonds from S&P, and bidders will be notified as to the assigned rating prior to the sale. Such rating, if any, 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.

In the previous five years, the City believes it has not failed to comply 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 MATTERS**

Legal matters incident to the issuance and sale of the Bonds and with regard to the tax-exempt status of interest on the Bonds under existing laws are subject to the approving legal opinion of Fryberger, Buchanan, Smith & Frederick, P.A., as Bond Counsel to the City. Bond Counsel has not examined nor attempted to examine or verify any of the financial or statistical statements or data contained in the Official Statement and will express no opinions with respect to such information. Additionally, except for statements on the cover page of the Official Statement and under the caption "TAX MATTERS" relating to Bond Counsel's opinion that the interest on the Bonds is not includable in gross income for federal income tax purposes, Bond Counsel has not independently verified any of the factual information contained in the Official Statement nor have they conducted an investigation of the affairs of the City for the purpose of passing upon the accuracy or completeness of the Official Statement. No person is entitled to rely upon their limited participation as an assumption of responsibility for, or an expression of opinion of any kind with regard to, the accuracy or completeness of any of the information contained in the Official Statement. See "FORM OF LEGAL OPINION" found in Appendix B.

## **TAX MATTERS**

The following discussion is not intended to be an exhaustive discussion of collateral tax consequences arising from ownership or disposition of the Bonds or receipt of interest on the Bonds. Prospective purchasers should consult their tax advisors with respect to collateral tax consequences, including, without limitation, the determination of gain or loss on the sale of a bond, the calculation of alternative minimum tax liability, the inclusion of Social Security or other retirement payments in taxable income, the disallowance of deductions for certain expenses attributable to the Bonds, and applicable state and local tax rules in states other than Minnesota.

In the opinion of Fryberger, Buchanan, Smith & Frederick, P.A., Duluth, Minnesota, as Bond Counsel, based on present federal and Minnesota laws, regulations, rulings and decisions, and on certifications to be furnished at closing, and assuming compliance by the City with certain tax covenants, that interest to be paid on the Bonds is not includable in gross income of the recipient for purposes of federal income taxation or in taxable net income of individuals, estates or trusts for purposes of Minnesota income taxation. Such interest is, however, included in taxable income for purposes of the Minnesota franchise tax on corporations and financial institutions.

Interest on the Bonds is not an item of tax preference which is included in alternative minimum taxable income for purposes of the federal alternative minimum tax or the Minnesota alternative minimum tax imposed on individuals, trusts and estates; however, such interest is taken into account in determining the annual adjusted financial statement income of certain corporations for the purpose of computing the federal alternative minimum tax imposed on corporations for tax years beginning after December 31, 2022.

Certain provisions of the Internal Revenue Code of 1986, as amended (the "Code"), however, impose continuing requirements that must be met after the issuance of the Bonds in order that interest on the Bonds be and remain not includable in federal gross income or in Minnesota taxable net income of individuals, estates, and trusts. These requirements include, but are not limited to, provisions regarding the use of bond proceeds and the facilities financed or refinanced with such proceeds; restrictions on the investment of bond proceeds and other amounts; and provisions requiring that certain investment earnings be rebated periodically to the federal government. Noncompliance with such requirements of the Code may cause interest on the Bonds to be includable in federal gross income or in Minnesota taxable net income retroactively to their date of issue. Compliance with the City's tax covenants will satisfy the current requirements of the Code with respect to exclusion of interest on the Bonds from federal gross income and from Minnesota taxable net income of individuals, estates and trusts. No provision has been made for redemption of or for an increase in the interest rate on the Bonds in the event that interest on the same becomes includable in federal gross income or in Minnesota taxable net income.

Bond Counsel has not undertaken to advise in the future whether any events after the date of issuance of the Bonds may affect the tax-exempt status of interest on the Bonds or the tax consequences of ownership of the Bonds. No assurance can be given that future legislation, if enacted into law, will not contain provisions which could directly or indirectly affect the exclusion of the interest on the Bonds from gross income for federal income tax purposes.

Interest paid on tax-exempt obligations such as the Bonds is now generally required to be reported by payors to the Internal Revenue Service ("IRS") and to recipients in the same manner as interest on taxable obligations. In addition, such interest may be subject to "backup withholding" if the bond owner fails to provide the information required on IRS Form W-9, Request for Taxpayer Identification Number and Certification, or the IRS has identified the bond owner as being subject to backup withholding.

## **NON-QUALIFIED TAX-EXEMPT OBLIGATIONS**

The City will NOT designate the Bonds as "qualified tax-exempt obligations" pursuant to Section 265(b)(3) of the Code, relating to the ability of certain financial institutions (within the meaning of Section 265(6)(5) of the Code) to deduct from income for federal income tax purposes, 80% of the 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**

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, 2023 have been audited by CliftonLarsonAllen LLP, 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**

The 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 will be 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 should other revenue (sales tax revenues and tax abatement revenues) be insufficient. 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.

**Levy Limits:** The State Legislature has periodically imposed limitations on the ability of municipalities to levy property taxes. 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.

**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.

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	2021/22	2022/23	2023/24
Residential homestead <sup>1</sup>	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 <sup>1</sup>	First \$500,000 HGA - 1.00% Over \$500,000 HGA - 1.25% First \$1,900,000 - 0.50% <sup>2</sup> Over \$1,900,000 - 1.00% <sup>2</sup>	First \$500,000 HGA - 1.00% Over \$500,000 HGA - 1.25% First \$1,890,000 - 0.50% <sup>2</sup> Over \$1,890,000 - 1.00% <sup>2</sup>	First \$500,000 HGA - 1.00% Over \$500,000 HGA - 1.25% First \$2,150,000 - 0.50% <sup>2</sup> Over \$2,150,000 - 1.00% <sup>2</sup>
Agricultural non-homestead	Land - 1.00% <sup>2</sup>	Land - 1.00% <sup>2</sup>	Land - 1.00% <sup>2</sup>
Seasonal recreational residential	First \$500,000 - 1.00% <sup>3</sup> Over \$500,000 - 1.25% <sup>3</sup>	First \$500,000 - 1.00% <sup>3</sup> Over \$500,000 - 1.25% <sup>3</sup>	First \$500,000 - 1.00% <sup>3</sup> Over \$500,000 - 1.25% <sup>3</sup>
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 <sup>4</sup> - 1.25% Affordable Rental: First \$174,000 - .75% Over \$174,000 - .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 <sup>4</sup> - 1.25% Affordable Rental: First \$100,000 - .75% Over \$100,000 - .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 <sup>4</sup> - 1.25% Affordable Rental: First \$100,000 - .75% Over \$100,000 - .25%
Industrial/Commercial/Utility <sup>5</sup>	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%

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

<sup>2</sup> Applies to land and buildings. Exempt from referendum market value tax.

<sup>3</sup> Exempt from referendum market value tax.

<sup>4</sup> 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.

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

## CURRENT PROPERTY VALUATIONS

<b>2023/24 Economic Market Value</b>	<b><u>\$1,632,979,507<sup>1</sup></u></b>
<b>2023/24 Assessor's Estimated Market Value</b>	
Real Estate	\$1,456,431,400
Personal Property	<u>43,879,400</u>
Total Valuation	<b><u>\$1,500,310,800</u></b>
<b>2023/24 Net Tax Capacity</b>	
Real Estate	\$17,282,986
Personal Property	<u>873,618</u>
Net Tax Capacity	\$18,156,604
Less:	
Captured Tax Increment Tax Capacity <sup>2</sup>	(123,802)
Power Line Adjustment <sup>3</sup>	<u>(3,632)</u>
Taxable Net Tax Capacity	<b><u>\$18,029,170</u></b>

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<sup>1</sup> According to the Minnesota Department of Revenue, the Assessor's Estimated Market Value (the "AEMV") for the City is about 92.18% 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 \$1,632,979,507.

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

<sup>3</sup> Ten percent of the net tax capacity of certain high voltage transmission lines is removed when setting local tax rates. However, taxes are paid on the full value of these lines. The taxes attributable to 10% of value of these lines are used to fund a power line credit. Certain property owners receive a credit when the high voltage transmission line runs over their property.

## 2023/24 NET TAX CAPACITY BY CLASSIFICATION

	<b>2023/24 Net Tax Capacity</b>	<b>Percent of Total Net Tax Capacity</b>
Residential homestead	\$8,656,625	47.68%
Agricultural	171,121	0.94%
Commercial/industrial	4,780,782	26.33%
Public utility	491,348	2.71%
Railroad operating property	125,026	0.69%
Non-homestead residential	3,032,576	16.70%
Commercial & residential seasonal/rec.	25,508	0.14%
Personal property	873,618	4.81%
	<u>                    </u>	<u>                    </u>
Total	<u><u>\$18,156,604</u></u>	<u><u>100.00%</u></u>

## TREND OF VALUATIONS

<b>Levy Year</b>	<b>Assessor's Estimated Market Value</b>	<b>Assessor's Taxable Market Value</b>	<b>Net Tax Capacity<sup>1</sup></b>	<b>Taxable Net Tax Capacity<sup>2</sup></b>	<b>Percent Increase/Decrease in Estimated Market Value</b>
2019/20	\$1,174,290,300	\$1,133,212,283	\$14,226,530	\$14,120,382	4.64%
2020/21	1,202,189,800	1,160,975,339	14,712,706	14,612,822	2.38%
2021/22	1,224,530,400	1,183,890,804	14,916,038	14,816,745	1.86%
2022/23	1,355,288,100	1,316,255,015	16,421,558	16,304,002	10.68%
2023/24	1,500,310,800	1,463,458,444	18,156,604	18,029,170	10.70%

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<sup>1</sup> Net Tax Capacity includes tax increment and power line values.

<sup>2</sup> Taxable Net Tax Capacity does not include tax increment or power line values.



## LARGEST TAXPAYERS

<b>Taxpayer</b>	<b>Type of Property</b>	<b>2023/24 Net Tax Capacity</b>	<b>Percent of City's Total Net Tax Capacity</b>
American Transmission Co., LLC	Utility	\$675,050	3.72%
Allete/Minnesota Power	Commercial/Utility	539,180	2.97%
Hermantown Apartments	Apartments	335,643	1.85%
CS Duluth Owner, LLC	Apartments	330,618	1.82%
Walmart	Commercial	309,338	1.70%
Timber Ridge Properties	Apartments	304,148	1.68%
Fleet Farm Properties, LLC	Commercial	294,676	1.62%
Menard, Inc.	Commercial	186,246	1.03%
BDP Enterprises, LLC	Commercial	159,310	0.88%
Express Investors of Duluth	Commercial	<u>137,144</u>	<u>0.76%</u>
Total		\$3,271,353	18.02%

City's Total 2023/24 Net Tax Capacity                      \$18,156,604

**Source:** Current Property Valuations, Net Tax Capacity by Classification, Trend of Valuations and Largest Taxpayers have been furnished by St. Louis County.

## DEBT

### DIRECT DEBT<sup>1</sup>

#### General Obligation Debt (see schedules following)

Total G.O. debt secured by sales tax revenues (includes the Sales Tax Revenue Portion of the Bonds)*	\$15,015,000
Total G.O. debt secured by special assessments and taxes	11,850,000
Total G.O. debt secured by tax abatement revenues (includes the Tax Abatement Portion of the Bonds)*	17,375,000
Total G.O. debt secured by taxes (includes the Equipment Portion of the Bonds)*	9,585,000
Total G.O. debt secured by utility revenues	200,000
Total General Obligation Debt*	<u>\$54,025,000</u>

#### Lease Purchase Obligations (see schedule following)

Total lease purchase obligations paid by annual appropriations <sup>2</sup>	<u>\$117,466</u>
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\*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 may issue approximately \$4,000,000 general obligation bonds for trail reconstruction and \$2,000,000 general obligation bonds for road and infrastructure projects in 2025.

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<sup>1</sup> Outstanding debt is as of the dated date of the Bonds.

<sup>2</sup> Non-general obligation debt has not been included in the debt ratios.

# DEBT LIMIT

The statutory limit on net 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" means 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 certain obligations enumerated under Minnesota Statutes, Section 475.51, subd.4, including the following: (1) obligations issued for improvements 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 revenue producing public 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 to repay energy conservation investment loans under Minnesota Statutes, Section 216C.37; (8) obligations issued to pay certain postemployment benefit liabilities; (9) obligations issued to pay certain judgments against the City; and (10) all 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 (includes the Sales Tax Revenue and Tax Abatement Portions of the Bonds).

2023/24 Assessor's Estimated Market Value	\$1,500,310,800
Multiply by 3%	<u>0.03</u>
Statutory Debt Limit	\$45,009,324
Less: Long-Term Debt Outstanding Being Paid Solely from Taxes <sup>1</sup> (includes the Equipment Portion of the Bonds)*	<u>(6,460,000)</u>
Unused Debt Limit*	<u><u>\$38,549,324</u></u>

\*Preliminary, subject to change.

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<sup>1</sup> Does not include the \$3,915,000 General Obligation Sewage Disposal System Bonds, Series 2020B (\$3,125,000 principal outstanding) as they are not subject to the debt limit calculation per Minnesota Statutes.

**City of Hermantown, Minnesota**  
**Schedule of Bonded Indebtedness**  
**General Obligation Debt Secured by Sales Tax Revenues**  
**(As of 09/05/2024)**

Sales Tax Revenue Bonds 1) Series 2024A			Sales Tax Revenue Bonds 2) Series 2024B							
Dated Amount	07/02/2024 \$3,980,000		09/05/2024 \$11,035,000*							
Maturity	02/01		02/01							
Calendar Year Ending	Principal	Interest	Principal	Estimated Interest	Total Principal	Total Interest	Total P & I	Principal Outstanding	% Paid	Calendar Year Ending
2025	0	199,849	0	382,147	0	581,995	581,995	15,015,000	.00%	2025
2026	130,000	181,700	255,000	417,221	385,000	598,921	983,921	14,630,000	2.56%	2026
2027	140,000	174,950	435,000	404,501	575,000	579,451	1,154,451	14,055,000	6.39%	2027
2028	145,000	167,825	455,000	388,486	600,000	556,311	1,156,311	13,455,000	10.39%	2028
2029	150,000	160,450	470,000	372,185	620,000	532,635	1,152,635	12,835,000	14.52%	2029
2030	160,000	152,700	485,000	355,473	645,000	508,173	1,153,173	12,190,000	18.81%	2030
2031	170,000	144,450	500,000	338,235	670,000	482,685	1,152,685	11,520,000	23.28%	2031
2032	175,000	135,825	520,000	320,515	695,000	456,340	1,151,340	10,825,000	27.91%	2032
2033	185,000	126,825	535,000	302,316	720,000	429,141	1,149,141	10,105,000	32.70%	2033
2034	195,000	117,325	555,000	283,375	750,000	400,700	1,150,700	9,355,000	37.70%	2034
2035	205,000	107,325	575,000	263,600	780,000	370,925	1,150,925	8,575,000	42.89%	2035
2036	215,000	96,825	595,000	242,976	810,000	339,801	1,149,801	7,765,000	48.29%	2036
2037	225,000	85,825	615,000	221,345	840,000	307,170	1,147,170	6,925,000	53.88%	2037
2038	235,000	74,325	640,000	198,435	875,000	272,760	1,147,760	6,050,000	59.71%	2038
2039	245,000	62,325	660,000	174,220	905,000	236,545	1,141,545	5,145,000	65.73%	2039
2040	260,000	51,000	685,000	147,631	945,000	198,631	1,143,631	4,200,000	72.03%	2040
2041	270,000	40,400	715,000	118,224	985,000	158,624	1,143,624	3,215,000	78.59%	2041
2042	280,000	29,400	745,000	87,013	1,025,000	116,413	1,141,413	2,190,000	85.41%	2042
2043	290,000	18,000	780,000	53,835	1,070,000	71,835	1,141,835	1,120,000	92.54%	2043
2044	305,000	6,100	815,000	18,338	1,120,000	24,438	1,144,438	0	100.00%	2044
	3,980,000	2,133,424	11,035,000	5,090,070	15,015,000	7,223,494	22,238,494			

\* Preliminary, subject to change.

- 1) This represents the \$3,980,000 Sales Tax Revenue portion of the \$8,745,000 General Obligation Bonds, Series 2024A.
- 2) This represents the \$11,035,000 Sales Tax Revenue Portion of the \$17,040,000 General Obligation Bonds, Series 2024B.

City of Hermantown, Minnesota  
Schedule of Bonded Indebtedness  
General Obligation Debt Secured by Special Assessments and Taxes  
(As of 09/05/2024)

	Refunding Bonds 1) Series 2012A		Improvement Refunding Bonds 2) Series 2014A		Refunding Bonds 3) Series 2016A		Improvement & Refunding Bonds 4) Series 2020A		Improvement & Improvement Refund. Bonds 5) Series 2021A	
Dated	07/12/2012		12/10/2014		07/19/2016		05/06/2020		05/06/2021	
Amount	\$1,825,000		\$1,300,000		\$2,085,000		\$2,585,000		\$3,745,000	
Maturity	02/01		02/01		02/01		02/01		02/01	
Calendar Year Ending	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest
2025	120,000	4,500	115,000	13,125	255,000	5,350	170,000	47,500	255,000	50,598
2026	130,000	1,560	125,000	9,525	35,000	2,450	175,000	42,325	260,000	45,448
2027			125,000	5,775	35,000	1,750	175,000	37,075	260,000	40,248
2028			130,000	1,950	35,000	1,050	180,000	31,750	270,000	34,948
2029					35,000	350	185,000	26,275	275,000	29,498
2030							185,000	21,650	285,000	23,898
2031							190,000	17,900	285,000	19,409
2032							150,000	14,500	290,000	15,958
2033							155,000	11,450	295,000	12,228
2034							155,000	8,350	275,000	8,385
2035							170,000	5,100	125,000	5,398
2036							170,000	1,700	125,000	3,273
2037									130,000	1,105
2038										
2039										
2040										
	250,000	6,060	495,000	30,375	395,000	10,950	2,060,000	265,575	3,130,000	290,389

- 1) This represents the \$1,825,000 Series 2003B and Series 2005A Improvement Refunding portions of the \$2,500,000 General Obligation Refunding Bonds, Series 2012A.
- 2) This represents the \$1,300,000 Series 2007B Improvement Refunding portion of the \$2,170,000 General Obligation Improvement and Utility Revenue Refunding Bonds, Series 2014A.
- 3) This represents the \$2,085,000 Series 2009A Sewer and Improvement Refunding portions of the \$3,285,000 General Obligation Refunding Bonds, Series 2016A.
- 4) This represents the \$2,585,000 Improvement & Refunding portion of the \$3,585,000 General Obligation Improvement and Refunding Bonds, Series 2020A.
- 5) This represents the \$3,745,000 Improvement and Improvement Refunding portion of the \$3,860,000 General Obligation Improvement and Refunding Bonds, Series 2021A.

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City of Hermantown, Minnesota  
Schedule of Bonded Indebtedness continued  
General Obligation Debt Secured by Special Assessments and Taxes  
(As of 09/05/2024)

Improvement Bonds Series 2023A			Improvement Bonds 6) Series 2024A							
Dated	06/22/2023		07/02/2024							
Amount	\$1,505,000		\$4,015,000							
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
2025	70,000	64,250	0	212,923	985,000	398,246	1,383,246	10,865,000	8.31%	2025
2026	75,000	60,625	185,000	192,425	985,000	354,358	1,339,358	9,880,000	16.62%	2026
2027	80,000	56,750	195,000	182,925	870,000	324,523	1,194,523	9,010,000	23.97%	2027
2028	85,000	52,625	205,000	172,925	905,000	295,248	1,200,248	8,105,000	31.60%	2028
2029	85,000	48,375	215,000	162,425	795,000	266,923	1,061,923	7,310,000	38.31%	2029
2030	90,000	44,000	225,000	151,425	785,000	240,973	1,025,973	6,525,000	44.94%	2030
2031	95,000	39,375	235,000	139,925	805,000	216,609	1,021,609	5,720,000	51.73%	2031
2032	100,000	35,000	250,000	127,800	790,000	193,258	983,258	4,930,000	58.40%	2032
2033	105,000	30,900	260,000	115,050	815,000	169,628	984,628	4,115,000	65.27%	2033
2034	110,000	26,600	275,000	101,675	815,000	145,010	960,010	3,300,000	72.15%	2034
2035	115,000	22,100	290,000	87,550	700,000	120,148	820,148	2,600,000	78.06%	2035
2036	120,000	17,400	305,000	72,675	720,000	95,048	815,048	1,880,000	84.14%	2036
2037	120,000	12,600	320,000	57,050	570,000	70,755	640,755	1,310,000	88.95%	2037
2038	125,000	7,700	335,000	40,675	460,000	48,375	508,375	850,000	92.83%	2038
2039	130,000	2,600	350,000	23,550	480,000	26,150	506,150	370,000	96.88%	2039
2040			370,000	7,400	370,000	7,400	377,400	0	100.00%	2040
	1,505,000	520,900	4,015,000	1,848,398	11,850,000	2,972,647	14,822,647			

6) This represents the \$4,015,000 Improvement portion of the \$8,745,000 General Obligation Bonds, Series 2024A.

City of Hermantown, Minnesota  
Schedule of Bonded Indebtedness  
General Obligation Debt Secured by Tax Abatement Revenues  
(As of 09/05/2024)

	Tax Abatement Bonds Series 2018B		Tax Abatement Bonds Series 2019A		Tax Abatement Bonds 1) Series 2024A		Tax Abatement Bonds 2) Series 2024B							
Dated	08/09/2018		01/15/2019		07/02/2024		09/05/2024							
Amount	\$7,715,000		\$8,845,000		\$750,000		\$3,005,000*							
Maturity	02/01		02/01		02/01		02/01							
Calendar Year Ending	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Estimated Interest	Total Principal	Total Interest	Total P & I	Principal Outstanding	% Paid	Calendar Year Ending
2025	330,000	207,075	370,000	240,031	0	39,764	0	104,046	700,000	590,917	1,290,917	16,675,000	4.03%	2025
2026	340,000	193,675	390,000	221,031	35,000	35,925	70,000	113,585	835,000	564,216	1,399,216	15,840,000	8.83%	2026
2027	355,000	179,775	405,000	201,156	35,000	34,175	120,000	110,083	915,000	525,189	1,440,189	14,925,000	14.10%	2027
2028	375,000	165,175	430,000	184,581	40,000	32,300	125,000	105,674	970,000	487,730	1,457,730	13,955,000	19.68%	2028
2029	385,000	151,900	440,000	171,531	40,000	30,300	130,000	101,180	995,000	454,911	1,449,911	12,960,000	25.41%	2029
2030	395,000	140,200	455,000	158,106	40,000	28,300	130,000	96,630	1,020,000	423,236	1,443,236	11,940,000	31.28%	2030
2031	410,000	128,125	465,000	144,306	45,000	26,175	135,000	91,993	1,055,000	390,599	1,445,599	10,885,000	37.35%	2031
2032	425,000	115,600	480,000	130,131	45,000	23,925	140,000	87,215	1,090,000	356,871	1,446,871	9,795,000	43.63%	2032
2033	435,000	102,428	495,000	115,506	50,000	21,550	145,000	82,299	1,125,000	321,783	1,446,783	8,670,000	50.10%	2033
2034	450,000	88,600	510,000	100,113	50,000	19,050	150,000	77,173	1,160,000	284,935	1,444,935	7,510,000	56.78%	2034
2035	460,000	74,094	525,000	83,941	55,000	16,425	155,000	71,835	1,195,000	246,294	1,441,294	6,315,000	63.65%	2035
2036	480,000	58,819	545,000	66,881	55,000	13,675	165,000	66,194	1,245,000	205,569	1,450,569	5,070,000	70.82%	2036
2037	495,000	42,975	560,000	48,925	60,000	10,800	170,000	60,205	1,285,000	162,905	1,447,905	3,785,000	78.22%	2037
2038	510,000	26,325	580,000	30,038	65,000	7,675	175,000	53,908	1,330,000	117,945	1,447,945	2,455,000	85.87%	2038
2039	525,000	8,859	600,000	10,125	65,000	4,425	180,000	47,295	1,370,000	70,704	1,440,704	1,085,000	93.76%	2039
2040					70,000	1,400	185,000	40,081	255,000	41,481	296,481	830,000	95.22%	2040
2041							195,000	32,099	195,000	32,099	227,099	635,000	96.35%	2041
2042							205,000	23,548	205,000	23,548	228,548	430,000	97.53%	2042
2043							210,000	14,520	210,000	14,520	224,520	220,000	98.73%	2043
2044							220,000	4,950	220,000	4,950	224,950	0	100.00%	2044
	6,370,000	1,683,625	7,250,000	1,906,403	750,000	345,864	3,005,000	1,384,510	17,375,000	5,320,403	22,695,403			

\* Preliminary, subject to change.

- 1) This represents the \$750,000 Tax Abatement portion of the \$8,745,000 General Obligation Bonds, Series 2024A.
- 2) This represents the \$3,005,000 Tax Abatement Portion of the \$17,040,000 General Obligation Bonds, Series 2024B.

City of Hermantown, Minnesota  
Schedule of Bonded Indebtedness  
General Obligation Debt Secured by Taxes  
(As of 09/05/2024)

	Refunding Bonds 1) Series 2016A		Capital Improvement Plan Bonds Series 2016B		Capital Improvement Plan Bonds Series 2018A		Disposal System Bonds 2) Series 2020B		Equipment Certificates 3) Series 2024B							
Dated	07/19/2016		11/09/2016		04/26/2018		05/06/2020		09/05/2024							
Amount	\$1,200,000		\$5,055,000		\$2,035,000		\$3,915,000		\$3,000,000*							
Maturity	02/01		02/01		02/01		02/01		02/01							
Calendar Year Ending	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Interest	Principal	Estimated Interest	Total Principal	Total Interest	Total P & I	Principal Outstanding	% Paid	Calendar Year Ending
2025	100,000	11,700	595,000	27,225	85,000	49,500	205,000	70,325	0	103,885	985,000	262,635	1,247,635	8,600,000	10.28%	2025
2026	105,000	9,650	610,000	9,150	90,000	46,875	210,000	64,100	70,000	113,408	1,085,000	243,183	1,328,183	7,515,000	21.60%	2026
2027	105,000	7,550			90,000	44,175	220,000	57,650	120,000	109,905	535,000	219,280	754,280	6,980,000	27.18%	2027
2028	105,000	5,450			95,000	41,400	225,000	50,975	125,000	105,496	550,000	203,321	753,321	6,430,000	32.92%	2028
2029	110,000	3,300			100,000	38,475	230,000	44,150	130,000	101,003	570,000	186,928	756,928	5,860,000	38.86%	2029
2030	110,000	1,100			100,000	35,475	240,000	38,300	130,000	96,453	580,000	171,328	751,328	5,280,000	44.91%	2030
2031					105,000	32,400	240,000	33,500	135,000	91,815	480,000	157,715	637,715	4,800,000	49.92%	2031
2032					105,000	29,250	245,000	28,650	140,000	87,038	490,000	144,938	634,938	4,310,000	55.03%	2032
2033					110,000	25,956	250,000	23,700	145,000	82,121	505,000	131,778	636,778	3,805,000	60.30%	2033
2034					115,000	22,441	255,000	18,650	150,000	76,995	520,000	118,086	638,086	3,285,000	65.73%	2034
2035					115,000	18,775	260,000	13,500	155,000	71,658	530,000	103,933	633,933	2,755,000	71.26%	2035
2036					120,000	14,956	270,000	8,200	160,000	66,105	550,000	89,261	639,261	2,205,000	77.00%	2036
2037					125,000	10,975	275,000	2,750	170,000	60,205	570,000	73,930	643,930	1,635,000	82.94%	2037
2038					130,000	6,750			175,000	53,908	305,000	60,658	365,658	1,330,000	86.12%	2038
2039					135,000	2,278			180,000	47,295	315,000	49,573	364,573	1,015,000	89.41%	2039
2040									185,000	40,081	185,000	40,081	225,081	830,000	91.34%	2040
2041									195,000	32,099	195,000	32,099	227,099	635,000	93.38%	2041
2042									205,000	23,548	205,000	23,548	228,548	430,000	95.51%	2042
2043									210,000	14,520	210,000	14,520	224,520	220,000	97.70%	2043
2044									220,000	4,950	220,000	4,950	224,950	0	100.00%	2044
	635,000	38,750	1,205,000	36,375	1,620,000	419,681	3,125,000	454,450	3,000,000	1,382,485	9,585,000	2,331,742	11,916,742			

\* Preliminary, subject to change.

- 1) This represents the \$1,200,000 Series 2009A Capital Improvement Plan Refunding portion of the \$3,285,000 General Obligation Refunding Bonds, Series 2016A.
- 2) This issue is not subject to the debt limit.
- 3) This represents the \$3,000,000 Equipment Portion of the \$17,040,000 General Obligation Bonds, Series 2024B.



City of Hermantown, Minnesota  
Schedule of Bonded Indebtedness  
General Obligation Debt Secured by Utility Revenues  
(As of 09/05/2024)

Refunding Bonds 1) Series 2012A		Improvement & Improvement Refund. Bonds 2) Series 2021A								
Dated Amount	07/12/2012 \$675,000		05/06/2021 \$115,000							
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
2025	60,000	2,010	10,000	1,405	70,000	3,415	73,415	130,000	35.00%	2025
2026	55,000	660	10,000	1,205	65,000	1,865	66,865	65,000	67.50%	2026
2027			10,000	1,005	10,000	1,005	11,005	55,000	72.50%	2027
2028			10,000	805	10,000	805	10,805	45,000	77.50%	2028
2029			10,000	605	10,000	605	10,605	35,000	82.50%	2029
2030			10,000	405	10,000	405	10,405	25,000	87.50%	2030
2031			10,000	248	10,000	248	10,248	15,000	92.50%	2031
2032			10,000	128	10,000	128	10,128	5,000	97.50%	2032
2033			5,000	33	5,000	33	5,033	0	100.00%	2033
	115,000	2,670	85,000	5,838	200,000	8,508	208,508			

1) This represents the \$675,000 Series 2005A Disposal System portion of the \$2,500,000 General Obligation Refunding Bonds, Series 2012A.

2) This represents the \$115,000 Utility Revenue Refunding portion of the \$3,860,000 General Obligation Improvement and Refunding Bonds, Series 2021A.

City of Hermantown, Minnesota  
Schedule of Bonded Indebtedness  
Non-General Obligation Debt Secured by Annual Appropriation  
(As of 09/05/2024)

Motor Grader Lease Purchase 1) of 2021								
Dated	02/02/2021							
Amount	\$343,862							
Maturity	02/02							
Calendar Year Ending	Principal	Interest	Total Principal	Total Interest	Total P & I	Principal Outstanding	% Paid	Calendar Year Ending
2025	57,999	2,971	57,999	2,971	60,970	59,467	49.38%	2025
2026	59,466	1,504	59,466	1,504	60,970	1	100.00%	2026
2027	1	0	1	0	1	0	100.00%	2027
	117,466	4,474	117,466	4,474	121,940			

1) This issue is not subject to the debt limit.

## OVERLAPPING DEBT<sup>1</sup>

Taxing District	2023/24 Taxable Net Tax Capacity	% In City	Total G.O. Debt <sup>2</sup>	City's Proportionate Share
St. Louis County	\$284,608,403	6.3347%	\$113,510,000	\$7,190,518
I.S.D. No. 700 (Hermantown Community Schools)	22,518,395	79.8187%	38,825,000 <sup>3</sup>	30,989,610
I.S.D. No. 704 (Proctor)	16,923,427	0.3267%	18,745,000 <sup>3</sup>	<u>61,240</u>
City's Share of Total Overlapping Debt				<u><u>\$38,241,368</u></u>

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<sup>1</sup> 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. It 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.

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

<sup>3</sup> Minnesota School Districts may qualify for aid from the State of Minnesota through the Debt Service Equalization Formula, School Building Bond Agricultural Credit and Long Term Facilities Maintenance Revenue programs. While some of the districts listed may receive these aids, Ehlers has not attempted to estimate the portion of debt service payments that would be financed by state aids for the purposes of the Bonds.

## DEBT RATIOS

	<b>G.O. Debt</b>	<b>Debt/Economic Market Value \$1,632,979,507</b>	<b>Debt/ Per Capita 10,320<sup>1</sup></b>
Direct G.O. Debt Secured By:			
Sales Tax Revenues*	\$15,015,000		
Special Assessments and Taxes	11,850,000		
Tax Abatement Revenues*	17,375,000		
Taxes*	9,585,000		
Utility Revenues	200,000		
Total General Obligation Debt*	<u>\$54,025,000</u>		
Less: G.O. Debt Paid Entirely from Revenues <sup>2</sup>	<u>(15,215,000)</u>		
Tax Supported General Obligation Debt*	<u>\$38,810,000</u>	2.38%	\$3,760.66
City's Share of Total Overlapping Debt	<u>\$38,241,368</u>	<u>2.34%</u>	<u>\$3,705.56</u>
Total*	<u><u>\$77,051,368</u></u>	<u><u>4.72%</u></u>	<u><u>\$7,466.22</u></u>

\*Preliminary, subject to change.

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<sup>1</sup> Estimated 2022 population.

<sup>2</sup> Debt service on the City's general obligation revenue debt is being paid entirely from revenues and therefore is considered self-supporting debt.

## TAX LEVIES, COLLECTIONS AND RATES

### TAX LEVIES AND COLLECTIONS

Tax Year	Net Tax Levy <sup>1</sup>	Total Collected Following Year	Collected to Date	% Collected
2019/20	\$6,219,515	\$6,158,185	\$6,216,154	99.95%
2020/21	6,503,687	6,476,536	6,496,738	99.89%
2021/22	7,115,188	7,078,652	7,103,139	99.83%
2022/23	7,606,112	7,564,414	7,566,158	99.47%
2023/24	8,324,531	In process of collection		

Property taxes are collected in two installments in Minnesota--the first by May 15 and the second by October 15.<sup>2</sup> 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.

### TAX CAPACITY RATES<sup>3</sup>

	2019/20	2020/21	2021/22	2022/23	2023/24
St. Louis County	71.685%	70.017%	71.037%	64.085%	59.459%
City of Hermantown	44.044%	44.501%	48.016%	46.653%	46.171%
I.S.D. No. 700 (Hermantown Community Schools)	27.858%	26.101%	25.895%	23.108%	20.938%
I.S.D. No. 704 (Proctor Public Schools)	26.864%	26.704%	27.249%	23.440%	22.092%
ARDC	0.171%	0.171%	0.167%	0.151%	0.131%
St. Louis County HRA	0.211%	0.209%	0.211%	0.180%	0.169%
St. Louis County Railway	0.863%	0.827%	0.851%	0.759%	0.131%

#### *Referendum Market Value Rates:*

I.S.D. No. 700 (Hermantown Community Schools)	0.13491%	0.13142%	0.12863%	0.11298%	0.10410%
I.S.D. No. 704 (Proctor Public Schools)	0.13920%	0.13606%	0.13099%	0.11818%	0.12489%

**Source:** Tax Levies and Collections and Tax Capacity Rates have been furnished by St. Louis County.

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

<sup>2</sup> Second half tax payments on agricultural property are due on November 15th of each year.

<sup>3</sup> 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 was organized as a municipality in 1975. 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 Administrator and Director of Finance & Administration are responsible for administrative details and financial records.

## EMPLOYEES; PENSIONS; UNIONS

The City currently has 41 full-time and three (3) part-time 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
Law Enforcement Labor Service Local 47	December 31, 2024
AFSCME Local 66	December 31, 2024
Operating Engineers Local 46	December 31, 2024

## 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's most recent Audited Financial Statements (Audit) shows a total OPEB liability of \$2,006,462 as of December 31, 2023. The City has been funding these obligations on a pay-as-you-go basis.

**Source:** The City's most recent Audit.

## 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 otherwise questioning the validity of the Bonds.

**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, Section 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 July 31, 2024)

<b>Fund</b>	<b>Total Cash and Investments</b>
General	\$7,921,101
Special Revenue	15,957,313
Debt Service	2,756,482
Capital Projects	4,942,048 <sup>1</sup>
Enterprise Funds	<u>15,168,104</u>
 Total Funds on Hand	 <u><u>\$46,745,048</u></u>

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<sup>1</sup> Includes proceeds from the City's General Obligation Bonds, Series 2024A.

## ENTERPRISE FUNDS

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

	<b>2021 Audited</b>	<b>2022 Audited</b>	<b>2023 Audited</b>
<b>Water</b>			
Total Operating Revenues	\$1,973,148	\$1,878,550	\$1,982,361
Less: Operating Expenses	<u>(2,038,401) <sup>1</sup></u>	<u>(1,728,971)</u>	<u>(1,871,399)</u>
Operating Income	(\$65,253)	\$149,579	\$110,962
Plus: Depreciation	<u>236,554</u>	<u>245,650</u>	<u>250,327</u>
Revenues Available for Debt Service	<u><u>\$171,301</u></u>	<u><u>\$395,229</u></u>	<u><u>\$361,289</u></u>
 <b>Sewage Disposal</b>			
Total Operating Revenues	\$1,695,395	\$1,737,533	\$1,753,093
Less: Operating Expenses	<u>(1,685,061)</u>	<u>(1,783,555) <sup>2</sup></u>	<u>(1,615,618)</u>
Operating Income	\$10,334	(\$46,022)	\$137,475
Plus: Depreciation	<u>515,626</u>	<u>545,000</u>	<u>531,859</u>
Revenues Available for Debt Service	<u><u>\$525,960</u></u>	<u><u>\$498,978</u></u>	<u><u>\$669,334</u></u>

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<sup>1</sup> The increase in water utility expenses was due to one-time waterline repairs of approximately \$94,000 and an increase in PERA expenses.

<sup>2</sup> The increase in sanitary sewer utility expenses was due to a WLSSD rate increase.



## SUMMARY GENERAL FUND INFORMATION

The 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 2023 audited financial statements.

COMBINED STATEMENT	FISCAL YEAR ENDING DECEMBER 31				
	2020 Audited	2021 Audited	2022 Audited	2023 Audited	2024 Adopted Budget <sup>1</sup>
Revenues					
Taxes	\$5,664,430	\$6,006,578	\$6,389,367	\$6,949,194	\$7,238,250
Franchise Fees	16,500	16,500	16,500	12,375	16,500
Licenses and permits	174,496	288,624	299,838	289,172	179,350
Intergovernmental	813,911	279,683	364,597	744,466	580,840
Charges for services	99,656	109,886	115,359	122,398	145,120
Fine and forfeitures	41,388	61,402	51,721	58,075	43,600
Investment income (loss)	30,760	(14,955)	(118,597)	301,556	5,000
Miscellaneous	67,953	58,369	98,502	144,028	1,900
<b>Total Revenues</b>	<b>\$6,909,094</b>	<b>\$6,806,087</b>	<b>\$7,217,287</b>	<b>\$8,621,264</b>	<b>\$8,210,560</b>
Expenditures					
Current:					
General government	\$897,996	\$1,009,398	\$1,208,225	\$1,117,466	\$1,684,315
Public safety	3,265,193	3,535,779	4,055,217	3,881,244	4,393,554
Streets and highways	776,862	764,046	891,881	952,431	958,617
Community and economic development	192,548	198,653	198,165	213,640	359,086
Culture and recreation	536,162	175,748	126,339	107,662	149,988
Capital outlay	63,891	133,099	180,302	179,095	130,000
<b>Total Expenditures</b>	<b>\$5,732,652</b>	<b>\$5,816,723</b>	<b>\$6,660,129</b>	<b>\$6,451,538</b>	<b>\$7,675,560</b>
<b>Excess of revenues over (under) expenditures</b>	<b>\$1,176,442</b>	<b>\$989,364</b>	<b>\$557,158</b>	<b>\$2,169,726</b>	<b>\$535,000</b>
<b>Other Financing Sources (Uses)</b>					
Sale of capital assets	\$8,510	\$148,473	\$0	\$24,565	\$0
Contributed capital	0	(140,000)	0	0	0
Lease proceeds	0	0	6,546	0	0
Transfers in	14,175	0	0	0	0
Transfers (out)	(629,121)	(345,000)	(488,631)	(741,000)	(535,000)
<b>Total Other Financing Sources (Uses)</b>	<b>(606,436)</b>	<b>(336,527)</b>	<b>(482,085)</b>	<b>(716,435)</b>	<b>(535,000)</b>
<b>Net changes in Fund Balances</b>	<b>\$570,006</b>	<b>\$652,837</b>	<b>\$75,073</b>	<b>\$1,453,291</b>	<b>\$0</b>
General Fund Balance January 1	\$3,525,619	\$4,095,625	\$4,748,462	\$4,823,535	\$6,276,826
Prior Period Adjustment	0	0	0	0	
Residual Equity Transfer in (out)	0	0	0	0	
General Fund Balance December 31	\$4,095,625	\$4,748,462	\$4,823,535	\$6,276,826	
<b>DETAILS OF DECEMBER 31 FUND BALANCE</b>					
Nonspendable	\$77,364	\$89,481	\$97,260	\$93,599	
Committed	0	0	0	438,916	
Unassigned	4,018,261	4,658,981	4,726,275	5,744,311	
<b>Total</b>	<b>\$4,095,625</b>	<b>\$4,748,462</b>	<b>\$4,823,535</b>	<b>\$6,276,826</b>	

<sup>1</sup> The 2024 budget was adopted on November 15, 2023.

## GENERAL INFORMATION

### LOCATION

The City, with a 2020 U.S. Census population of 10,221 and a 2022 population estimate of 10,320, and comprising an area of 34.5 square miles, is located approximately 150 miles north of Minneapolis, Minnesota and is adjacent to Duluth, Minnesota.

### LARGER EMPLOYERS<sup>1</sup>

Larger employers in the City include the following:

<b>Firm</b>	<b>Type of Business/Product</b>	<b>Estimated No. of Employees</b>
Wal-Mart	Discount retail store	400
I.S.D. No. 700 (Hermantown Public Schools)	Elementary and secondary education	320
Sam's Club	Warehouse membership store	220
Stepping Stones for Living	Services and housing for adults with disabilities	200
Essentia Health- Hermantown	Health care services	200
YMCA	Youth organization & center	200
Menards	Home improvement store	185
Edgewood Vista	Assisted living facility	160
Natural Resources Research Institute - University of Minnesota-Duluth	Environmental products research and development	153
Pine Technical College	Junior-community college	113

**Source:** Data Axle Reference Solutions, written and telephone survey, and the Minnesota Department of Employment and Economic Development.

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<sup>1</sup> 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.

**BUILDING PERMITS** (as of May 17, 2024)

	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>
<u>New Single Family Homes</u>					
No. of building permits	29	33	22	37	6
Valuation	\$7,208,623	\$8,360,235	\$10,723,945	\$14,555,238	\$2,573,820
<u>New Multiple Family Buildings</u>					
No. of building permits	0	1	1	0	0
Valuation	\$0	\$22,526,092	\$17,715,703	\$0	\$0
<u>New Commercial/Industrial</u>					
No. of building permits	7	5	5	7	1
Valuation	\$5,407,843	\$4,815,450	\$2,470,200	\$1,426,000	\$7,572,874
<u>All Building Permits</u>					
<i>(including additions and remodelings)</i>					
No. of building permits	201	220	223	287	77
Valuation	\$16,239,684	\$39,442,713	\$40,287,999	\$25,044,231	\$11,803,269

**Source:** The City.

## U.S. CENSUS DATA

### Population Trend: The City

2010 U.S. Census population	9,414
2020 U.S. Census population	10,221
Percent of Change 2010 - 2020	8.57%

2022 State Demographer Estimate	10,320
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### Income and Age Statistics

	<b>The City</b>	<b>St. Louis County</b>	<b>State of Minnesota</b>	<b>United States</b>
2022 per capita income	\$48,076	\$37,850	\$44,947	\$41,261
2022 median household income	\$85,417	\$66,491	\$74,313	\$75,149
2022 median family income	\$102,350	\$90,120	\$107,072	\$92,646
2022 median gross rent	\$1,187	\$927	\$1,178	\$1,268
2022 median value owner occupied units	\$342,500	\$192,900	\$286,800	\$281,900
2022 median age	38.0 yrs.	41.2 yrs.	38.5 yrs.	38.5 yrs.

	<b>State of Minnesota</b>	<b>United States</b>
City % of 2022 per capita income	106.96%	116.52%
City % of 2022 median family income	95.59%	110.47%

### Housing Statistics

	<b><u>The City</u></b>		<b>Percent of Change</b>
	<b>2020</b>	<b>2022</b>	
All Housing Units	3,696	3,721	0.68%

**Source:** 2010 and 2020 Census of Population and Housing, and 2022 American Community Survey (Based on a five-year estimate), U.S. Census Bureau (<https://data.census.gov>), Minnesota State Demographer (<https://mn.gov/admin/demography/data-by-topic/population-data/our-estimates/>).

## EMPLOYMENT/UNEMPLOYMENT DATA

Rates are not compiled for individual communities within counties.

<b>Year</b>	<b><u>Average Employment</u></b>	<b><u>Average Unemployment</u></b>	
	<b>St. Louis County</b>	<b>St. Louis County</b>	<b>State of Minnesota</b>
2020	94,222	7.3%	6.3%
2021	95,373	4.1%	3.7%
2022	96,942	3.1%	2.7%
2023	97,053	3.2%	2.8%
2024, June	94,238	4.4%	3.8%

**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 changes 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.

**CITY OF HERMANTOWN  
HERMANTOWN, MINNESOTA**

**FINANCIAL STATEMENTS AND  
SUPPLEMENTARY INFORMATION**

**YEAR ENDED DECEMBER 31, 2023**



CPAs | CONSULTANTS | WEALTH ADVISORS

[CLAconnect.com](https://CLAconnect.com)

**CITY OF HERMANTOWN  
TABLE OF CONTENTS  
YEAR ENDED DECEMBER 31, 2023**

**INTRODUCTORY SECTION**

<b>ELECTED AND APPOINTED OFFICIALS</b>	<b>1</b>
<b>INDEPENDENT AUDITORS' REPORT</b>	<b>2</b>

**REQUIRED SUPPLEMENTARY INFORMATION**

<b>MANAGEMENT'S DISCUSSION AND ANALYSIS</b>	<b>6</b>
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**BASIC FINANCIAL STATEMENTS**

**GOVERNMENT-WIDE FINANCIAL STATEMENTS**

<b>STATEMENT OF NET POSITION</b>	<b>12</b>
<b>STATEMENT OF ACTIVITIES</b>	<b>13</b>

**FUND FINANCIAL STATEMENTS – GOVERNMENTAL FUNDS**

<b>BALANCE SHEET – GOVERNMENTAL FUNDS</b>	<b>14</b>
<b>RECONCILIATION OF THE BALANCE SHEET TO THE STATEMENT OF NET POSITION – GOVERNMENTAL FUNDS</b>	<b>15</b>
<b>STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES (DEFICITS) – GOVERNMENTAL FUNDS</b>	<b>16</b>
<b>RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES (DEFICITS) TO THE STATEMENT OF ACTIVITIES – GOVERNMENTAL FUNDS</b>	<b>17</b>
<b>STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL – GENERAL FUND</b>	<b>18</b>
<b>STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL – CITY SALES TAX FUND</b>	<b>19</b>
<b>STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE – BUDGET AND ACTUAL – ESSENTIA WELLNESS CENTER SPECIAL REVENUE FUND</b>	<b>20</b>
<b>STATEMENT OF NET POSITION – PROPRIETARY FUNDS</b>	<b>21</b>
<b>STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION – PROPRIETARY FUNDS</b>	<b>22</b>
<b>STATEMENT OF CASH FLOWS – PROPRIETARY FUNDS</b>	<b>23</b>

**CITY OF HERMANTOWN  
TABLE OF CONTENTS (CONTINUED)  
YEAR ENDED DECEMBER 31, 2023**

<b>NOTES TO FINANCIAL STATEMENTS</b>	<b>25</b>
<b>REQUIRED SUPPLEMENTARY INFORMATION</b>	
<b>SCHEDULE OF CHANGES IN THE CITY’S TOTAL OPEB LIABILITY AND     RELATED RATIOS</b>	<b>63</b>
<b>INFORMATION ABOUT THE CITY’S NET PENSION LIABILITY</b>	<b>65</b>
<b>SUPPLEMENTARY INFORMATION</b>	
<b>NONMAJOR GOVERNMENTAL FUNDS</b>	
<b>COMBINING BALANCE SHEET</b>	<b>73</b>
<b>COMBINING STATEMENT OF REVENUES, EXPENSES, AND CHANGES         IN FUND BALANCES</b>	<b>74</b>
<b>DEBT SERVICE FUND – BY ISSUANCE</b>	
<b>COMBINING BALANCE SHEET</b>	<b>75</b>
<b>COMBINING STATEMENT OF REVENUES, EXPENSES, AND CHANGES         IN FUND BALANCES</b>	<b>77</b>
<b>CAPITAL PROJECT FUND – BY PROJECT</b>	
<b>COMBINING BALANCE SHEET</b>	<b>79</b>
<b>COMBINING STATEMENT OF REVENUES, EXPENSES, AND CHANGES         IN FUND BALANCES</b>	<b>81</b>
<b>NONMAJOR ENTERPRISE FUNDS</b>	
<b>COMBINING STATEMENT OF NET POSITION</b>	<b>83</b>
<b>COMBINING STATEMENT OF REVENUES, EXPENSES, AND CHANGES         IN NET POSITION</b>	<b>84</b>
<b>COMBINING STATEMENT OF CASH FLOWS</b>	<b>85</b>
<b>SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS AND OTHER REQUIRED REPORTS</b>	
<b>INDEPENDENT AUDITORS’ REPORT ON INTERNAL CONTROL OVER     FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS     BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN     ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i></b>	<b>87</b>



**CITY OF HERMANTOWN  
TABLE OF CONTENTS (CONTINUED)  
YEAR ENDED DECEMBER 31, 2023**

<b>INDEPENDENT AUDITORS' REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM AND REPORT ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE</b>	<b>89</b>
<b>SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS</b>	<b>92</b>
<b>NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS</b>	<b>93</b>
<b>INDEPENDENT AUDITORS' REPORT ON MINNESOTA LEGAL COMPLIANCE</b>	<b>94</b>
<b>SCHEDULE OF FINDINGS AND QUESTIONED COSTS</b>	<b>95</b>

## **INTRODUCTORY SECTION**

**CITY OF HERMANTOWN  
ELECTED AND APPOINTED OFFICIALS  
DECEMBER 31, 2023**

**ELECTED**

<u>Name</u>	<u>Title</u>	<u>Term Expires</u>
Wayne Boucher	Mayor	December 31, 2024
John Geissler	Councilor	December 31, 2024
Ellie Jones	Councilor	December 31, 2024
Andy Hjelle	Councilor	December 31, 2026
Brian LeBlanc	Councilor	December 31, 2026

**APPOINTED**

John Mulder	City Administrator	Appointed
Kevin Orme	Director of Finance & Administration	Appointed
James M. Crace	Police Chief	Appointed
Alissa Wentzlaff	City Clerk	Appointed
Paul Senst	Public Works Director	Appointed



## INDEPENDENT AUDITORS' REPORT

Honorable City Council  
City of Hermantown  
Hermantown, Minnesota

### Report on the Audit of the Financial Statements

#### ***Opinions***

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 Hermantown, as of and for the year ended December 31, 2023, and the related notes to the financial statements, which collectively comprise the City of Hermantown's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above 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 Hermantown, as of December 31, 2023, and the respective changes in financial position, and, where applicable, cash flows thereof and the respective budgetary comparisons for the general fund, city sales tax fund, and the Essentia Wellness Center special revenue fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City of Hermantown and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### ***Responsibilities of Management for the Financial Statements***

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for 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.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City of Hermantown's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

***Auditors' Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit 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 City of Hermantown's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about City of Hermantown's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that management's discussion and analysis, schedule of changes in the City's total OPEB liability, the PERA schedule of the City's net proportionate share of net pension liability, and related ratios, the PERA schedule of City contributions, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board 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 GAAS, 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.

### ***Supplementary Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Hermantown's basic financial statements. The combining and individual nonmajor fund financial statements and schedule of expenditures of federal awards, as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The 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 GAAS. In our opinion, the combining and individual nonmajor fund financial statements and schedule of expenditures of federal awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

### ***Other Information***

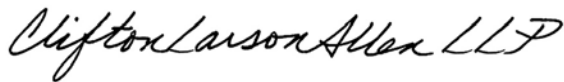
Management is responsible for the other information included in the annual report. The other information comprises the introductory section but does not include the basic financial statements and our auditors' report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Honorable City Council  
City of Hermantown

**Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued our report dated May 17, 2024, on our consideration of the City of Hermantown'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 the City of Hermantown's 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 City of Hermantown's internal control over financial reporting and compliance.

A handwritten signature in black ink that reads "CliftonLarsonAllen LLP". The signature is written in a cursive, flowing style.

**CliftonLarsonAllen LLP**

Minneapolis, Minnesota  
May 17, 2024

## **REQUIRED SUPPLEMENTARY INFORMATION**



**CITY OF HERMANTOWN  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
YEAR ENDED DECEMBER 31, 2023**

Our discussion and analysis of the City of Hermantown's (the City) financial performance provides an overview of the City's financial activities for the fiscal year ended December 31, 2023. Please read it in conjunction with the City's financial statements, which begin on page 12.

**FINANCIAL HIGHLIGHTS**

- The City's net position increased \$16,082,701 or 18.07% as a result of this year's operations. The net position of the governmental activities increased \$13,179,870, or 34.93%. The net position of the business-type activities increased \$2,902,831, or 5.66%.
- The General Fund unassigned fund balance was \$5,744,311 or 79.86% of the total General Fund expenditures and other financing uses for 2023.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

This discussion and analysis serves as an introduction to the City of Hermantown's basic financial statements, which consists of three components: 1) government-wide financial statements, 2) fund financial statements, 3) notes to the financial statements. The report also contains other supplementary information in addition to the basic financial statements.

- The first two statements are government-wide financial statements that provide information about the City's overall financial status.
- The remaining statements are fund financial statements that focus on individual parts of the City, reporting the City's operations in more detail than the government-wide statements. The governmental funds statements explain how general government services were financed, as well as, how grant proceeds were utilized for the short-term and what remains for future spending.
- The financial statements also include notes that explain some of the information in the financial statements and provide more detailed data. The statements are followed by a section of required and other supplementary information that further explains and supports the information in the financial statements.

**GOVERNMENT-WIDE FINANCIAL STATEMENTS**

The government-wide financial statements are designed to give users a broad overview of the City's finances, in a manner similar to that of a private-sector business. The statement of position presents information on all of the City's assets and deferred outflows of resources, and liabilities and deferred inflows of resources, with the difference between the two reported as net position. Increases and decreases in net position over time may serve as a useful indicator of whether the City's financial position is improving or deteriorating. The statement of activities shows how the City's net position changed during the fiscal year. All changes in net position are reported as soon as the underlying event that caused the change occurs, regardless of the timing of the related cash flows. There are revenues and expenses reported in this statement for some items that will only result in cash flows in future fiscal years; examples include uncollected grants and vacation days that are earned, but not used.

**CITY OF HERMANTOWN  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
YEAR ENDED DECEMBER 31, 2023**

Both government-wide financial statements distinguish between functions that are governmental and business-type activities. The City's governmental activities include public safety, streets and highways, community and economic development, culture and recreation, and general administration. Property taxes and state grants and aids finance most of these activities.

The City charges fees to customers to help cover all or most of the cost of certain services it provides. The City's business-type activities include the Water Utility, Sewage Disposal, Storm Water Utility and Street Lighting funds.

The two government-wide financial statements are presented immediately after this discussion and analysis.

**FUND FINANCIAL STATEMENTS**

A fund is a set of related accounts that is used to control resources that have been segregated to carry on specific activities or to attain certain objectives in accordance with special regulations, restrictions, or limitations. The City of Hermantown, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All City funds are either governmental funds or proprietary funds.

- Governmental funds – Because the focus of governmental fund financial statements is narrower than government-wide financial statements, it is useful to compare information presented for governmental funds with similar information presented for governmental activities in order to gain a better understanding of the long-term impact of the City's near-term financing decisions. The Governmental Fund Balance Sheet and the Governmental Fund Statement of Revenues, Expenditures and Changes in Fund Balances (Deficits) provide a reconciliation to aid in the comparison of governmental funds with governmental activities.

The City maintains a number of individual governmental funds. Information is presented separately in the governmental fund financial statements for the General, City Sales Tax, Debt Service, Capital Project, and Essentia Wellness Center Special Revenue Funds which are considered to be major funds. Data from the remaining governmental funds is combined into a single, aggregated presentation. Individual fund data for each of these nonmajor governmental funds is included in the combining fund statements in the supplementary information section of this report.

- Proprietary funds – The City maintains four enterprise funds which are included in these financial statements. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The City uses enterprise funds to account for operation of the Water Utility and Sewage Disposal funds, which are considered to be major funds. Data from the remaining enterprise funds is combined into a single, aggregated presentation.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail.

**CITY OF HERMANTOWN  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
YEAR ENDED DECEMBER 31, 2023**

**Notes to 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.

**Other Information**

In addition to the basic financial statements and accompanying notes, this report also contains required supplementary information and the combining statements referred to earlier in connection with nonmajor governmental funds. The required supplementary information and combining statements follow the notes to the financial statements.

**Government-Wide Financial Analysis**

As noted earlier, over time net position may serve as a useful indicator of the City's financial position. A portion of the City's net position is invested in capital assets. The City uses these assets to provide services to its constituents; therefore, these assets are not available for future spending. The following table presents a summary of the City's net position at December 31:

	2023			2022		
	Governmental Activities	Business- Type Activities	Total	Governmental Activities	Business- Type Activities	Total
<b>Assets:</b>						
Current and Other Assets	\$ 35,428,016	\$ 15,924,511	\$ 51,352,527	\$ 32,382,436	\$ 13,976,980	\$ 46,359,416
Capital Assets	57,308,984	39,394,382	96,703,366	49,285,443	38,454,820	87,740,263
Total Assets	92,737,000	55,318,893	148,055,893	81,667,879	52,431,800	134,099,679
Deferred Outflows of Resources	3,650,438	110,749	3,761,187	4,147,120	170,660	4,317,780
<b>Liabilities:</b>						
Long-Term Liabilities	37,129,658	801,288	37,930,946	41,689,015	995,280	42,684,295
Other Liabilities	4,931,598	288,215	5,219,813	4,929,396	261,525	5,190,921
Total Liabilities	42,061,256	1,089,503	43,150,759	46,618,411	1,256,805	47,875,216
Deferred Inflows of Resources	4,706,126	160,310	4,866,436	1,467,676	68,657	1,536,333
<b>Net Position:</b>						
Net Investment in Capital Assets	25,417,784	39,394,382	64,812,166	15,895,698	38,454,820	54,350,518
Restricted	20,147,023	-	20,147,023	18,175,790	-	18,175,790
Unrestricted	4,055,249	14,785,447	18,840,696	3,657,424	12,822,178	16,479,602
Total Net Position	\$ 49,620,056	\$ 54,179,829	\$ 103,799,885	\$ 37,728,912	\$ 51,276,998	\$ 89,005,910

**CITY OF HERMANTOWN  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
YEAR ENDED DECEMBER 31, 2023**

To give users a better understanding of the sources and uses of the City's net position, the table that follows presents a summary of revenues, expenses, and changes in net position for the years ended December 31:

	2023			2022		
	Governmental Activities	Business- Type Activities	Total	Governmental Activities	Business- Type Activities	Total
<b>REVENUES</b>						
Program Revenues:						
Charges for Service	\$ 836,891	\$ 4,352,801	\$ 5,189,692	\$ 929,369	\$ 4,167,113	\$ 5,096,482
Operating Grants and Contributions	1,492,420	-	1,492,420	437,545	-	437,545
Capital Grants and Contributions	5,592,635	70,000	5,662,635	1,105,380	-	1,105,380
General Revenues:						
Property Taxes	7,720,266	-	7,720,266	7,241,818	-	7,241,818
Sales Tax	6,321,064	-	6,321,064	4,152,273	-	4,152,273
State Aids	495,787	-	495,787	352,433	-	352,433
Interest	845,368	661,730	1,507,098	(282,090)	(246,586)	(528,676)
Other	411,648	300,845	712,493	427,172	263,147	690,319
Gain on Sale of Capital Assets	(104,293)	-	(104,293)	(684)	-	(684)
Transfers	1,110,712	1,499,633	2,610,345	(294,466)	391,669	97,203
Total Revenues	24,722,498	6,885,009	31,607,507	14,068,750	4,575,343	18,644,093
<b>EXPENSES</b>						
General Government	1,871,973	-	1,871,973	908,394	-	908,394
Public Safety	4,814,243	-	4,814,243	4,793,810	-	4,793,810
Streets and Highways	3,136,416	-	3,136,416	3,137,058	-	3,137,058
Community and Economic Development	1,465,546	-	1,465,546	771,981	-	771,981
Culture and Recreation	712,176	-	712,176	724,377	-	724,377
Interest and Fiscal Charges	831,000	-	831,000	802,625	-	802,625
Water Utility	-	1,871,399	1,871,399	-	1,728,971	1,728,971
Sewage Disposal	-	1,683,597	1,683,597	-	1,783,555	1,783,555
Street Lighting	-	40,507	40,507	-	45,981	45,981
Storm Water Utility	-	386,675	386,675	-	225,956	225,956
Total Expenses	12,831,354	3,982,178	16,813,532	11,138,245	3,784,463	14,922,708
Change in Net Position	11,891,144	2,902,831	14,793,975	2,930,505	790,880	3,721,385
Net Position - Beginning of Year	37,728,912	51,276,998	89,005,910	34,798,407	50,486,118	85,284,525
Net Position - End of Year	\$ 49,620,056	\$ 54,179,829	\$ 103,799,885	\$ 37,728,912	\$ 51,276,998	\$ 89,005,910

**CITY OF HERMANTOWN  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
YEAR ENDED DECEMBER 31, 2023**

**Governmental Funds**

The focus of the City's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. This information is helpful in assessing the City's financing requirements; unassigned fund balance may be an especially useful measure of the net resources available for spending at the end of the fiscal year. As of December 31, 2023, the City's governmental funds reported a combined fund balance of \$24,004,925, an increase of \$2,161,576 from the 2022 balance of \$21,843,349.

The General Fund is the main operating fund of the City of Hermantown. At December 31, 2023, fund balance of the General Fund was \$6,276,826 with 91.52% reported as unassigned. As a measure of the General Fund's liquidity, it may be useful to compare total fund balance to total fund expenditures. Unassigned fund balance represents 79.86% of total General Fund expenditures and other financing uses. During 2023, the fund balance of the General Fund increased by \$1,453,291.

**Proprietary Funds**

The City's proprietary fund financial statements provide the same type of information found in the government-wide financial statements, only in more detail. The proprietary funds net position increased \$2,902,831 in 2023. Net operating income for 2023 was \$438,213.

**General Fund Budgetary Highlights**

The City adopted an original General Fund revenue and other financing sources budget of \$7,266,219 which was not revised during the year. The City adopted an original General Fund expenditure and other financing uses budget of \$7,266,219 which was revised during the year.

The City's final budget for the General Fund anticipated that expenditures and other financing uses would exceed revenues and other financing sources by \$42,000. The actual results for the year showed revenues and other financing sources exceeding expenditures and other financing uses by \$1,453,291. Actual revenues and other financing sources were \$1,379,610 more than anticipated. Actual expenditures and other financing uses were \$115,681 less than anticipated.

**Capital Assets**

The City of Hermantown's investment in capital assets as of December 31, 2023 was \$96,959,539, net of accumulated depreciation and amortization. This investment includes land, permanent easements, buildings, infrastructure, equipment, and construction in progress. Additional information related to the City's capital assets can be found in Note 4 of the notes to the financial statements.

**CITY OF HERMANTOWN  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
YEAR ENDED DECEMBER 31, 2023**

**Debt**

The City had \$30,870,000 in general obligation bonds outstanding at the end of 2023.

The City continues to stay below the debt limits established by the State.

Other liabilities for obligations such as vacation, sick leave, net pension liability, and severance are discussed further in the Note 6 to the financial statements.

**ECONOMIC FACTORS AND NEXT YEAR'S BUDGET**

The following key indicators provide highlights on the City's economic outlook and future budget impact:

- A comprehensive Finance Management Plan study was conducted by Ehlers Inc. and the City. Based on that study, that plan was implemented in 2019 and is continuing in 2024 and addresses future staffing increases, additional funding for parks, additional funding for municipal buildings, additional funding for HEDA, additional funding for capital improvements, and a long-term Road Improvement Plan.
- The 2024 General Fund budgeted expenditures increased 12% or \$944,341. Some of the increase was due to normal personnel increases, new staff, a new City Fire department, an election in 2024, increased maintenance on City buildings, increased funding for capital purchases, and inflationary pressures.
- The City increased the total tax levy by 9% while net tax capacity increased 10.4%. At the December 2023 Truth and Taxation meeting, the City Council approved a local tax rate decrease from 45.43% in 2023 to 45.08% in 2024.

**REQUESTS FOR INFORMATION**

This financial report is meant to provide a general overview of the City of Hermantown's finances for all those with an interest in the City's finances. Questions concerning information provided in the report, or requests for additional financial information, should be addressed to the City of Hermantown, 5105 Maple Grove Road, Hermantown, Minnesota 55811, or visit the City's website at [www.hermantownmn.com](http://www.hermantownmn.com).

## **BASIC FINANCIAL STATEMENTS**

**CITY OF HERMANTOWN  
STATEMENT OF NET POSITION  
DECEMBER 31, 2023**

	Governmental Activities	Business-Type Activities	Total
<b>ASSETS</b>			
Cash and Investments	\$ 26,657,927	\$ 14,384,607	\$ 41,042,534
Accounts Receivable	2,631,473	525,818	3,157,291
Interest Receivable	49,612	40,896	90,508
Delinquent Taxes Receivable	113,526	12,085	125,611
Special Assessments Receivable	5,075,393	175,278	5,250,671
Lease Receivable	1,331,029	50,161	1,381,190
Contracts Receivable	-	49,429	49,429
Internal Balances	(550,000)	550,000	-
Inventories	-	113,662	113,662
Prepaid Items	119,056	22,575	141,631
Capital and Right to Use Assets, Net of Depreciation/Amortization:			
Assets Not Being Depreciated/Amortized	11,801,074	1,173,398	12,974,472
Assets Being Depreciated/Amortized, Net	45,764,083	38,220,984	83,985,067
Total Assets	<u>92,993,173</u>	<u>55,318,893</u>	<u>148,312,066</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>			
Other Postemployment Benefits Related	52,048	10,855	62,903
Pension Related	3,598,390	99,894	3,698,284
Total Deferred Outflows of Resources	<u>3,650,438</u>	<u>110,749</u>	<u>3,761,187</u>
 Total Assets and Deferred Outflows of Resources	 <u>\$ 96,643,611</u>	 <u>\$ 55,429,642</u>	 <u>\$ 152,073,253</u>
<b>LIABILITIES</b>			
Accounts Payable	\$ 1,173,425	\$ 258,882	\$ 1,432,307
Accrued Wages and Related Liabilities	337,456	17,463	354,919
Accrued Interest	355,506	-	355,506
Customer Deposits	209,964	11,870	221,834
Unearned Revenue	1,822,694	-	1,822,694
Long-Term Liabilities:			
Total Other Postemployment Benefits Liability	1,660,224	346,238	2,006,462
Net Pension Liability	3,035,426	358,969	3,394,395
Amount Due within One Year	2,825,534	-	2,825,534
Amounts Due in More than One Year	29,608,474	96,081	29,704,555
Total Liabilities	<u>41,028,703</u>	<u>1,089,503</u>	<u>42,118,206</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Deferred Inflows - Lease Receivable	1,268,903	46,022	1,314,925
Pension Related	3,437,223	114,288	3,551,511
Total Deferred Inflows of Resources	<u>4,706,126</u>	<u>160,310</u>	<u>4,866,436</u>
<b>NET POSITION</b>			
Net Investment in Capital Assets	25,418,372	39,394,382	64,812,754
Restricted (See Note 9)	21,352,352	-	21,352,352
Unrestricted	4,138,058	14,785,447	18,923,505
Total Net Position	<u>50,908,782</u>	<u>54,179,829</u>	<u>105,088,611</u>
 Total Liabilities, Deferred Inflows of Resources and Net Position	 <u>\$ 96,643,611</u>	 <u>\$ 55,429,642</u>	 <u>\$ 152,073,253</u>

See accompanying Notes to Financial Statements.



**CITY OF HERMANTOWN  
STATEMENT OF ACTIVITIES  
YEAR ENDED DECEMBER 31, 2023**

Functions/Programs	Program Revenues			Net (Expense) Revenue and Changes in Net Position			
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business- Type Activities	Total
<b>GOVERNMENTAL ACTIVITIES</b>							
General Government	\$ 1,871,973	\$ 134,563	\$ -	\$ -	\$ (1,737,410)	\$ -	\$ (1,737,410)
Public Safety	4,814,243	341,817	664,920	-	(3,807,506)	-	(3,807,506)
Streets and Highways	2,440,917	25,000	712,500	7,496,888	5,793,471	-	5,793,471
Community and Economic Development	763,827	211,286	-	-	(552,541)	-	(552,541)
Culture and Recreation	712,176	124,225	115,000	-	(472,951)	-	(472,951)
Interest and Fiscal Charges	831,000	-	-	-	(831,000)	-	(831,000)
Total Governmental Activities	<u>\$ 11,434,136</u>	<u>\$ 836,891</u>	<u>\$ 1,492,420</u>	<u>\$ 7,496,888</u>	<u>(1,607,937)</u>	<u>-</u>	<u>(1,607,937)</u>
<b>BUSINESS-TYPE ACTIVITIES</b>							
Water Utility	\$ 1,871,399	\$ 1,982,750	\$ -	\$ 278,800	-	390,151	390,151
Sewage Disposal	1,683,597	1,753,093	-	278,800	-	348,296	348,296
Street Lighting	40,507	147,821	-	-	-	107,314	107,314
Storm Water Utility	386,675	469,137	-	110,000	-	192,462	192,462
Total Business-Type Activities	<u>\$ 3,982,178</u>	<u>\$ 4,352,801</u>	<u>\$ -</u>	<u>\$ 667,600</u>	<u>-</u>	<u>1,038,223</u>	<u>1,038,223</u>
<b>GENERAL REVENUES</b>							
Property Taxes					7,720,266	-	7,720,266
Sales Tax					6,321,064	-	6,321,064
Unrestricted Federal Aid					495,787	-	495,787
Investment Income					845,368	661,730	1,507,098
Other					411,648	300,845	712,493
Loss on Sale of Capital Assets					(104,293)	-	(104,293)
<b>TRANSFERS</b>					(902,033)	902,033	-
Total General Revenues and Transfers					<u>14,787,807</u>	<u>1,864,608</u>	<u>16,652,415</u>
<b>CHANGE IN NET POSITION</b>					13,179,870	2,902,831	16,082,701
Net Position - Beginning of Year					37,728,912	51,276,998	89,005,910
<b>NET POSITION - END OF YEAR</b>					<u>\$ 50,908,782</u>	<u>\$ 54,179,829</u>	<u>\$ 105,088,611</u>

See accompanying Notes to Financial Statements.

**CITY OF HERMANTOWN  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2023**

		Essentia Wellness Center					
		City Sales Tax Fund	Special Revenue Fund	Debt Service Funds	Capital Project Funds	Nonmajor Governmental Funds	Total Governmental Funds
<b>ASSETS</b>							
Cash and Investments	\$ 6,749,579	\$ 7,571,014	\$ 2,011,794	\$ 5,180,771	\$ 2,056,650	\$ 3,088,119	\$ 26,657,927
Accounts Receivable	94,774	1,099,175	89,436	-	766,363	581,725	2,631,473
Interest Receivable	19,062	24,851	-	829	-	4,870	49,612
Delinquent Taxes Receivable	102,633	-	-	7,744	-	3,149	113,526
Special Assessments Receivable	-	-	-	4,060,671	1,014,722	-	5,075,393
Lease Receivable	151,884	-	1,179,145	-	-	-	1,331,029
Prepaid Items	93,599	-	15,433	-	10,000	24	119,056
Due from Other Funds	-	1,107,256	-	-	-	-	1,107,256
Advance to Other Funds	-	-	-	-	-	50,000	50,000
Total Assets	<u>\$ 7,211,531</u>	<u>\$ 9,802,296</u>	<u>\$ 3,295,808</u>	<u>\$ 9,250,015</u>	<u>\$ 3,847,735</u>	<u>\$ 3,727,887</u>	<u>\$ 37,135,272</u>
<b>LIABILITIES</b>							
Accounts Payable	\$ 307,863	\$ 211,275	\$ 21,892	\$ -	\$ 606,132	\$ 26,263	\$ 1,173,425
Accrued Wages Payable	210,408	-	-	-	-	127,048	337,456
Due to Other Funds	-	-	-	-	1,107,256	-	1,107,256
Deposits Payable	203,175	-	-	-	-	6,789	209,964
Advance from Other Funds	-	-	-	-	600,000	-	600,000
Unearned Revenue	-	-	1,519,138	-	-	303,556	1,822,694
Total Liabilities	<u>721,446</u>	<u>211,275</u>	<u>1,541,030</u>	<u>-</u>	<u>2,313,388</u>	<u>463,656</u>	<u>5,250,795</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>							
Delinquent Property Taxes	65,562	-	-	2,178	-	1,332	69,072
Deferred Special Assessments	-	-	-	4,057,415	1,011,087	-	5,068,502
Deferred Inflows - Lease Receivable	147,697	-	1,121,206	-	-	-	1,268,903
Deferred Inflows - Other	-	415,752	89,436	-	760,011	207,876	1,473,075
Total Deferred Inflows of Resources	<u>213,259</u>	<u>415,752</u>	<u>1,210,642</u>	<u>4,059,593</u>	<u>1,771,098</u>	<u>209,208</u>	<u>7,879,552</u>
<b>FUND BALANCES</b>							
Nonspendable	93,599	-	15,433	-	10,000	50,024	169,056
Restricted	438,916	9,175,269	528,703	4,898,802	-	1,895,689	16,937,379
Committed	-	-	-	291,620	-	1,109,310	1,400,930
Assigned	-	-	-	-	1,803,830	-	1,803,830
Unassigned	5,744,311	-	-	-	(2,050,581)	-	3,693,730
Total Fund Balances	<u>6,276,826</u>	<u>9,175,269</u>	<u>544,136</u>	<u>5,190,422</u>	<u>(236,751)</u>	<u>3,055,023</u>	<u>24,004,925</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	<u>\$ 7,211,531</u>	<u>\$ 9,802,296</u>	<u>\$ 3,295,808</u>	<u>\$ 9,250,015</u>	<u>\$ 3,847,735</u>	<u>\$ 3,727,887</u>	<u>\$ 37,135,272</u>

See accompanying Notes to Financial Statements.

**CITY OF HERMANTOWN  
RECONCILIATION OF THE BALANCE SHEET TO THE  
STATEMENT OF NET POSITION  
GOVERNMENTAL FUNDS  
DECEMBER 31, 2023**

Total Fund Balances - Governmental Funds	\$ 24,004,925
Amounts Reported for Governmental Activities in the Statement of Activities are Different Because:	
Capital and Right to Use assets used in governmental activities are not financial resources and, therefore, are not reported as assets in governmental funds.	
Cost of Capital and Right to Use Assets	95,820,027
Less Accumulated Depreciation and Amortization	(38,254,870)
Long-term liabilities are not due and payable in the current period and, therefore, are not reported as liabilities in the funds.	
	(32,434,008)
The net pension liability and total OPEB liability and the related deferred outflows and deferred inflows of resources are only reported in the statement of net position.	
Net Pension Liability	(3,035,426)
Total OPEB Liability	(1,660,224)
Deferred Outflows of Resources - Pension Related	3,598,390
Deferred Outflows of Resources - OPEB	52,048
Deferred Inflows of Resources - Pension Related	(3,437,223)
Long-term assets that are not available to pay for current period expenditures and, therefore, are deferred in the funds.	
	6,610,649
Governmental funds do not report a liability for accrued interest until due and payable	(355,506)
Total Net Position - Governmental Activities	<u>\$ 50,908,782</u>

See accompanying Notes to Financial Statements.

**CITY OF HERMANTOWN**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES (DEFICITS)**  
**GOVERNMENTAL FUNDS**  
**YEAR ENDED DECEMBER 31, 2023**

	General	City Sales Tax Fund	Essentia Wellness Center Special Revenue Fund	Debt Service Funds	Capital Project Funds	Nonmajor Governmental Funds	Total Governmental Funds
<b>REVENUES</b>							
Taxes	\$ 6,949,194	\$ 4,204,678	\$ -	\$ 341,791	\$ 279,238	\$ 1,708,717	\$ 13,483,618
Franchise Fees	12,375	-	-	-	-	34,037	46,412
Special Assessments	-	-	-	605,965	179,118	-	785,083
Licenses and Permits	289,172	-	-	-	-	37,700	326,872
Intergovernmental	744,466	-	-	-	5,169,042	-	5,913,508
Charges for Services	122,398	-	308,516	-	-	-	430,914
Fines and Forfeitures	58,075	-	-	-	-	3,670	61,745
Investment Income	301,556	385,512	46,998	12,836	19,760	78,706	845,368
Miscellaneous	144,028	-	56,519	-	203,848	501,791	906,186
Total Revenues	8,621,264	4,590,190	412,033	960,592	5,851,006	2,364,621	22,799,706
<b>EXPENDITURES</b>							
Current:							
General Government	1,117,466	-	-	4,108	245,599	154,038	1,521,211
Public Safety	3,881,244	-	-	-	-	2,146	3,883,390
Streets and Highways	952,431	-	-	-	-	-	952,431
Community and Economic Development	213,640	-	-	-	30,679	310,310	554,629
Culture and Recreation	107,662	-	319,087	-	-	22,371	449,120
Capital Outlay	179,095	1,923,739	-	-	9,000,977	203,324	11,307,135
Debt Service:							
Principal	-	-	-	2,905,000	-	-	2,905,000
Interest and Fiscal Charges	-	-	-	912,620	24,000	-	936,620
Total Expenditures	6,451,538	1,923,739	319,087	3,821,728	9,301,255	692,189	22,509,536
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>							
	2,169,726	2,666,451	92,946	(2,861,136)	(3,450,249)	1,672,432	290,170
<b>OTHER FINANCING SOURCES (USES)</b>							
Bonds Issued	-	-	-	40,150	1,464,850	-	1,505,000
Premium on Issuance of Bonds	-	-	-	-	102,829	-	102,829
Transfer In	-	-	-	2,966,720	795,006	25,000	3,786,726
Transfer Out	(741,000)	(2,757,402)	-	(27,806)	-	(21,506)	(3,547,714)
Proceeds from Sale of Capital Assets	24,565	-	-	-	-	-	24,565
Net Other Financing Sources (Uses)	(716,435)	(2,757,402)	-	2,979,064	2,362,685	3,494	1,871,406
<b>NET CHANGE IN FUND BALANCE</b>	1,453,291	(90,951)	92,946	117,928	(1,087,564)	1,675,926	2,161,576
Fund Balance - Beginning	4,823,535	9,266,220	451,190	5,072,494	850,813	1,379,097	21,843,349
<b>FUND BALANCE - ENDING</b>	\$ 6,276,826	\$ 9,175,269	\$ 544,136	\$ 5,190,422	\$ (236,751)	\$ 3,055,023	\$ 24,004,925

See accompanying Notes to Financial Statements.

**CITY OF HERMANTOWN  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND  
CHANGES IN FUND BALANCES (DEFICITS) TO THE  
STATEMENT OF ACTIVITIES  
GOVERNMENTAL FUNDS  
YEAR ENDED DECEMBER 31, 2023**

Total Net Changes in Fund Balances - Governmental Funds	\$ 2,161,576
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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 costs of those assets is allocated over the estimated useful lives as depreciated expense.

Capital Outlays	11,018,825
Loss on Disposal of Capital Assets	(144,158)
Capital Assets Transferred to Business-Type Activities	(1,144,049)
Capital Contributions	871,700
Depreciation and Amortization Expense	(2,322,604)

Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds.	1,980,711
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The issuance of long-term debt provides current financial resources to governmental funds, but increases long-term liabilities in the statement of net position. Also, governmental funds report the effect of premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences.	(1,463,571)
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Repayment of bond principal is an expenditure in the governmental funds, but the repayment reduces long-term liabilities in the statement of net position.	2,962,116
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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. However, in the statement of activities, interest expense is recognized as it accrues, regardless of when due.	35,755
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Pension expenditures in the governmental funds are measured by current year employer contributions. Pension expenses on the statement of activities are measured by the change in the net pension liability and the related deferred inflows and outflows of resources.	(411,547)
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Other postemployment benefit (OPEB) expenditures in the governmental funds are measured by current year employer contributions. OPEB expenses on the statement of activities are measured by the change in the total OPEB liability and the related deferred inflows and outflows of resources.	(288,525)
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Compensated absences are an expense in the governmental funds, but increase long-term liabilities in the statement of net position.	(76,359)
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Change in Net Position - Governmental Activities	<u>\$ 13,179,870</u>
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**CITY OF HERMANTOWN**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE**  
**BUDGET AND ACTUAL**  
**GENERAL FUND**  
**YEAR ENDED DECEMBER 31, 2023**

	Budget			Variance Over (Under)
	Original	Final	Actual	
<b>REVENUES</b>				
Taxes	\$ 6,628,838	\$ 6,628,838	\$ 6,949,194	\$ 320,356
Franchise Fees	16,500	16,500	12,375	(4,125)
Licenses and Permits	179,090	179,090	289,172	110,082
Intergovernmental	242,050	242,050	744,466	502,416
Charges for Services	107,258	107,258	122,398	15,140
Fines and Forfeitures	43,700	43,700	58,075	14,375
Investment Income	6,000	6,000	301,556	295,556
Miscellaneous	42,683	42,683	144,028	101,345
Total Revenues	7,266,119	7,266,119	8,621,264	1,355,145
<b>EXPENDITURES</b>				
Current:				
General Government	1,141,120	1,154,120	1,117,466	(36,654)
Public Safety	3,931,202	3,931,202	3,881,244	(49,958)
Streets and Highways	826,641	855,641	952,431	96,790
Community and Economic Development	321,831	321,831	213,640	(108,191)
Culture and Recreation	154,925	154,925	107,662	(47,263)
Capital Outlay	149,500	149,500	179,095	29,595
Total Expenditures	6,525,219	6,567,219	6,451,538	(115,681)
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	740,900	698,900	2,169,726	1,470,826
<b>OTHER FINANCING SOURCES (USES)</b>				
Transfer Out	(741,000)	(741,000)	(741,000)	-
Sales of Capital Assets	100	100	24,565	24,465
Net Other Financing Sources (Uses)	(740,900)	(740,900)	(716,435)	24,465
<b>NET CHANGE IN FUND BALANCE</b>	<u>\$ -</u>	<u>\$ (42,000)</u>	1,453,291	<u>\$ 1,495,291</u>
Fund Balance - Beginning			4,823,535	
<b>FUND BALANCE - ENDING</b>			<u>\$ 6,276,826</u>	

See accompanying Notes to Financial Statements.

**CITY OF HERMANTOWN**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE**  
**BUDGET AND ACTUAL**  
**CITY SALES TAX FUND**  
**YEAR ENDED DECEMBER 31, 2023**

	Budget			Variance Over (Under)
	Original	Final	Actual	
<b>REVENUES</b>				
Taxes:				
Sales Taxes	\$ 3,485,000	\$ 3,485,000	\$ 4,204,678	\$ 719,678
Investment Income	10,000	10,000	385,512	375,512
Total Revenues	3,495,000	3,495,000	4,590,190	1,095,190
<b>EXPENDITURES</b>				
Current:				
Economic Development	-	-	-	-
Capital Outlay	590,000	1,990,000	1,923,739	(66,261)
Total Expenditures	590,000	1,990,000	1,923,739	(66,261)
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	2,905,000	1,505,000	2,666,451	1,161,451
<b>OTHER FINANCING USES</b>				
Transfer Out	(2,757,402)	(2,757,402)	(2,757,402)	-
<b>NET CHANGE IN FUND BALANCE</b>	<u>\$ 147,598</u>	<u>\$ (1,252,402)</u>	(90,951)	<u>\$ 1,161,451</u>
Fund Balance - Beginning			9,266,220	
<b>FUND BALANCE - ENDING</b>			<u>\$ 9,175,269</u>	

See accompanying Notes to Financial Statements.

**CITY OF HERMANTOWN**  
**STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE**  
**BUDGET AND ACTUAL**  
**ESSENTIA WELLNESS CENTER SPECIAL REVENUE FUND**  
**DECEMBER 31, 2023**

	Budget			Variance Over (Under)
	Original	Final	Actual	
<b>REVENUES</b>				
Investment Income	\$ -	\$ -	\$ 46,998	\$ 46,998
Charges for Services	329,652	329,652	308,516	(21,136)
Miscellaneous	-	-	56,519	56,519
Total Revenues	329,652	329,652	412,033	82,381
<b>EXPENDITURES</b>				
Current:				
Culture and Recreation	229,652	229,652	319,087	89,435
<b>NET CHANGE IN FUND BALANCE</b>	<u>\$ 100,000</u>	<u>\$ 100,000</u>	92,946	<u>\$ (7,054)</u>
Fund Balance - Beginning			451,190	
<b>FUND BALANCE - ENDING</b>			<u>\$ 544,136</u>	

See accompanying Notes to Financial Statements.



**CITY OF HERMANTOWN  
STATEMENT OF NET POSITION  
PROPRIETARY FUNDS  
DECEMBER 31, 2023**

	Business-Type Activities Enterprise Fund			Total Enterprise Funds
	Water Utility Funds	Sewage Disposal Fund	Nonmajor Enterprise Funds	
<b>ASSETS</b>				
Current Assets:				
Cash and Cash Equivalents	\$ 6,058,363	\$ 6,900,908	\$ 1,425,336	\$ 14,384,607
Interest Receivable	17,251	19,653	3,992	40,896
Accounts Receivable	212,254	211,107	114,800	538,161
Lease Receivable	50,161	-	-	50,161
Advance to Other Funds	-	-	550,000	550,000
Inventories	113,246	416	-	113,662
Prepaid Items	11,329	10,651	595	22,575
Total Current Assets	6,462,604	7,142,735	2,094,723	15,700,062
Noncurrent Assets:				
Capital Assets, Net of Depreciation:				
Assets Not Being Depreciated	221,869	864,848	86,681	1,173,398
Assets Being Depreciated, Net	9,475,932	28,239,269	505,783	38,220,984
Total Capital Assets, Net of Depreciation	9,697,801	29,104,117	592,464	39,394,382
Long-Term Portion of Contracts Receivable	31,896	17,275	-	49,171
Special Assessments Receivable	4,824	170,411	43	175,278
Total Noncurrent Assets	9,734,521	29,291,803	592,507	39,618,831
<b>DEFERRED OUTFLOWS OF RESOURCES</b>				
Other Postemployment Benefits Related Pension Related	4,887	3,822	2,146	10,855
	44,249	36,709	18,936	99,894
Total Deferred Outflows of Resources	49,136	40,531	21,082	110,749
Total Assets and Deferred Outflows of Resources	<u>\$ 16,246,261</u>	<u>\$ 36,475,069</u>	<u>\$ 2,708,312</u>	<u>\$ 55,429,642</u>
<b>LIABILITIES</b>				
Current Liabilities:				
Accounts Payable	\$ 147,905	\$ 94,410	\$ 16,567	\$ 258,882
Accrued Wages and Related Liabilities	7,976	6,141	3,346	17,463
Customer Deposits	11,870	-	-	11,870
Total Current Liabilities	167,751	100,551	19,913	288,215
Noncurrent Liabilities:				
Compensated Absences	41,090	38,658	16,333	96,081
Net Pension Liability	159,008	131,916	68,045	358,969
Total OPEB Liability	155,877	121,923	68,438	346,238
Total Noncurrent Liabilities	355,975	292,497	152,816	801,288
Total Liabilities	523,726	393,048	172,729	1,089,503
<b>DEFERRED INFLOWS OF RESOURCES</b>				
Deferred Inflows - Lease Receivable	46,022	-	-	46,022
Pension Related	50,625	41,999	21,664	114,288
Total Deferred Inflows of Resources	96,647	41,999	21,664	160,310
<b>NET POSITION</b>				
Net Investment in Capital Assets	9,697,801	29,104,117	592,464	39,394,382
Unrestricted	5,928,087	6,935,905	1,921,455	14,785,447
Total Net Position	15,625,888	36,040,022	2,513,919	54,179,829
Total Liabilities, Deferred Inflows of Resources, and Net Position	<u>\$ 16,246,261</u>	<u>\$ 36,475,069</u>	<u>\$ 2,708,312</u>	<u>\$ 55,429,642</u>

See accompanying Notes to Financial Statements.

**CITY OF HERMANTOWN**  
**STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION**  
**PROPRIETARY FUNDS**  
**YEAR ENDED DECEMBER 31, 2023**

	Business-Type Activities Enterprise Fund			
	Water Utility Funds	Sewage Disposal Fund	Nonmajor Enterprise Funds	Total Enterprise Funds
<b>OPERATING REVENUES</b>				
User Fees	\$ 1,689,229	\$ 1,663,379	\$ 469,137	\$ 3,821,745
Service Charges	293,132	89,714	-	382,846
Franchise Fees	-	-	147,821	147,821
Total Operating Revenues	1,982,361	1,753,093	616,958	4,352,412
<b>OPERATING EXPENSES</b>				
Personnel Services	370,851	223,897	194,133	788,881
Water Purchases	970,345	-	-	970,345
WLSSD Charges	-	629,788	-	629,788
Maintenance and Supplies	241,205	192,738	117,279	551,222
Utilities	12,871	11,506	37,535	61,912
Professional Services	7,368	7,493	67,116	81,977
Insurance	17,810	16,496	-	34,306
Miscellaneous	622	1,841	-	2,463
Depreciation Expense	250,327	531,859	11,119	793,305
Total Operating Expenses	1,871,399	1,615,618	427,182	3,914,199
<b>NET OPERATING INCOME</b>	110,962	137,475	189,776	438,213
<b>NONOPERATING REVENUES</b>				
Hookups and Miscellaneous Income	162,137	126,182	12,915	301,234
Loss on Disposal of Capital Assets	-	(67,979)	-	(67,979)
Intergovernmental Grants	-	-	70,000	70,000
Investment Income	270,577	306,723	84,430	661,730
Total Nonoperating Revenues	432,714	364,926	167,345	964,985
<b>INCOME BEFORE TRANSFERS AND CONTRIBUTIONS</b>	543,676	502,401	357,121	1,403,198
<b>OTHER FINANCING SOURCES (USES)</b>				
Capital Contributions	617,823	1,001,304	119,518	1,738,645
Transfer In	6,000	-	-	6,000
Transfer Out	(134,738)	(89,274)	(21,000)	(245,012)
Total Other Financing Sources (Uses)	489,085	912,030	98,518	1,499,633
<b>CHANGE IN NET POSITION</b>	1,032,761	1,414,431	455,639	2,902,831
Net Position - Beginning	14,593,127	34,625,591	2,058,280	51,276,998
<b>NET POSITION - ENDING</b>	<u>\$ 15,625,888</u>	<u>\$ 36,040,022</u>	<u>\$ 2,513,919</u>	<u>\$ 54,179,829</u>

See accompanying Notes to Financial Statements.

**CITY OF HERMANTOWN  
STATEMENT OF CASH FLOWS  
PROPRIETARY FUNDS  
YEAR ENDED DECEMBER 31, 2023**

	Business-Type Activities Enterprise Fund			
	Water Utility Funds	Sewage Disposal Fund	Nonmajor Enterprise Funds	Total Enterprise Funds
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>				
Receipts from Users	\$ 1,961,151	\$ 1,814,400	\$ 614,093	\$ 4,389,644
Payments to Employees	(427,302)	(296,416)	(151,025)	(874,743)
Payments to Suppliers	(1,236,497)	(856,691)	(227,598)	(2,320,786)
Net Cash Provided by Operating Activities	297,352	661,293	235,470	1,194,115
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES</b>				
Transfers In	6,000	-	-	6,000
Transfers Out	(134,738)	(89,274)	(21,000)	(245,012)
Intergovernmental Grants	-	-	70,000	70,000
Cash Received from Hookups and Miscellaneous Income	69,951	126,182	12,915	209,048
Net Cash Provided (Used) by Noncapital Financing Activities	(58,787)	36,908	61,915	40,036
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>				
Acquisition and Construction of Capital Assets	-	(3,005)	(59,195)	(62,200)
Payments from Lease Receivable	152,108	-	-	152,108
Net Cash Provided (Used) by Capital and Related Financing Activities	152,108	(3,005)	(59,195)	89,908
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>				
Investment Income	262,954	297,152	82,367	642,473
<b>NET INCREASE IN CASH AND CASH EQUIVALENTS</b>	653,627	992,348	320,557	1,966,532
Cash and Cash Equivalents - Beginning of Year	5,404,736	5,908,560	1,104,779	12,418,075
<b>CASH AND CASH EQUIVALENTS - END OF YEAR</b>	<u>\$ 6,058,363</u>	<u>\$ 6,900,908</u>	<u>\$ 1,425,336</u>	<u>\$ 14,384,607</u>

See accompanying Notes to Financial Statements.

**CITY OF HERMANTOWN  
STATEMENT OF CASH FLOWS (CONTINUED)  
PROPRIETARY FUNDS  
YEAR ENDED DECEMBER 31, 2023**

	Business-Type Activities Enterprise Fund			Total Enterprise Funds
	Water Utility Funds	Sewage Disposal Fund	Nonmajor Enterprise Funds	
<b>RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES</b>				
Operating Income	\$ 110,962	\$ 137,475	\$ 189,776	\$ 438,213
Adjustments to Reconcile Operating Income to Net Cash Provided by Operating Activities:				
Depreciation	250,327	531,859	11,119	793,305
(Increase) Decrease in Assets:				
Accounts Receivable	(6,195)	41,533	(2,865)	32,473
Special Assessments Receivable	(11)	11,349	-	11,338
Prepaid Expenses	1,221	(186)	269	1,304
Inventories	(33,888)	2,409	-	(31,479)
Deferred Outflows	29,209	28,099	2,603	59,911
Increase (Decrease) in Liabilities:				
Accounts Payable	46,391	948	(5,937)	41,402
Wages and Related Liabilities	1,027	915	646	2,588
Due to Other Funds	2,296	8,425	-	10,721
Deposits	(17,300)	-	-	(17,300)
Compensated Absences Payable	(11,221)	(5,132)	(4,501)	(20,854)
Net Pension Liability	(71,826)	(62,001)	(1,876)	(135,703)
Total OPEB Liability	10,501	(73,539)	25,603	(37,435)
Deferred Inflows	(14,141)	39,139	20,633	45,631
Total Adjustments	<u>186,390</u>	<u>523,818</u>	<u>45,694</u>	<u>755,902</u>
Net Cash Provided by Operating Activities	<u>\$ 297,352</u>	<u>\$ 661,293</u>	<u>\$ 235,470</u>	<u>\$ 1,194,115</u>
<b>NONCASH INVESTING, CAPITAL AND FINANCING ACTIVITIES</b>				
Capital Contributions	\$ 617,823	\$ 1,001,304	\$ 119,518	\$ 1,738,645

See accompanying Notes to Financial Statements.

**CITY OF HERMANTOWN  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The City of Hermantown (the City) complies with accounting principles generally accepted in the United States of America (GAAP). GAAP includes all relevant Governmental Accounting Standards Board (GASB) pronouncements. The accounting and reporting framework and the more significant accounting policies are discussed in subsequent subsections of this Note.

**A. Financial Reporting Entity**

The City of Hermantown, Minnesota, was incorporated under the laws of the state of Minnesota and operates under an elected Mayor-Council form of government. In determining the financial reporting entity, the City complies with GAAP and includes all component units of which the City appointed a voting majority of the units' board, the City is able to impose its will on the unit, or a financial benefit or burden relationship exists. As a result of applying these component unit criteria, the Hermantown Economic Development Authority is considered a component unit and is presented in the City's financial statements as a blended component unit, meaning it is reported as if it were a part of the City. The Hermantown Economic Development Authority does not issue separate financial statements.

Blended Component Unit

The Hermantown Economic Development Authority (HEDA) provides services almost entirely to the City and is governed by a board of seven commissioners, which is substantially the same as the City Council. The City is financially accountable for HEDA. The City approves the budget, levies taxes (if necessary), and must approve debt issuances. HEDA has had limited activity and has monthly meetings. For these reasons, HEDA is recognized as a blended component unit of the City.

Related Organization

The Hermantown Volunteer Fire Department is a legally separate organization from the City. Related party transactions are limited to payments by the City on a contract for service entered into with the Hermantown Volunteer Fire Department. The City made payments totaling \$413,634 during 2023.

**B. Government-Wide Financial Statements**

The government-wide financial statements (statement of net position and statement of activities) report information on all activities of the primary government. 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.

**CITY OF HERMANTOWN  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**B. Government-Wide Financial Statements (Continued)**

The statement of activities demonstrates the degree to which the direct expenses of a given function or business-type activity is offset by program revenues. Direct expenses are those which are clearly identifiable with a specific function or business-type activity. 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, 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 properly included among program revenues are reported instead as general revenues.

**C. Fund Financial Statements**

The accounts of the City are organized and operated on the basis of funds. A fund is an independent fiscal and accounting entity with a self-balancing set of accounts. The fund financial statements are provided for governmental funds and proprietary funds. The emphasis of fund financial statements is on the major governmental and enterprise funds, each displayed in a separate column. All remaining governmental and enterprise funds are aggregated and reported as other funds (nonmajor).

The funds of the financial reporting entity are described below:

Governmental Funds

**General Fund** – The General Fund is the general operating fund of the City. It is used to account for all financial resources except those reported in another fund.

**Special Revenue Funds** – These funds are used to account for and report the proceeds of specific revenue sources that are restricted or committed to expenditure for specified purposes other than debt service or capital projects.

**Debt Service Fund** – These funds are used to account for the accumulation of resources for and the payment of general long-term obligation principal, interest, and related costs.

**Capital Projects Fund** – These funds are used to account for and report financial resources that are restricted, committed, or assigned to expenditure for capital outlays including the acquisition or construction of capital facilities and other capital assets.

Proprietary Funds

**Enterprise Funds** – The Enterprise Funds are used to account for those operations which are financed and operated in a manner similar to private business or for which the council has decided that the determination of revenues earned, costs incurred, and/or net income is necessary for management accountability.

CITY OF HERMANTOWN  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2023

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

C. Fund Financial Statements (Continued)

Major Governmental Funds

**General Fund** – Accounts for all financial resources except those reported in another fund. It is the general operating fund of the City.

**City Sales Tax Fund** – Accounts for the restricted sales tax revenues collected that are authorized by the Minnesota State Legislature to fund the construction of a public safety facility, City administrative services facility, Hermantown sewer trunk line and water infrastructure improvements, and the construction and equipping of a regional, multiuse wellness center.

**Essentia Wellness Center Special Revenue Fund** – Accounts for lease revenue from the Essentia Wellness Center, which are restricted for use covering costs related to the facility costs of the Essentia Wellness Center.

**Debt Service Funds** – Accounts for the accumulated resources to pay the interest and principal payments on General Obligation bonds.

**Capital Project Funds** – Accounts for and report financial resources that are restricted, committed or assigned to expenditure for capital outlays.

Major Proprietary Funds

**Water Utility Fund** – Accounts for the activity of providing water services to the public.

**Sewage Disposal Fund** – Accounts for the activity of providing sewer disposal services to the public.

**CITY OF HERMANTOWN  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**D. Measurement Focus and Basis of Accounting**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund 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 generally 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 for 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 year. Reimbursement grants are considered available if they are collected within one year of the end of the current fiscal period. Expenditures generally are recorded when the 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.

Property taxes, sales taxes, franchise fees, special assessments, intergovernmental revenues, charges for service, and interest associated with the current fiscal period are all considered susceptible to accrual and therefore have been recognized as revenues of the current fiscal period. Only the portion of special assessments receivable due within the current fiscal 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.

**Adoption of New Accounting Standards**

In May 2020, the GASB issued GASB Statement No. 96, *Subscription-Based Information Technology Arrangements*. This standard defines a subscription-based information technology arrangement (SBITA); established that a SBITA results in a right-to-use subscription asset (an intangible asset) and a corresponding subscription liability; provides the capitalization criteria for outlays other than subscription payments, including implementation costs of a SBITA; and requires note disclosures regarding a SBITA.

The City has adopted the requirements of the guidance effective January 1, 2023, and has applied the provisions of this standard to the beginning of the period of adoption. Beginning fund balance/net position was not restated due to the implementation of GASB 96. The City did not identify any applicable arrangements, so the implementation of this standard did not have any effect on the City's financial statements.



**CITY OF HERMANTOWN  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**E. Assets, Liabilities, and Equity**

Cash and Cash Equivalents

Cash balances from all funds are combined and invested to the extent available in certificates of deposit and other short-term securities. Earnings from such investments are allocated to the respective funds on the basis of average cash balance participation by each fund.

Investments are stated at fair value, based on quoted market prices, except for investments in 2a7-like external investment pools, which are stated at amortized cost. Investment income is accrued at the balance sheet date.

For purposes of the proprietary fund-type statements of cash flows, the City considers all legal investments authorized by Minnesota Statutes with an original maturity of three months or less to be cash equivalents.

Interfund Transactions

Activities between funds that are representative of lending/borrowing arrangements are reported as “due to/from other funds” and “advances to/from other funds.” Interfund receivables and payables between funds within governmental activities are eliminated in the statement of net position.

Receivables

In the government-wide statements, receivables consist of all revenues earned at year-end and not yet received. Allowances for uncollectible receivables are based on historical trends and the periodic aging of accounts.

Accounts receivable for utility receivables are shown at a gross amount, since utility receivables are assessable to the associated property and are collectible upon sale of the assessed property.

Property Taxes

Property tax levies are set by the City Council in December of each year and are certified to St. Louis County for collection in the following year. In Minnesota, counties act as collection agents for all property taxes. The County spreads all levies over taxable property. Such taxes become a lien on January 1 and are recorded as receivables by the City on that date. Revenues are accrued and recognized in the year collectible, net of delinquencies. Real property taxes may be paid by taxpayers in two equal installments on May 15 and October 15. Personal property taxes may be paid on February 28 and June 30. The County provides tax settlements to cities and other taxing districts in January, June or July, and November or December. Delinquent taxes have been offset by a deferred inflow of resources for delinquent taxes not received within 60 days after year-end in the governmental fund financial statements.

No allowance for uncollectible taxes has been provided because such amounts are not expected to be material.

**CITY OF HERMANTOWN  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**E. Assets, Liabilities, and Equity (Continued)**

Special Assessments

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 as approved through City Council Resolution. Collection of annual installments (including interest) is handled by the county auditor in the same manner as property taxes. Property owners are allowed to prepay future installments without interest or prepayment penalties.

Once a special assessment roll is adopted, the amount attributed to each parcel is a lien on 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 become delinquent, the property is subject to tax forfeit sale, and the first proceeds of that sale (after costs, penalties, and expenses of sale) are remitted to the City in payment of delinquent special assessments. Generally, the City will collect the full amount of its special assessments not adjusted by the City Council or court action. 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.

Prepaid Items

Payments made to vendors for services that will benefit periods beyond December 31, 2023, are recorded as prepaid items. Prepaid items are reported using the consumption method and recorded as expenditures/expenses at the time of consumption.

Inventories

All inventories are valued at cost using the first-in, first-out (FIFO) method and recorded as an asset at the time of purchase.

Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), and intangible assets such as easements, are reported in the applicable governmental or business-type activities columns in the government-wide financial statements. Capital assets, including infrastructure assets, are defined by the City as assets with an initial, individual cost of more than \$20,000 and an estimated useful life in excess of two years. In the case of donations, the government values these capital assets at the estimated acquisition value on the date of its donation. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

**CITY OF HERMANTOWN  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**E. Assets, Liabilities, and Equity (Continued)**

Capital Assets (Continued)

Capital assets are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Land Improvements	10 to 50
Buildings	10 to 40
Equipment	3 to 25
Infrastructure	15 to 25
Transmission System, Source of Supply, and Pumping Plant	50 to 99

Right-to-use lease assets are initially measured at the present value of payments expected to be made during the lease term, adjusted for lease payments made at or before the lease commencement date, plus certain initial direct costs. Subsequently, the lease asset is amortized in a systematic and rational manner over the shorter of the lease term or the useful life of the underlying asset.

**F. Unearned Revenue**

In the financial statements, certain revenue transactions have been reported as unearned revenue. Revenue cannot be recognized until it has been earned.

Unearned revenues for the City include a \$2,000,000 naming rights agreement for the Essentia Wellness Center that is to be recognized as revenue over the 20-year term of the agreement. Five years have been recognized and remaining unearned revenue is \$1,500,000 as of the end of the year.

**G. Compensated Absences**

It is the City's policy to permit employees to accumulate earned but unused vacation leave and sick pay benefits. Vested employees may receive a lump sum payment to a health care savings plan or a lump sum cash payment if they retire. The liability for these compensated absences is recorded as a long-term liability in the government-wide financial statements. In the fund financial statements, governmental funds report only the compensated absences liability payable if they have matured, for example, as a result of employee resignations and retirements. The proprietary funds report the liability as it is incurred.

**CITY OF HERMANTOWN  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**H. Long-Term Liabilities**

In the government-wide financial statements and for the 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. The recognition of bond premiums and discounts is amortized over the life of the bonds. Bonds payable are reported net of the applicable premium or discount. Bond issuance costs are reported as an expense in the period they occurred.

In the fund financial statements, governmental funds recognize bond premiums and discounts, as well as issuance costs, during the current period. 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.

**I. Pensions**

For the purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about fiduciary net position of the Public Employees Retirement Association (PERA) and additions to/deductions from PERA's fiduciary net position have been determined on the same basis as they are reported by PERA except that PERA's fiscal year 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.

**J. Other Postemployment Benefits (OPEB)**

The City provides other postemployment benefits (OPEB) to some retired employees based on eligibility established by contracts with bargaining units or other employment contracts. Retirees are required to pay 100% of their premium cost for the City-sponsored group health insurance plan in which they participate. For purposes of measuring the total OPEB liability, deferred outflows of resources, and deferred inflows of resources related to OPEB and OPEB expense have been determined using the one-year look back basis (the previous December 31 year-end). The plan holds no investments.

**CITY OF HERMANTOWN  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**K. 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, deferred outflows of resources, represents a consumption of net assets that applies to future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The City has reported deferred outflows related to pensions for its proportionate shares of collective deferred outflows of resources related to pensions and the City's contributions to pension plans subsequent to the measurement date of the collective net pension liability. The City has reported deferred outflows related to OPEB resulting from differences between expected and actual experience, changes in proportion, and contributions to the plan subsequent to the measurement date and before the end of the reporting period.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net assets 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 reported unavailable revenue from delinquent property taxes, deferred special assessments, intergovernmental, and other revenue, which arises only under a modified accrual basis of accounting, in the governmental funds balance sheet. The City has also reported deferred inflows of resources for its proportionate share of the collective deferred inflows of resources related to pensions.

**CITY OF HERMANTOWN  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**L. Leases**

The City determines if an arrangement is a lease at inception. Lessor leases are included in lease receivables and deferred inflow of resources in the statement of net position and fund financial statements.

Lease receivables represent the City's claim to receive lease payments over the lease term, as specified in the contract, in an exchange or exchange-like transaction. Lease receivables are recognized at commencement date based on the present value of expected lease payments over the lease term, reduced by any provision for estimated uncollectible amounts. Interest revenue is recognized ratably over the contract term.

Deferred inflows of resources related to leases are recognized at the commencement date based on the initial measurement of the lease receivable, plus any payments received from the lessee at or before the commencement of the lease term that relate to future periods, less any lease incentives paid to, or on behalf of, the lessee at or before the commencement of the lease term. The deferred inflows related to leases are recognized as lease revenue in a systematic and rational manner over the lease term.

The individual lease contracts do not always provide information about the discount rate implicit in the lease. Therefore, the City has elected to use their incremental borrowing rate to calculate the present value of expected lease payments when it is not explicitly stated in the contract.

The City accounts for contracts containing both lease and non-lease components as separate contracts when possible. In cases where the contract does not provide separate price information for lease and non-lease components, and it is impractical to estimate the price of such components, the City treats the components as a single lease unit.

**CITY OF HERMANTOWN  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**M. Fund Balance Classifications**

In the fund financial statements, governmental funds report their fund balance in classifications that disclose constraints for which amounts in those funds can be spent. These classifications are as follows:

*Nonspendable* – Consists of amounts that are not in spendable form, such as prepaid items.

*Restricted* – Consists of amounts related to externally imposed constraints established by creditors, grantors, or contributors or constraints imposed by state statutory provisions.

*Committed* – Consists of internally imposed constraints. The City Council will annually, or as deemed necessary, commit specific revenue sources for specified purpose by resolution. This formal action must occur prior to the end of the reporting period; however, the amount to be subject to the constraint may be determined in the subsequent period. To remove the constraint on specified use of committed resources, the City Council shall pass a resolution.

*Assigned* – Consists of internally imposed constraints. These constraints reflect the specific purpose for which it is the City's intended use. These constraints are established by the City Council and/or management. Pursuant to City Council resolution, the City's Finance Director is authorized to establish assignments of fund balance.

*Unassigned* – Is the residual classification for the General Fund and also reflects negative residual amounts in other funds.

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

When committed, assigned, or unassigned resources are available for use, it is the City's policy to use resources in the following order: 1) committed, 2) assigned, and 3) unassigned.

The City Council has formally adopted a policy regarding the minimum unrestricted fund balance for the General Fund. The policy establishes a year-end targeted unrestricted fund balance of 35%-50%, no less than five months of the next year's budgeted expenditures. This will assist in maintaining an adequate level of fund balance to provide for cash flow requirements and contingency needs because major revenues, including property taxes and other governmental aids, are received in the second half of the City's fiscal year. At December 31, 2023, the unassigned fund balance for the General Fund was 69.96% of the subsequent year's budgeted expenditures, or \$8,210,560.

**CITY OF HERMANTOWN  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**N. Net Position**

Net position represents the difference between assets and deferred outflows of resources and liabilities and deferred inflows of resources in the government-wide and proprietary financial statements. Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balance of any debt used to construct or acquire the capital assets (adjusted for unspent debt proceeds) and lease liabilities related to leased assets. Restricted net position consists of net position with constraints on their use by external restrictions imposed by creditors, grantors, and laws or regulations of other governments. Unrestricted net position is all other net position that does not meet the definition of *restricted* or *net investment in capital assets*.

**O. Use of Estimates**

The preparation of financial statements in conformity with accounting principles generally accepted in the United States 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 and the reported amounts of revenues and expenses/expenditures during the reporting period. Actual results could differ from those estimates.

**P. Stewardship, Compliance, and Accountability**

Budgetary Information

The City followed these procedures in establishing the budgetary data reflected in the financial statements:

1. Annual budgets are adopted for the General Fund, Special Revenue Funds, Debt Service Fund, and enterprise funds. The budget is adopted on a basis consistent with GAAP. Budgetary comparisons presented in this report are on a budgetary basis. Budgeted expenditure appropriations lapse at year-end. Budgeted amounts are as originally adopted or as amended by the City Council.
2. The budget is legally enacted through passage of a resolution.
3. The government's department heads may make transfers of appropriations within a department. The City Council may authorize transfer of budgeted amounts between departments.
4. Formal budgetary integration is employed as a management control device during the year.



**CITY OF HERMANTOWN  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**P. Stewardship, Compliance, and Accountability (Continued)**

Budgetary Information (Continued)

Budgetary control for capital project funds is accomplished through the use of project controls.

Expenditures exceed budgeted amounts in the following fund at December 31, 2023:

	<u>Final Budget</u>	<u>Expenditures</u>	<u>Excess</u>
Essentia Wellness Center Special Revenue Fund	\$ 229,652	\$ 319,087	\$ 89,435

**NOTE 2 DEPOSITS AND INVESTMENTS**

**Deposits**

In accordance with Minnesota Statutes, the City maintains deposits at those financial institutions authorized by the City Council. All such depositories are members of the Federal Reserve System.

Minnesota Statute requires that all City deposits be protected by insurance, surety bond, or collateral. The market value of collateral pledged must equal 110% of the deposits not covered by insurance or bonds. Authorized collateral includes treasury bills, notes and bonds; issues of U.S. government agencies; general obligations rated "A" or better, revenue obligations rated "AA" or better; irrevocable standard letters of credit issued by the Federal Home Loan Bank; and certificates of deposit. Minnesota Statutes require that securities pledged as collateral be held in safekeeping by the City Treasurer or in a financial institution other than that furnishing the collateral.

Custodial Credit Risk – Custodial credit risk is the risk that in the event of a financial institution failure, the City's deposits may not be returned to it. The City requires collateral for deposits over Federal Deposit Insurance Company (FDIC) insurance amounts. At December 31, 2023, the City's bank balance was fully insured or collateralized.

**Investments**

Minnesota Statutes 118A.04 and 118A.05 generally authorize the types of investments available to the City as; securities which are direct obligations or are guaranteed or insured issues of the United States, its agencies, its instrumentalities, or organizations created by an act of Congress, except mortgage-backed securities defined as "high risk" by Minnesota statute 118A.04 subd. 6; mutual funds through share of registered investment companies provided the mutual fund receives certain ratings depending on its investments; general obligations of the state of Minnesota and its municipalities, and in certain state agency and local obligations of Minnesota and other states provided such obligations have certain specified bond ratings by a national bond rating service; bankers' acceptances of United States banks; commercial paper issued by United States corporations or their Canadian subsidiaries that is rated in the highest quality category by two nationally recognized rating agencies and matures in 270 days or less; and with certain restrictions, in repurchase agreements, securities lending agreements, joint powers investment trusts, and guaranteed investment contracts.

**CITY OF HERMANTOWN  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 2 DEPOSITS AND INVESTMENTS (CONTINUED)**

**Investments (Continued)**

The City is invested in the Minnesota Municipal Money Market Fund (4M Fund). The 4M Fund is an external investment pool not registered with the Securities and Exchange Commission (SEC). The City's investment in the 4M Fund is measured at the net asset value per share provided by the pool, which is based on amortized cost method that approximates fair value. At December 31, 2023, the City had an investment in the 4M Fund in the amount of \$3,643,033.

**Custodial Credit Risk** – The custodial credit risk for investments is the risk that, in the event of the failure of the counterparty to a transaction, a government will not be able to recover the value of investment or collateral securities that are in the possession of an outside party. At December 31, 2023, none of the City's investments were subject to custodial credit risk.

**Concentration of Credit Risk** – The concentration of credit risk is the risk of loss that may be caused by the City's investment in a single issuer. The City has no policy that would limit its investment in a single issuer.

**Interest Rate Risk** – Interest rate risk is the risk that changes in the market interest rates will adversely affect the fair value of an investment. The City does not have a formal policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

State law limits investments as discussed above. The City has no investment policy that would further limit its investment choices.

At December 31, 2023, the City had the following investments:

<u>Investment Type</u>	<u>Total Value</u>	<u>Maturities</u>			
		<u>Less Than 1 Year</u>	<u>1-5 Years</u>	<u>Over 5 Years</u>	<u>No Maturity</u>
U.S. Treasury Notes	\$ 5,055,946	\$ 2,694,988	\$ 2,360,958	\$ -	\$ -
Negotiable CDs	25,947,328	8,179,643	17,767,685	-	-
External Investment Pool	3,643,033	-	-	-	3,643,033
<b>Total Investments</b>	<b>\$ 34,646,307</b>	<b>\$ 10,874,631</b>	<b>\$ 20,128,643</b>	<b>\$ -</b>	<b>\$ 3,643,033</b>

**Credit Risk** – Generally, credit risk is the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. It is the City's policy to invest only in securities that meet the ratings requirements set by state statute.

The following chart summarizes the ratings for the City's investments as rated by Standard and Poor's as of December 31, 2023:

<u>Credit Rating</u>	<u>Fair Value</u>
Not Rated	<u>\$ 34,646,307</u>

**CITY OF HERMANTOWN  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 2 DEPOSITS AND INVESTMENTS (CONTINUED)**

**Investments (Continued)**

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

The City has the following investments valued at recurring fair value measurements at December 31, 2023:

	Total	Fair Value Measurement Using		
		Quoted Prices in Active Markets for Identical Assets (Level 1)	Significant Other Observable Inputs (Level 2)	Significant Unobservable Inputs (Level 3)
<b>Investments by Fair Value Level</b>				
Negotiable CDs	\$ 25,947,328	\$ -	25,947,328	\$ -
U.S. Treasury Notes	5,055,946	5,055,946	-	-
Total	31,003,274	<u>\$ 5,055,946</u>	<u>\$ 25,947,328</u>	<u>\$ -</u>
Investments Measured at Amortized Cost	3,643,033			
Total Investments	<u>\$ 34,646,307</u>			

The following table sets forth additional disclosures about the City's investments whose value are estimated using net asset value (NAV) as of December 31, 2023:

	Total	Unfunded Commitments	Redemption Frequency	Redemption Notice Period
External Investment Pool - 4M	\$ 3,643,033	\$ -	None	14 Days

The City's total deposits and investments are as follows:

Cash on Hand	\$ 700
Deposits	6,395,527
Investments	34,646,307
Total Deposits and Investments	<u>\$ 41,042,534</u>

Presented in the financial statements as follows:

Primary Government:	
Cash and Investments	<u>\$ 41,042,534</u>

**CITY OF HERMANTOWN  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 3 RECEIVABLES**

Significant receivable balances not expected to be collected within one year of December 31, 2023 are as follows:

	Governmental Activities	Business-Type Activities
Taxes Receivable	\$ 69,072	\$ -
Special Assessments	3,957,740	175,278
Lease Receivables	1,331,029	50,161
Contracts Receivable	-	49,171
Total	<u>\$ 5,357,841</u>	<u>\$ 274,610</u>

**NOTE 4 CAPITAL ASSETS**

Capital assets activity for the year ended December 31, 2023 was as follows:

	Balance 12/31/2022	Additions	Deletions	Transfer	Balance 12/31/2023
<b>Governmental Activities</b>					
Capital Assets Not Being Depreciated:					
Land	\$ 3,186,012	\$ 30,000	\$ (7,515)	\$ -	\$ 3,208,497
Construction in Progress	949,227	9,312,963	(525,564)	(1,144,049)	8,592,577
Total Capital Assets Not Being Depreciated	4,135,239	9,342,963	(533,079)	(1,144,049)	11,801,074
Capital Assets Being Depreciated:					
Land Improvements	3,329,551	-	-	-	3,329,551
Buildings	36,752,517	450,087	-	-	37,202,604
Equipment and Vehicles	2,995,211	588,392	(259,288)	-	3,324,315
Infrastructure	37,834,968	2,034,647	-	-	39,869,615
Total Capital Assets Being Depreciated	80,912,247	3,073,126	(259,288)	-	83,726,085
Right-to-Use Lease Assets:					
Equipment	294,599	-	(1,731)	-	292,868
Total Right-to-Use Lease Assets	294,599	-	(1,731)	-	292,868
Less Accumulated Depreciation:					
Land Improvements	1,149,080	256,409	-	-	1,405,489
Buildings	6,834,070	932,079	-	-	7,766,149
Equipment and Vehicles	1,864,645	172,500	(122,645)	-	1,914,500
Infrastructure	26,149,596	902,178	-	-	27,051,774
Less Accumulated Amortization:					
Right-to-Use Lease Asset - Equipment	59,251	59,438	(1,731)	-	116,958
Total Accumulated Depreciation/Amortization	36,056,642	2,322,604	(124,376)	-	38,254,870
Total Capital Assets Being Depreciated/Amortized, Net	45,150,204	750,522	(136,643)	-	45,764,083
Governmental Activities Capital Assets, Net	<u>\$ 49,285,443</u>	<u>\$ 10,093,485</u>	<u>\$ (669,722)</u>	<u>\$ (1,144,049)</u>	<u>\$ 57,565,157</u>

**CITY OF HERMANTOWN  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 4 CAPITAL ASSETS (CONTINUED)**

	Balance 12/31/2022	Additions	Deletions	Transfers	Balance 12/31/2023
<b>Business-Type Activities</b>					
Capital Assets Not Being Depreciated:					
Construction in Progress	\$ 37,354	\$ 59,195	\$ -	\$ 469,335	\$ 565,884
Land and Permanent Easements	607,514	-	-	-	607,514
Total Capital Assets Not Being Depreciated	644,868	59,195	-	469,335	1,173,398
Capital Assets Being Depreciated:					
Buildings and Infrastructure	49,189,879	597,601	(114,518)	607,681	50,280,643
Equipment	1,719,527	67,033	-	67,033	1,786,560
Total Capital Assets Being Depreciated	50,909,406	664,634	(114,518)	674,714	52,067,203
Less Accumulated Depreciation:					
Buildings and Infrastructure	12,300,805	730,387	(46,540)	-	12,984,652
Equipment	798,649	62,918	-	-	861,567
Total Accumulated Depreciation	13,099,454	793,305	(46,540)	-	13,846,219
Total Capital Assets Being Depreciated, Net	37,809,952	(128,671)	(67,978)	674,714	38,220,984
Business-Type Activities Capital Assets, Net	<u>\$ 38,454,820</u>	<u>\$ (69,476)</u>	<u>\$ (67,978)</u>	<u>\$ 1,144,049</u>	<u>\$ 39,394,382</u>

Depreciation expense and amortization expense was charged to functions/programs of the City as follows at December 31, 2023:

**Governmental Activities**

General Government	\$ 217,198
Public Safety	245,541
Public Works	976,167
Community and Economic Development	878,403
Culture and Recreation	5,295
Total Governmental Activities	
Depreciation and Amortization Expense	<u>\$ 2,322,604</u>

**Business-Type Activities**

Water Utility	\$ 250,327
Sewage Disposal	531,859
Storm Water	11,119
Total Depreciation and Amortization Expense - Business Type Activities	<u>\$ 793,305</u>

**CITY OF HERMANTOWN  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 5 LEASE RECEIVABLES**

The City, acting as lessor, leases certain real property to several communications companies on which to install cell towers under long-term, non-cancelable lease agreements. These leases expire in fiscal year 2026 and 2028. During the year ended December 31, 2023, the City recognized \$22,881 and \$3,752 in lease revenue and interest revenue, respectively, pursuant to these contracts.

The City, acting as a lessor, leases certain real property on which billboards are installed under long-term, non-cancelable lease agreements. These leases expire in fiscal year 2024 and 2029. During the year ended December 31, 2023, the City recognized \$2,098 and \$372 in lease revenue and interest revenue, respectively, pursuant to these contracts.

The City, acting as a lessor, leases certain building space under a long-term, non-cancelable lease agreement. This lease expires in fiscal years 2028 and 2029. During the year ended December 31, 2023, the City recognized \$206,383 and \$49,183 in lease revenue and interest revenue, pursuant to these contracts.

Total future minimum lease payments to be received under lease agreements are as follows:

<u>Year Ending December 31,</u>	<u>Long-Term Leases Receivable</u>	
	<u>Principal</u>	<u>Interest</u>
2024	\$ 218,700	\$ 47,643
2025	236,848	39,033
2026	253,558	29,789
2027	251,277	20,295
2028	241,875	10,743
2029-2033	178,932	2,241
Total	<u>\$ 1,381,190</u>	<u>\$ 149,744</u>

Changes in the lease receivables for the year are as follows:

	<u>Balance</u>			<u>Balance</u>	<u>Principal Due</u>
	<u>12/31/2022</u>	<u>Additions</u>	<u>Retirements</u>	<u>12/31/2023</u>	<u>Within One Year</u>
Long-Term Lease Receivables:					
Billboards	\$ 10,831	\$ -	\$ 2,225	\$ 8,606	\$ 1,522
Cell Tower	108,436	-	21,542	86,894	23,493
Buildings	1,348,275	106,545	169,130	1,285,690	193,685
Total	<u>\$ 1,467,542</u>	<u>\$ 106,545</u>	<u>\$ 192,897</u>	<u>\$ 1,381,190</u>	<u>\$ 218,700</u>

**CITY OF HERMANTOWN  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 6 LONG-TERM OBLIGATIONS**

The City had the following long-term obligations at December 31, 2023:

<u>General Obligation Bonds</u>	<u>Amount</u>
General Obligation Improvement Refunding Bonds, Series 2012A were issued at a par value of \$2,500,000, have an interest rate of 0.5 - 2.4%, and mature in 2026.	\$ 540,000
General Obligation Improvement Bonds, Series 2014A were issued at a par value of \$2,170,000, have an interest rate of 2.0 - 3.0%, and mature in 2028.	605,000
General Obligation Refunding Bonds, Series 2016A were issued at a par value of \$3,285,000, have an interest rate of 2.0%, and mature in 2030.	1,430,000
General Obligation Capital Improvement Plan Bonds, Series 2016B were issued at a par value of \$5,055,000, have an interest rate of 3.0%, and mature in 2026.	1,780,000
General Obligation Capital Improvement Plan Bonds, Series 2018A were issued at a par value of \$2,035,000, have an interest rate of 3.0 - 3.375%, and mature in 2039.	1,705,000
General Obligation Tax Abatement Bonds, Series 2018B were issued at a par value of \$7,715,000, have an interest rate of 3.0 - 4.0%, and mature in 2039.	6,690,000
General Obligation Tax Abatement Bonds, Series 2019A were issued at a par value of \$8,845,000, have an interest rate of 3.0 - 5.0%, and mature in 2039.	7,600,000
General Obligation Improvement and Refunding Bonds, Series 2020A issued at a par value of \$3,585,000, have an interest rate of 3.0 - 2.0%, and mature in 2036.	2,225,000
General Obligation Sewage Disposal System Bonds, Series 2020B were issued at a par value of \$3,915,000, have an interest rate of 3.0 - 2.0%, and mature in 2037.	3,325,000
General Obligation Improvement and Refunding Bonds, Series 2021A were issued at a par value of \$3,860,000, have an interest rate of 2.0 - 1.150%, and mature in 2036.	3,465,000
General Obligation Improvement Bonds, Series 2023A were issued at a par value of \$1,505,000, have an interest rate of 4.0 - 5.0%, and mature in 2039.	1,505,000
Total General Obligation Bonds	<u>\$ 30,870,000</u>

**CITY OF HERMANTOWN  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 6 LONG-TERM OBLIGATIONS (CONTINUED)**

The following is a summary of change in long-term obligations:

	Balance 12/31/2022	Additions	Reductions	Balance 12/31/2023	Amount Due Within One Year
<b>Governmental Activities</b>					
Bonds Payable:					
General Obligation Bonds	\$ 32,270,000	\$ 1,505,000	\$ 2,905,000	\$ 30,870,000	\$ 2,630,000
Leases Payable	239,646	-	57,116	182,530	58,700
Premiums/(Discounts):					
Unamortized Bond Discount	(2,117)	-	(903)	(1,214)	(663)
Unamortized Bond Premium	882,216	102,829	145,161	839,884	137,497
Subtotal	33,389,745	1,607,829	3,106,374	31,891,200	2,825,534
Compensated Absences	466,449	265,375	189,016	542,808	-
Total Long-Term Liabilities	<u>\$ 33,856,194</u>	<u>\$ 1,873,204</u>	<u>\$ 3,295,390</u>	<u>\$ 32,434,008</u>	<u>\$ 2,825,534</u>
<b>Business-Type Activities</b>					
Compensated Absences	\$ 116,935	\$ 23,895	\$ 44,749	\$ 96,081	\$ -
Total Long-Term Liabilities	<u>\$ 116,935</u>	<u>\$ 23,895</u>	<u>\$ 44,749</u>	<u>\$ 96,081</u>	<u>\$ -</u>

Annual requirements to amortize all outstanding obligations at December 31, 2023 are as follows:

<u>Year Ending December 31,</u>	<u>General Obligation Bonds</u>		<u>Leases Payable</u>	
	<u>Principal</u>	<u>Interest</u>	<u>Principal</u>	<u>Interest</u>
2024	\$ 2,630,000	\$ 885,764	\$ 58,699	\$ 4,837
2025	2,740,000	797,594	60,567	2,585
2026	2,610,000	708,279	62,106	278
2027	1,860,000	632,909	1,158	22
2028	1,940,000	570,709	-	-
2027-2031	9,180,000	2,084,273	-	-
2032-2036	8,520,000	857,417	-	-
2037-2039	1,390,000	23,863	-	-
Total	<u>\$ 30,870,000</u>	<u>\$ 6,560,808</u>	<u>\$ 182,530</u>	<u>\$ 7,722</u>

General Obligation bonds are paid from Debt Service Funds.

Compensated absences, total OPEB liability, and net pension liability are paid from the General Fund, Water Utility Fund, Sewage Disposal Fund and Storm Water Fund.



**CITY OF HERMANTOWN  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 7 CONDUIT DEBT OBLIGATIONS**

The Hermantown Economic Development Authority (HEDA) has issued revenue bonds for the purpose of providing capital financing to various entities. Even though the debt bears HEDA's name, HEDA is not responsible for the payment of the original debt. The debt is secured by the payments agreed to be paid by these entities under the terms of the agreement between HEDA and the entity. The general description of the transactions and the outstanding balance as of December 31, 2023 are as follows:

<u>Enterprise</u>	<u>Year of Issue</u>	<u>Outstanding Balance 12/31/23</u>
Saints-Hilltoppers Arena Project 2010	2010	\$ 230,312
Marshall School 2011	2011	172,774
Total		<u>\$ 403,086</u>

**NOTE 8 INTERFUND TRANSACTIONS**

The composition of interfund balances as of December 31, 2023 is as follows:

Due to/from balances are caused by either timing differences or the elimination of negative cash balances within the various funds. All interfund balances are expected to be repaid within one year.

	<u>Due From</u>	<u>Due To</u>
Governmental Funds:		
City Sales Tax Fund	\$ 1,107,256	\$ -
Capital Project Fund (by Project/Department)		
Munger Trail Fund	-	68,731
Hockey Arena	-	306,972
Fichtner Field	-	80,016
Municipal State Aid Streets Fund	-	557,651
Special Assessment Projects Fund	-	93,886
Total	<u>\$ 1,107,256</u>	<u>\$ 1,107,256</u>

Advances to/from other funds:

	<u>Advance To</u>	<u>Advance From</u>
Governmental Funds:		
Nonmajor Governmental Funds - Cable Television	\$ 50,000	\$ -
Capital Projects Fund - TIF District #1	-	600,000
Total Governmental Funds	<u>50,000</u>	<u>600,000</u>
Proprietary Funds:		
Nonmajor Enterprise Funds - Street Lighting Fund	<u>550,000</u>	<u>-</u>
Total	<u>\$ 600,000</u>	<u>\$ 600,000</u>

Advances were made to fund various projects. The advances bear interest at 4%. There is no due date for repayment.

**CITY OF HERMANTOWN  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 8 INTERFUND TRANSACTIONS (CONTINUED)**

**Interfund Transfers**

Transfers are indicative of funding for capital projects, lease payments or debt service, subsidies of various City operations and re-allocations of special revenues. The following schedule briefly summarizes the City's transfer activity:

In the year ended December 31, 2023, the City made the following one-time transfers, which are included in the amounts presented below:

	<u>Transfer In</u>	<u>Transfer Out</u>
Governmental Funds:		
General Fund	\$ -	\$ 741,000
City Sales Tax Fund	-	2,757,402
Debt Service Fund (by Issuance)		
G.O. Improvement Bonds, Series 2014A	80,450	-
G.O. Improvement Bonds, Series 2020A	297,000	-
G.O. Improvement Bonds, Series 2012A	197,539	-
G.O. Refunding Bonds, Series 2016A	216,623	-
G.O. Refunding Bonds, Series 2016B	698,807	-
G.O. Tax Abatement Bonds, Series 2018B	520,971	-
G.O. Tax Abatement Bonds, Series 2019A	647,620	-
G.O. Improvement Bonds, Series 2020B	293,370	-
G.O. Improvement Bonds, Series 2021A	14,340	-
Special Assessment Deficiency	-	27,806
Capital Projects Fund (by Project/Department)		
Munger Trail	21,506	-
General Capital Projects	648,500	-
Municipal Building Reserve	125,000	-
Nonmajor Governmental Funds - Park Dedication	25,000	21,506
Total Governmental Funds	<u>3,786,726</u>	<u>3,547,714</u>
Proprietary Funds:		
Water Utility Fund	6,000	134,738
Sewage Disposal Fund	-	89,274
Storm Water Fund	-	21,000
Total Proprietary Funds	<u>6,000</u>	<u>245,012</u>
Total	<u>\$ 3,792,726</u>	<u>\$ 3,792,726</u>

The City budgets transfers to various Debt Service Funds from the Sales Tax Fund, Special Assessment Deficiency Fund, Water Utility Fund, Sewage Disposal, and the Storm Water Fund in order to pay required principal and interest. Transfers to the General Capital Projects Fund from the General Fund, Water Utility Fund, Sewage Disposal Fund, and Storm Water Fund were for various capital purchases.

**CITY OF HERMANTOWN  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 9 FUND BALANCES/NET POSITION**

Fund balance was nonspendable for the following purposes at December 31, 2023:

**Advances to Other Funds**

Governmental Funds:

Cable Television Fund	\$ 50,000
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**Prepaid Items**

Governmental Funds:

General Fund	93,599
Essentia Wellness Center Special Revenue Fund	15,433
Hermantown Economic Development Authority Fund	19
Munger Trail Fund	10,000
Cable Television Fund	5
Total Nonspendable	\$ 169,056

Governmental net position and fund balances were restricted for the following purposes at December 31, 2023:

	Net Position	Fund Balance
Debt Service Funds	\$ 8,600,711	\$ 4,898,802
General Fund - Public Safety Aid	438,916	438,916
City Sales Tax Fund - Public Works	9,591,021	9,175,269
Community Recreation Sales Tax Fund - Recreation	1,796,596	1,588,720
Essentia Wellness Center Special Revenue Fund - Wellness	618,139	528,703
Police Program Fund - Public Safety	201,042	201,042
Park Dedication Fund - Recreation	32,759	32,759
Soccer Association Fund - Recreation	73,168	73,168
Total Restricted	\$ 21,352,352	\$ 16,937,379

Fund balances were committed for the following purposes at December 31, 2023:

Other Governmental Funds:

Economic Development	\$ 689,783
Wetland Restoration	10,964
Cable TV	408,563
Debt Service	291,620
Total Committed	\$ 1,400,930

Fund balances were assigned for the following purposes at December 31, 2023:

General Capital Projects	\$ 1,163,191
Essentia Wellness Center Capital Projects Fund	277,871
Municipal Building Reserve	262,284
HEDA Fleet Projects	100,484
Total Assigned	\$ 1,803,830

**CITY OF HERMANTOWN  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 9 FUND BALANCES/NET POSITION (CONTINUED)**

The following funds had an unassigned fund balance (deficit) at December 31, 2023:

Capital Projects Fund (by Project/Department)	
Munger Trail	\$ (82,806)
Hockey Arena	(386,103)
Fichtner Field	(99,146)
TIF District 1 Improvement	(565,761)
Special Assessment Projects	(163,106)
Municipal State Aid Streets	(753,659)
Total	<u>\$ (2,050,581)</u>

**NOTE 10 DEFINED BENEFIT PENSION PLANS**

**A. Plan Description**

The City participates in the following cost-sharing multiple-employer defined benefit pension plans administered by the Public Employees Retirement Association of Minnesota (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.

**1. 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

**2. 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 local relief associations that elected to merge with and transfer assets and administration to PERA.

**CITY OF HERMANTOWN  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 10 DEFINED BENEFIT PENSION PLANS (CONTINUED)**

**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.

**1. General Employees Retirement Plan Benefits**

General Employees Plan benefits are based on a member's highest average salary for any five 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 Coordinated members is 1.2 percent for each of the first 10 years of service and 1.7 percent for each additional year. Under Method 2, the accrual rate for Coordinated members is 1.7 percent 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.

Benefit increases are provided to benefit recipients each January. The postretirement increase is equal to 50 percent of the cost-of-living adjustment (COLA) announced by the SSA, with a minimum increase of at least 1 percent and a maximum of 1.5 percent. 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. 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. In 2023, legislation repealed the statute delaying increases for members retiring before full retirement age.

**2. Police and Fire Plan Benefits**

Benefits for Police and Fire Plan members first hired after June 30, 2010, but before July 1, 2014, vest on a prorated basis from 50 percent after five years up to 100 percent after ten years of credited service. Benefits for Police and Fire Plan members first hired after June 30, 2014, vest on a prorated basis from 50 percent after ten years up to 100 percent after twenty years of credited service. The annuity accrual rate is 3 percent of average salary for each year of service. For Police and Fire Plan members who were first hired prior to July 1, 1989, a full annuity is available when age plus years of service equal at least 90.

Benefit increases are provided to benefit recipients each January. The postretirement increase is fixed at 1 percent. Recipients that have been receiving the annuity or benefit for at least 36 months as of the June 30 before the effective date of

**CITY OF HERMANTOWN  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 10 DEFINED BENEFIT PENSION PLANS (CONTINUED)**

**B. Benefits Provided (Continued)**

2. Police and Fire Plan Benefits (Continued)

the increase will receive the full increase. 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.

1. General Employees Fund Contributions

Coordinated Plan members were required to contribute 6.50% of their annual covered salary in fiscal year 2023 and the City was required to contribute 7.50% for Coordinated Plan members. The City contributions to the General Employees Fund for the year ended December 31, 2023, were \$124,823. The City's contributions were equal to the required contributions as set by state statute.

2. Police and Fire Fund Contributions

Police and Fire Plan members were required to contribute 11.80% of their annual covered salary in fiscal year 2023 and the City was required to contribute 17.70% for Police and Fire Plan members. The City contributions to the Police and Fire Fund for the year ended December 31, 2023, were \$285,399. The City's contributions were equal to the required contributions as set by state statute.

**D. Pension Costs**

1. General Employees Fund Pension Costs

At December 31, 2023, the City reported a liability of \$1,235,807 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. 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 \$34,053.

The net pension liability was measured as of June 30, 2023, 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, 2022 through June 30, 2023, relative to the total employer contributions received from all of PERA's participating employers. The City's proportionate share was 0.0221 percent at the end of the measurement period and 0.0215 percent for the beginning of the period.

**CITY OF HERMANTOWN  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 10 DEFINED BENEFIT PENSION PLANS (CONTINUED)**

**D. Pension Costs (Continued)**

1. General Employees Fund Pension Costs (Continued)

The City's Proportionate Share of the Net Pension Liability	\$ 1,235,807
State of Minnesota's Proportionate Share of the Net Pension Liability Associated with the City	<u>34,053</u>
Total	<u><u>\$ 1,269,860</u></u>

For the year ended December 31, 2023, the City recognized pension expense of \$219,236 for its proportionate share of the General Employees Plan's pension expense. In addition, the City recognized an additional \$153 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.

At December 31, 2023, the City reported its proportionate share of the General Employees Plan's deferred outflows of resources and deferred inflows of resources from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences Between Expected and Actual Economic Experience	\$ 40,585	\$ 8,513
Effect of Changes in Assumptions	200,060	338,724
Net Difference Between Projected and Actual Investment Earnings on Plan Investments	-	46,215
Changes in Proportion	41,867	-
Contributions Subsequent to Measurement Period	61,388	-
Total	<u><u>\$ 343,900</u></u>	<u><u>\$ 393,452</u></u>

A total of \$61,388 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 ending December 31, 2024. Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

<u>Year Ending December 31,</u>	Pension Expense Amount
2024	\$ 51,329
2025	(173,375)
2026	37,915
2027	(26,809)
Total	<u><u>\$ (110,940)</u></u>

**CITY OF HERMANTOWN  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 10 DEFINED BENEFIT PENSION PLANS (CONTINUED)**

**D. Pension Costs (Continued)**

**2. Police and Fire Fund Pension Costs**

At December 31, 2023, the City reported a liability of \$2,158,588 for its proportionate share of the Police and Fire Fund's net pension liability. The net pension liability was measured as of June 30, 2023, 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, 2022 through June 30, 2023, relative to the total employer contributions received from all of PERA's participating employers. The City's proportionate share was 0.1250 percent at the end of the measurement period and 0.1207 percent for the beginning of the period.

The State of Minnesota contributed \$18 million to the Police and Fire Fund in the plan fiscal year ended June 30, 2023. The contribution consisted of \$9 million in direct state aid that meets the definition of a special funding situation and \$9 million in supplemental state aid that does not meet the definition of a special funding situation. The \$9 million direct state was paid on October 1, 2022. Thereafter, by October 1 of each year, the state will pay \$9 million to the Police and Fire Fund until full funding is reached or July 1, 2048, whichever is earlier. The \$9 million in supplemental state aid will continue until the fund is 90 percent funded, or until the State Patrol Plan (administered by the Minnesota State Retirement System) is 90 percent funded, whichever occurs later. The State of Minnesota's proportionate share of the net pension liability associated with the City totaled \$86,926.

The State of Minnesota is included as a non-employer contributing entity in the Police and Fire Retirement Plan Schedule of Employer Allocations and Schedule of Pension Amounts by Employer, Current Reporting Period Only (pension allocation schedules) for the \$9 million in direct state aid. Police and Fire Plan employers need to recognize their proportionate share of the State of Minnesota's pension expense (and grant revenue) under GASB 68 special funding situation accounting and financial reporting requirements. For the year ended June 30, 2023, the City recognized pension expense of \$641,243 for its proportionate share of the Police and Fire Plan's pension expense. The City recognized \$11,250 as grant revenue and pension expense for its proportionate share of the State of Minnesota's pension expense for the contribution of \$9 million to the Police and Fire Fund.

The State of Minnesota is not included as a non-employer contributing entity in the Police and Fire Pension Plan pension allocation schedules for the \$9 million in supplemental state aid. The City recognized \$11,250 for the year ended December 31, 2023 as revenue and an offsetting reduction of net pension liability for its proportionate share of the State of Minnesota's on-behalf contributions to the Police and Fire Fund.



**CITY OF HERMANTOWN  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 10 DEFINED BENEFIT PENSION PLANS (CONTINUED)**

**D. Pension Costs (Continued)**

2. Police and Fire Fund Pension Costs (Continued)

The City's Proportionate Share of the Net Pension Liability	\$ 2,158,588
State of Minnesota's Proportionate Share of the Net Pension Liability Associated with the City	<u>86,926</u>
Total	<u><u>\$ 2,245,514</u></u>

At December 31, 2023, the City reported its proportionate share of the Police and Fire Plan's deferred outflows of resources and deferred inflows of resources from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences Between Expected and Actual Economic Experience	\$ 595,195	\$ -
Effect of Changes in Assumptions	2,504,867	3,035,000
Net Difference Between Projected and Actual Investment Earnings on Plan Investments	-	103,623
Changes in Proportion	103,258	19,436
Contributions Paid to PERA Subsequent to the Measurement Date	<u>151,064</u>	<u>-</u>
Total	<u><u>\$ 3,354,384</u></u>	<u><u>\$ 3,158,059</u></u>

A total of \$151,064 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 ending December 31, 2024.

Other amounts reported as deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

<u>Year Ending December 31,</u>	Pension Expense Amount
2024	\$ 119,160
2025	33,466
2026	544,306
2027	(126,805)
2028	<u>(524,866)</u>
Total	<u><u>\$ 45,261</u></u>

**CITY OF HERMANTOWN  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 10 DEFINED BENEFIT PENSION PLANS (CONTINUED)**

**D. Pension Costs (Continued)**

3. Pension Totals

For the year ended December 31, 2023, the City had the following recorded in relation to all of the plans in which it participates:

	General Employees Plan	Police and Fire Plan	Total
Net Pension Liability	\$ 1,235,807	\$ 2,158,588	\$ 3,394,395
Deferred Outflows of Resources	343,900	3,354,384	3,698,284
Deferred Inflows of Resources	393,452	3,158,059	3,551,511
Pension Expense	219,389	652,493	871,882

**E. Long-Term Expected Return on Investment**

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	33.5 %	5.10%
International Equity	16.5	5.30%
Fixed Income	25.0	0.75%
Private Markets	25.0	5.90%
Total	<u>100.0 %</u>	

**F. Actuarial Assumptions**

The total pension liability in the June 30, 2023, actuarial valuation was determined using an individual entry-age normal actuarial cost method. The long-term rate of return on pension plan investments used in the determination of the total liability is 7.0 percent. This assumption is based on a review of inflation and investments return assumptions from a number of national investment consulting firms. The review provided a range of return investment return rates deemed to be reasonable by the actuary. An investment return of 7.0 percent was deemed to be within that range of reasonableness for financial reporting purposes.

**CITY OF HERMANTOWN  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 10 DEFINED BENEFIT PENSION PLANS (CONTINUED)**

**F. Actuarial Assumptions (Continued)**

Inflation is assumed to be 2.25 percent for the General Employees Plan, Police and Fire Plan, and the Correctional Plan. Benefit increases after retirement are assumed to be 1.25 percent for the General Employees Plan, 1% for the Police and Fire Plan, and 2 percent for the Correctional Plan.

Salary growth assumptions in the General Employees Plan range in annual increments from 10.25 percent after one year of service to 3.0 percent after 27 years of service. In the Police and Fire Plan, salary growth assumptions range from 11.75 percent after one year of service to 3.0 percent after 24 years of service. In the Correctional Plan, salary growth assumptions range from 11.0 percent at age 20 to 3.0 percent at age 60.

Mortality rates for the General Employees Plan are based on the Pub-2010 General Employee Mortality Table. Mortality rates for the Police and Fire Plan and the Correctional Plans are based on the Pub-2010 Public Safety Employee Mortality tables. The tables are adjusted slightly to fit PERA's experience.

Actuarial assumptions for the General Employees Plan are reviewed every four years. The most recent four-year experience study for the General Employees Plan was completed in 2022. The assumption changes were adopted by the Board and became effective with the July 1, 2023 actuarial valuation. The most recent four-year experience studies for the Police and Fire and the Correctional Plan were completed in 2020 were adopted by the Board and became effective with the July 1, 2021 actuarial valuation.

The following changes in actuarial assumptions and plan provisions occurred in 2023:

**General Employees Fund**

Changes in Actuarial Assumptions:

- The investment return assumption and single discount rate were changed from 6.50 percent to 7.00 percent.

Changes in Plan Provisions:

- An additional one-time direct state aid contribution of \$170.1 million will be contributed to the Plan on October 1, 2023.
- The vesting period of those hired after June 30, 2010, was changed from five years of allowable service to three years of allowable service.
- The benefit increase delay for early retirements on or after January 1, 2024, was eliminated.
- A one-time, non-compounding benefit increase of 2.50 percent minus the actual 2024 adjustment will be payable in a lump sum for calendar year 2024 by March 31, 2024.

**CITY OF HERMANTOWN  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 10 DEFINED BENEFIT PENSION PLANS (CONTINUED)**

**F. Actuarial Assumptions (Continued)**

**Police and Fire Fund**

Changes in Actuarial Assumptions:

- The investment return assumption was changed from 6.50 percent to 7.00 percent.
- The single discount rate changed from 5.4 percent to 7.0 percent.

Changes in Plan Provisions:

- Additional one-time direct state aid contribution of 19.4 million will be contributed to the Plan on October 1, 2023.
- Vesting requirement for new hires after June 30, 2014, was changed from a graded 20-year vesting schedule to a graded 10-year vesting schedule, with 50 percent vesting after five years, increasing incrementally to 100 percent after 10 years.
- A one-time, non-compounding benefit increase of 3.0 percent will be payable in a lump sum for calendar year 2024 by March 31, 2024.
- Psychological treatment is required effective July 1, 2023, prior to approval for a duty disability benefit for a psychological condition relating to the member's occupation.
- The total and permanent duty disability benefit was increased, effective July 1, 2023.

**G. Discount Rate**

The discount rate used to measure the total pension liability in 2023 was 7.00 percent. 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 position of the General Employees and Police and Fire Plans 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.

**CITY OF HERMANTOWN  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 10 DEFINED BENEFIT PENSION PLANS (CONTINUED)**

**H. 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:

	<u>1% Decrease in Discount Rate</u>	<u>Discount Rate</u>	<u>1% Increase in Discount Rate</u>
Discount Rate	6.00%	7.00%	8.00%
City's Proportionate Share of the GERP Net Pension Liability	\$ 2,186,242	\$ 1,235,807	\$ 454,038
	<u>1% Decrease in Discount Rate</u>	<u>Discount Rate</u>	<u>1% Increase in Discount Rate</u>
Discount Rate	6.00%	7.00%	8.00%
City's Proportionate Share of the PEPFF Net Pension Liability	\$ 4,282,895	\$ 2,158,588	\$ 412,123

**I. 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](http://www.mnpera.org).

**CITY OF HERMANTOWN  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 11 PUBLIC EMPLOYEES DEFINED CONTRIBUTION PLAN**

Two City Council members are covered by the Defined Contribution Plan, a multiemployer deferred compensation plan administered by PERA. The Defined Contribution Plan is a tax qualified plan under Section 401(a) of the Internal Revenue Code and all contributions by or on behalf of employees are deferred until time of withdrawal.

Plan benefits depend solely on amounts contributed to the plan plus investment earnings, less administrative expenses. *Minnesota Statutes*, Chapter 353D.03, specifies plan provisions, including the employee and employer contribution rates for those qualified personnel who elect to participate. An eligible elected official who decides to participate contributes five percent of salary which is matched by the elected official's employer. For ambulance service personnel, employer contributions are determined by the employer, and for salaried employees contributions must be a fixed percentage of salary. Employer contributions for volunteer personnel may be a unit value for each call or period of alert duty. Employees who are paid for their services may elect to make member contributions in an amount not to exceed the employer share. Employer and employee contributions are combined and used to purchase shares in one or more of the seven accounts of the Minnesota Supplemental Investment Fund. For administering the plan, PERA receives two percent of employer contributions and twenty-five hundredths of one percent (0.25 percent) of the assets in each member's account annually.

Total contributions made by the City during 2023 were:

Contribution Amount		Percentage of Covered Payroll		Required Rates
Employee	Employer	Employee	Employer	
\$ 1,900	\$ 1,900	5%	5%	5%

**CITY OF HERMANTOWN  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 12 POSTEMPLOYMENT HEALTH CARE PLAN**

**Plan Description**

The City administers a single-employer defined benefit plan OPEB plan which allows retired employees to remain on the City's health insurance plan after severing employment from the City at the retiree's expense (implicit rate subsidy). The plan does not issue a standalone financial report. There are 35 active plan members and 4 inactive plan members currently receiving benefits.

**Funding**

Employer contribution requirements are established and may be amended as set forth in the applicable employment and bargaining unit agreements. The plan is financed on a pay-as-you-go basis.

**OPEB Liability**

The City's total OPEB liability at December 31, 2023 was \$2,006,462. The total OPEB liability was measured as of December 31, 2022 and was determined by an actuarial valuation as of December 31, 2022. The total OPEB liability was determined by the use of the alternative measurement method as of that date. The total OPEB liability was determined using the following assumptions and other inputs, applied to all periods in the measurement, unless otherwise specified:

Inflation	2.25% per year
Salary Increases	N/A
Healthcare Cost Trend Rate	Beginning at 6.30% with an ultimate rate of 3.90%
Investment Rate of Return	N/A
Mortality Rate	RP-2014 White Collar Mortality Tables with MP-2021 Generational Improvement Scale.

**CITY OF HERMANTOWN  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 12 POSTEMPLOYMENT HEALTH CARE PLAN (CONTINUED)**

**OPEB Liability (Continued)**

The 4.05% discount rate used to measure the total OPEB liability was determined by the actuary using the Fidelity 20-year Municipal GO AA Index.

Changes in the total OPEB liability for the year ended December 31, 2023 are as follows:

Beginning Balance	\$ 1,755,973
Changes for the Year:	
Service Cost	56,720
Interest	32,734
Differences between Expected and Actual Experience	1,076,825
Changes of Assumptions	(848,421)
Benefit Payments	(67,369)
Net Changes	<u>250,489</u>
Ending Balance	<u>\$ 2,006,462</u>

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 a discount rate that is 1 percentage point lower or 1 percentage point higher than the current rate.

Sensitivity of Total OPEB Liability at Current Single

Discount Rate:		
1% Higher	5.05%	\$ 1,788,658
Current Discount Rate	4.05%	2,006,462
1% Lower	3.05%	2,264,680

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

Sensitivity of Total OPEB Liability at Current Healthcare

Trend Rate:		
1% Higher	7.30%	\$ 2,264,120
Current Discount Rate	6.30%	2,006,462
1% Lower	5.30%	1,786,665

For the year ended December 31, 2023, the City recognized OPEB expense of \$317,858. The City's contributions subsequent to the measurement date of \$62,903, reported as deferred outflows of resources, will be recognized as a reduction of the total OPEB liability in the City's fiscal year ended December 31, 2024.



**CITY OF HERMANTOWN  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 13 COMPENSATED ABSENCES**

It is the City's policy to permit employees to accumulate earned but unused vacation and sick pay benefits. Upon retirement, in accordance with various employment and union contracts, the value of the qualifying banked sick hours will be submitted as a Health Care Savings Plan (HCSP) contribution to the Minnesota State Retirement System (MSRS) to be used to pay the employee's health insurance premiums. The year-end accrued sick leave and accrued vacation balance decreased by \$20,854 in the proprietary funds and increased by \$76,359 in the governmental funds. As of December 31, 2023, eight employees were vested for sick leave. The current value of future benefits is recorded as compensated absences in the statement of net position at December 31, 2023, in the amount of \$638,889. Any management employee or LELS union member who is at the maximum accumulation of sick leave and who is credited for sick leave during a year in excess of the maximum sick leave shall, as of December 31 of the year in question, have 50% for management and 45% for LELs, of such excess credit towards sick leave deposited in the State of Minnesota Health Care Savings Plan at the employees December 31 wage rate of the year in question. IOUE 49'ers shall have 25% deposited in the plan. The City paid \$15,265 to the MSRS for this employee benefit in 2023.

**NOTE 14 TAX ABATEMENT COMMITMENTS**

The City, St. Louis County (County) and the Hermantown Economic Development Authority (HEDA), a component unit of the City, entered into a tax abatement agreement with a local business in accordance with Minnesota Statute 469.1813. The purpose of the property tax abatement agreements is to reimburse the local business for infrastructure it initially paid for.

The initial County abatement was paid off in 2019. On February 5, 2019, the County board extended the tax abatement for an additional \$860,000 for the purpose of assistance on funding the Section 24 Sewer trunk line. During 2023 the County paid \$173,738 towards the note, leaving a balance as of December 31, 2023 of \$11,302.

In HEDA's tax abatement agreement with the local business, HEDA has agreed to provide funding to the local business through the abatement of the total City taxes collected each year on the parcel of property owned by the local business. HEDA has agreed to provide tax abatement funding in the amounts of \$1,151,696 and \$400,000 plus interest at 4%. During 2023, the City paid the local business \$127,833 related to this agreement. As of December 31, 2023, the City's remaining commitment to the local business is \$534,940.

HEDA and the City have issued a tax increment revenue note (pay-as-you-go) to a local business. This note requires the City to make payments for a fixed period of time with available tax increment revenue after deducting for certain administrative costs. The note is not a debt of the City and the City is not liable on the note, except for the City's obligation to make payments from pledged tax increment from the applicable tax increment-financing district. The note shall not be payable out of any funds or properties other than the pledged increment. Under this agreement, up to \$500,000 of development costs plus interest will be reimbursed through tax increments. During the year ended December 31, 2023, the City generated tax increment revenue of \$151,952 and made payments of \$88,572, on the note. The note's balance at year-end was \$78,035.

**CITY OF HERMANTOWN  
NOTES TO FINANCIAL STATEMENTS  
DECEMBER 31, 2023**

**NOTE 15 RISK MANAGEMENT**

The City purchases commercial insurance coverage through League of Minnesota Cities. The City pays an annual premium to League of Minnesota Cities for its insurance coverage. There were no significant reductions in insurance coverage from coverage in the prior year, and there were no insurance claims or settlements exceeding insurance coverage in the past three years.

**NOTE 16 SUBSEQUENT EVENTS**

In October 2023, the City Council approved the Hermantown Volunteer Fire Department to join the City. Effective January 1, 2024, the City will take over providing fire and emergency medical services to citizens. Additionally, the City Council approved joining the statewide volunteer firefighter pension plan effective January 1, 2024.

## **REQUIRED SUPPLEMENTARY INFORMATION**

**CITY OF HERMANTOWN**  
**SCHEDULE OF CHANGES IN THE CITY'S TOTAL OPEB LIABILITY AND RELATED RATIOS**  
**LAST SIX MEASUREMENT DATES**

Measurement Date	December 31, 2022	December 31, 2021	December 31, 2020	December 31, 2019	December 31, 2018	December 31, 2017
Total OPEB Liability:						
Service Cost	\$ 56,720	\$ 53,440	\$ 64,111	\$ 51,512	\$ 84,347	\$ 74,039
Interest	32,734	34,185	45,895	51,803	27,530	27,316
Difference Between Expected and Actual Experience	1,076,825	1,807	295,378	-	435,708	-
Changes in Assumptions	(848,421)	38,322	(303,730)	204,459	93,012	34,433
Benefit Payments	(67,369)	(55,208)	(46,067)	(49,434)	(36,958)	(25,701)
Total Changes	250,489	72,546	55,587	258,340	603,639	110,087
Total OPEB Liability - Beginning	1,755,973	1,683,427	1,627,840	1,369,500	765,861	655,774
Total OPEB Liability - Ending	<u>\$ 2,006,462</u>	<u>\$ 1,755,973</u>	<u>\$ 1,683,427</u>	<u>\$ 1,627,840</u>	<u>\$ 1,369,500</u>	<u>\$ 765,861</u>
Covered Employee Payroll	\$ 3,029,884	\$ 3,136,054	\$ 2,934,716	\$ 2,906,994	\$ 2,729,652	\$ 2,661,675
Districts Total Pension Liability as a Percentage of Covered Employee Payroll	66.2%	56.0%	57.4%	56.0%	50.2%	28.8%

**Notes to Schedule:**

Funding: There are no assets accumulated in a trust that meet the criteria of GASB No. 73, paragraph 4, to pay related benefits.

This schedule is intended to present information for the last 10 years. Additional information will be presented as it becomes available

**Assumption Changes**

**Measurement Date: December 31, 2022**

- The discount rate was changed from 1.84% to 4.05% based on updated 20-year municipal bond rates.
- Healthcare trend rates were reset to reflect updated cost increase expectations.
- Medical per capita claims costs were updated to reflect recent experience.
- Withdrawal, mortality, and salary increase rates were updated from the rates used in the 7/1/2020 PERA General Employees Plan and 7/1/2020 PERA Police & Fire Plan valuations to the rates used in the 7/1/2022 valuations.
- The percent of employees currently electing coverage assumed to elect coverage at retirement changed from 50% to 30% to reflect recent plan experience.
- The inflation assumption was changed from 2.25% to 2.50% based on an updated historical analysis of inflation rates and forward-looking market expectations.

**Measurement Date: December 31, 2021**

- The discount rate was changed from 2.00% to 1.84% based on updated 20-year municipal bond rates.

**CITY OF HERMANTOWN**  
**SCHEDULE OF CHANGES IN THE CITY'S TOTAL OPEB LIABILITY AND RELATED RATIOS**  
**LAST SIX MEASUREMENT DATES**

Measurement Date: December 31, 2020

- The discount rate was changed from 2.75% to 2.00% based on updated 20-year municipal bond rates.
- Healthcare trend rates were reset to reflect updated cost increase expectations, including the repeal of the Affordable Care Act's Excise Tax on high-cost health insurance plans.
- Medical per capita claims costs were updated to reflect recent experience.
- Withdrawal, mortality, and salary increase rates were updated from the rates used in the 7/1/2018 PERA General Employees Plan and 7/1/2018 PERA Police & Fire Plan valuations to the rates used in the 7/1/2020 valuations.
- The expected retirement age for Police/Fire employees was updated from the latest of age 55, plan eligibility, or current age to the latest of age 54, plan eligibility, or current age.
- The expected retirement age for Non-Police/Fire employees was updated from the latest of age 62, plan eligibility, or current age to the latest of age 61, plan eligibility, or current age.
- The percent of future Police/Fire retirees assumed to elect coverage at retirement changed from 100% to 50% to reflect recent plan experience.
- The percent of future Non-Police/Fire retirees assumed to elect coverage at retirement changed from 60% to 50% to reflect recent plan experience.
- The inflation assumption was changed from 2.50% to 2.25% based on an updated historical analysis of inflation rates and forward-looking market expectations.

Measurement Date: December 31, 2019

- The discount rate was changed from 3.71% to 2.75% based on updated 20-year municipal bond rates.
- The Index for 20-year, tax exempt municipal bonds (Fidelity 20-Year Municipal GO AA Index) used in the discount rate changes from 3.71% to 2.75%

Measurement Date: December 31, 2018

- The discount rate was changed from 3.31% to 3.71% based on updated 20-year municipal bond rates.
- Healthcare trend rates were reset to reflect updated cost increase expectations, including an adjustment to reflect the impact of the Affordable Care Act's Excise Tax on high-cost health insurance plans.
- Medical per capita claims costs were updated to reflect recent experience.
- Mortality rates were updated from the RP-2014 White Collar Mortality Tables with MP-2015 Generational Improvement Scale to RP-2014 White Collar Mortality Tables with MP-2017 Generational Improvement Scale.
- Inflation assumption was changed from 2.75% to 2.50% based on an updated historical analysis of inflation rates and forward-looking market expectations.

**CITY OF HERMANTOWN  
 INFORMATION ABOUT THE CITY'S NET PENSION LIABILITY  
 YEAR ENDED DECEMBER 31, 2023**

**GENERAL EMPLOYEES FUND**

Schedule of Employer's Proportionate Share of the Net Pension Liability

Measurement Date	City's Proportionate Share (Percentage) of the Net Pension Liability	City's Proportionate Share (Amount) of the Net Pension Liability (a)	State's Proportionate Share (Amount) of the Net Pension Liability (b)	City's and State's Proportionate Share of the Net Pension Liability (a+b)	City's Covered Payroll (c)	City's Proportionate Share of the Net Pension Liability as a Percentage of its Covered Payroll ((a+b)/c)	Plan Fiduciary Net Position as a Percentage of the Total Pension Liability
June 30, 2023	0.0221%	\$ 1,235,807	\$ 34,053	\$ 1,269,860	\$ 1,756,880	72.3%	76.7%
June 30, 2022	0.0215%	1,702,806	49,853	1,752,659	1,610,853	108.8%	76.7%
June 30, 2021	0.0213%	909,604	27,777	937,381	1,531,373	61.2%	87.0%
June 30, 2020	0.0207%	1,241,060	38,201	1,279,261	1,475,147	86.7%	79.1%
June 30, 2019	0.0199%	1,100,226	34,165	1,134,391	1,405,853	80.7%	80.0%
June 30, 2018	0.0198%	1,098,423	36,119	1,134,542	1,331,650	85.2%	79.5%
June 30, 2017	0.0189%	1,206,564	15,199	1,221,763	1,219,758	100.2%	75.9%
June 30, 2016	0.0180%	1,461,511	19,156	1,480,667	1,119,203	132.3%	68.9%
June 30, 2015	0.1810%	938,036	-	938,036	1,062,157	88.3%	78.2%

Schedule of Employer's Contributions

Fiscal Year Ending	Statutorily Required Contribution (a)	Contributions in Relation to the Statutorily Required Contribution (b)	Contribution Deficiency (Excess) (a-b)	Covered Payroll (d)	Contributions as a Percentage of Covered Payroll (b/d)
December 31, 2023	\$ 124,823	\$ 124,823	\$ -	\$ 1,664,307	7.50%
December 31, 2022	126,528	126,528	-	1,687,040	7.50%
December 31, 2021	116,846	116,846	-	1,557,947	7.50%
December 31, 2020	116,340	116,340	-	1,551,200	7.50%
December 31, 2019	110,136	110,136	-	1,468,480	7.50%
December 31, 2018	101,958	101,958	-	1,359,438	7.50%
December 31, 2017	94,783	94,783	-	1,263,774	7.50%
December 31, 2016	88,405	88,405	-	1,178,729	7.50%
December 31, 2015	81,908	81,908	-	1,092,079	7.50%

**CITY OF HERMANTOWN  
INFORMATION ABOUT THE CITY'S NET PENSION LIABILITY  
YEAR ENDED DECEMBER 31, 2023**

*2023 Changes*

Changes in Actuarial Assumptions

- The investment return assumption and single discount rate were changed from 6.50 percent to 7.00 percent.

Changes in Plan Provisions

- An additional one-time direct state aid contributions of \$170.1 million will be contributed to the Plan on October 1, 2023.
- The vesting period of those hired after June 30, 2010, was changed from five years of allowable service to three years of allowable service.
- The benefit increase delay for early retirements on or after January 1, 2024, was eliminated.
- A one-time, non-compounding benefit increase of 2.50 percent minus the actual 2024 adjustment will be payable in a lump sum for calendar year 2024 by March 31, 2024.

*2022 Changes*

Changes in Actuarial Assumptions

- The mortality improvement scale was changed from Scale MP-2020 to Scale MP-2021.

Changes in Plan Provisions

- There were no changes in plan provisions since the previous valuation.

*2021 Changes*

Changes in Actuarial Assumptions

- The investment return and single discount rates were changed from 7.50% to 6.50%, for financial reporting purposes.
- The mortality improvement scale was changed from Scale MP-2019 to Scale MP-2020.

Changes in Plan Provisions

- There were no changes in plan provisions since the previous valuation.

**CITY OF HERMANTOWN  
INFORMATION ABOUT THE CITY'S NET PENSION LIABILITY  
YEAR ENDED DECEMBER 31, 2023**

*2020 Changes*

Changes in Actuarial Assumptions:

- The price inflation assumption was decreased from 2.50% to 2.25%.
- The payroll growth assumption was decreased from 3.25% to 3.00%.
- Assumed salary increase rates were changed as recommended in the June 30, 2019 experience study. The net effect is assumed rates that average 0.25% less than previous rates.
- Assumed rates of retirement were changed as recommended in the June 30, 2019 experience study. The changes result in more unreduced (normal) retirements and slightly fewer Rule of 90 and early retirements.
- Assumed rates of termination were changed as recommended in the June 30, 2019 experience study. The new rates are based on service and are generally lower than the previous rates for years 2-5 and slightly higher thereafter.
- Assumed rates of disability were changed as recommended in the June 30, 2019 experience study. The change results in fewer predicted disability retirements for males and females.
- The base mortality table for healthy annuitants and employees was changed from the RP-2014 table to the Pub-2010 General Mortality table, with adjustments. The base mortality table for disabled annuitants was changed from the RP-2014 disabled annuitant mortality table to the PUB-2010 General/Teacher disabled annuitant mortality table, with adjustments.
- The mortality improvement scale was changed from Scale MP-2018 to Scale MP-2019.
- The assumed spouse age difference was changed from two years older for females to one year older.
- The assumed number of married male new retirees electing the 100% Joint & Survivor option changed from 35% to 45%. The assumed number of married female new retirees electing the 100% Joint & Survivor option changed from 15% to 30%. The corresponding number of married new retirees electing the Life annuity option was adjusted accordingly.

Changes in Plan Provisions

- Augmentation for current privatized members was reduced to 2.0% for the period July 1, 2020 through December 31, 2023 and 0.0% after. Augmentation was eliminated for privatizations occurring after June 30, 2020.

*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 million to \$21 million per year. The State's special funding contribution was changed prospectively, requiring \$16 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 1.00% per year through 2044 and 2.50% per year thereafter to 1.25% per year.



**CITY OF HERMANTOWN  
INFORMATION ABOUT THE CITY'S NET PENSION LIABILITY  
YEAR ENDED DECEMBER 31, 2023**

*2017 Changes*

Changes in Plan Provisions:

- The State's special funding contribution increased from \$6 million to \$16 million.

Changes in Actuarial Assumptions:

- The Combined Service Annuity (CSA) loads were changed from 0.8% for active members and 60% for vested and nonvested deferred members. The revised CSA loads are now 0.0% for active member liability, 15.00% for vested deferred member liability, and 3.00% for nonvested deferred member liability.
- The assumed postretirement benefit increase rate was changed from 1.00% per year for all years to 1.00% per year through 2044 and 2.50% per year thereafter.

*2016 Changes*

Changes in Actuarial Assumptions:

- The assumed postretirement benefit increase rate was changed from 1.00% per year through 2035 and 2.50% per year thereafter to 1.00% per year for all years.
- The assumed investment return was changed from 7.90% to 7.50%. The single discount rate was changed from 7.90% to 7.50%.
- Other assumptions were changed pursuant to the experience study dated June 30, 2015. 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 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 million, which meets the special funding situation definition, is due September 2015.

Changes in Actuarial Assumptions:

- The assumed postretirement benefit increase rate was changed from 1.00% per year through 2030 and 2.50% per year thereafter to 1.00% per year through 2035 and 2.50% per year thereafter.

**CITY OF HERMANTOWN  
INFORMATION ABOUT THE CITY'S NET PENSION LIABILITY  
YEAR ENDED DECEMBER 31, 2023**

**POLICE AND FIRE FUND**

Schedule of Employer's Proportionate Share of the Net Pension Liability

Measurement Date	City's Proportion (Percentage) of the Net Pension Liability	City's Proportionate Share (Amount) of the Net Pension Liability (a)	State's Proportionate Share (Amount) of the Net Pension Liability (b)	City's and State's Proportionate Share of the Net Pension Liability (a+b)	City's Covered Payroll (c)	City's Proportionate Share of the Net Pension Liability as a Percentage of its Covered Payroll ((a+b)/c)	Plan Fiduciary Net Position as a Percentage of the Total Pension Liability
June 30, 2023	0.1250%	\$ 2,158,588	\$ 86,926	\$ 2,245,514	\$ 1,640,886	136.8%	70.5%
June 30, 2022	0.1207%	5,252,387	229,321	5,481,708	1,465,942	373.9%	70.5%
June 30, 2021	0.1178%	909,291	40,881	950,172	1,392,373	68.2%	93.7%
June 30, 2020	0.1169%	1,540,867	36,314	1,577,181	1,320,534	119.4%	87.2%
June 30, 2019	0.1203%	1,280,715	-	1,280,715	1,298,494	98.6%	89.3%
June 30, 2018	0.1150%	1,225,782	-	1,225,782	1,211,962	101.1%	88.8%
June 30, 2017	0.1210%	1,633,644	-	1,633,644	1,243,764	131.3%	85.4%
June 30, 2016	0.1220%	4,896,072	-	4,896,072	1,151,242	425.3%	63.9%
June 30, 2015	0.1220%	1,386,205	-	1,386,205	1,111,297	124.7%	86.6%

Schedule of Employer's Contributions

Fiscal Year Ending	Statutorily Required Contribution (a)	Contributions in Relation to the Statutorily Required Contribution (b)	Contribution Deficiency (Excess) (a-b)	Covered Payroll (d)	Contributions as a Percentage of Covered Payroll (b/d)
December 31, 2023	\$ 285,399	\$ 285,399	\$ -	\$ 1,612,424	17.70%
December 31, 2022	272,944	272,944	-	1,542,056	17.70%
December 31, 2021	257,301	257,301	-	1,453,678	17.70%
December 31, 2020	244,165	244,165	-	1,379,463	17.70%
December 31, 2019	223,205	223,205	-	1,316,844	16.95%
December 31, 2018	202,107	202,107	-	1,247,571	16.20%
December 31, 2017	195,547	195,547	-	1,207,079	16.20%
December 31, 2016	196,959	196,959	-	1,215,798	16.20%
December 31, 2015	185,428	185,428	-	1,144,614	16.20%

**CITY OF HERMANTOWN  
INFORMATION ABOUT THE CITY'S NET PENSION LIABILITY  
YEAR ENDED DECEMBER 31, 2023**

*2023 Changes*

Changes in Actuarial Assumptions:

- The investment return assumption was changed from 6.50 percent to 7.00 percent.
- The single discount rate changed from 5.40 percent to 7.00 percent.

Changes in Plan Provisions

- Additional one-time direct state aid contribution of \$19.4 million will be contributed to the Plan on October 1, 2023.
- Vesting requirement for new hires after June 30, 2014, was changed from a graded 20-year vesting schedule to a graded 10-year vesting schedule, with 50 percent vesting after five years, increasing incrementally to 100% after 10 years.
- A one-time, non-compounding benefit increase of 3.0 percent will be payable in a lump sum for calendar year 2024 by March 31, 2024.
- Psychological treatment is required effective July 1, 2023, prior to approval for a duty disability benefit for a psychological condition relating to the member's occupation.
- The total and permanent duty disability benefit was increased, effective July 1, 2023.

*2022 Changes*

Changes in Actuarial Assumptions:

- The morality projection scale was changed from MP-2020 to MP-2021.
- The single discount rate changed from 6.5% to 5.4%.

Changes in Plan Provisions

- There have been no changes since the prior valuation.

**CITY OF HERMANTOWN  
INFORMATION ABOUT THE CITY'S NET PENSION LIABILITY  
YEAR ENDED DECEMBER 31, 2023**

*2021 Changes*

Changes in Actuarial Assumptions

- The investment return and single discount rates were changed from 7.50% to 6.50%, for financial reporting purposes.
- The inflation assumption was changed from 2.50% to 2.25%.
- The payroll growth assumption was changed from 3.25% to 3.00%.
- The base mortality table for healthy annuitants and employees was changed from the RP-2014 table to the Pub-2010 Public Safety Mortality table. The mortality improvement scale was changed from MP-2019 to MN-2020.
- The base mortality table for disabled annuitants was changed from the RP-2014 healthy annuitant mortality table (with future mortality improvement according to Scale MP-2019) to the Pub-2010 Public Safety disabled annuitant mortality table (with future mortality improvement according to Scale MP-2020).
- Assumed rates of salary increase were modified as recommended in the July 14, 2020 experience study. The overall impact is a decrease in gross salary increase rates.
- Assumed rates of retirement were changed as recommended in the July 14, 2020 experience study. The changes result in slightly more unreduced retirements and fewer assumed early retirements.
- Assumed rates of withdrawal were changed from select and ultimate rates to service-based rates. The changes result in more assumed terminations.
- Assumed rates of disability were increased for ages 25-44 and decreased for ages over 49. Overall, proposed rates result in more projected disabilities.
- Assumed percent married for active female members was changed from 60% to 70%. Minor changes to form of payment assumptions were applied.

Changes in Plan Provisions

- There were no changes in plan provisions since the previous valuation.

*2020 Changes*

Changes in Actuarial Assumptions:

- The mortality projection scale was changed from MP-2018 to MP-2019.

Changes in Plan Provisions

- There have been no changes since the prior valuation.

*2019 Changes*

Changes in Actuarial Assumptions:

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

**CITY OF HERMANTOWN  
INFORMATION ABOUT THE CITY'S NET PENSION LIABILITY  
YEAR ENDED DECEMBER 31, 2023**

*2018 Changes*

Changes in Actuarial Assumptions:

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

*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 Combined Service Annuity (CSA) load was 30% for vested and nonvested deferred members. The CSA has been changed to 33% for vested members and 2% for nonvested 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 3.0% 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.
- The assumed percentage of female members electing Joint and Survivor annuities was increased.
- The assumed postretirement benefit increase rate was changed from 1.00% for all years to 1.00% per year through 2064 and 2.50% thereafter.
- The Single Discount Rate was changed from 5.60% per annum to 7.50% per annum.

*2016 Changes*

Changes in Actuarial Assumptions:

- The assumed postretirement benefit increase rate was changed from 1.00% per year through 2037 and 2.50% thereafter to 1.00% per year for all future years.
- The assumed investment return was changed from 7.90% to 7.50%. 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 Plan Provisions:

- The postretirement benefit increase to be paid after attainment of the 90% funding threshold was changed, from inflation up to 2.50%, to a fixed rate of 2.50%.

Changes in Actuarial Assumptions:

- The assumed postretirement benefit increase rate was changed from 1.00% per year through 2030 and 2.50% per year thereafter to 1.00% per year through 2037 and 2.50% per year thereafter.

## **SUPPLEMENTARY INFORMATION**

**CITY OF HERMANTOWN  
COMBINING BALANCE SHEET  
NONMAJOR GOVERNMENTAL FUNDS  
DECEMBER 31, 2023**

Special Revenue Funds									
	Hermantown Economic Development Authority Fund	Park Dedication Fund	Hermantown Wetland Mitigation Fund	American Rescue Plan Fund	Police Program Fund	Cable Television Fund	Soccer Fund	Community Recreation Sales Tax Fund	Total Nonmajor Governmental Funds
<b>ASSETS</b>									
Cash and Cash Equivalents	\$ 683,467	\$ 41,134	\$ 10,964	\$ 441,946	\$ 201,042	\$ 391,202	\$ 73,168	\$ 1,245,196	\$ 3,088,119
Accounts Receivable	15,722	-	-	-	-	16,416	-	549,587	581,725
Interest Receivable	1,948	-	-	-	-	1,109	-	1,813	4,870
Delinquent Taxes Receivable	3,149	-	-	-	-	-	-	-	3,149
Prepaid Items	19	-	-	-	-	5	-	-	24
Advance to Other Funds	-	-	-	-	-	50,000	-	-	50,000
Total Assets	<u>\$ 704,305</u>	<u>\$ 41,134</u>	<u>\$ 10,964</u>	<u>\$ 441,946</u>	<u>\$ 201,042</u>	<u>\$ 458,732</u>	<u>\$ 73,168</u>	<u>\$ 1,796,596</u>	<u>\$ 3,727,887</u>
<b>LIABILITIES</b>									
Accrued Wages and Related Liabilities	\$ 587	\$ -	\$ -	\$ 126,345	\$ -	\$ 116	\$ -	\$ -	\$ 127,048
Accounts Payable	10,795	3,375	-	12,045	-	48	-	-	26,263
Deposits Payable	1,789	5,000	-	-	-	-	-	-	6,789
Unearned Revenue	-	-	-	303,556	-	-	-	-	303,556
Total Liabilities	13,171	8,375	-	441,946	-	164	-	-	463,656
<b>DEFERRED INFLOWS OF RESOURCES</b>									
Delinquent Property Tax	1,332	-	-	-	-	-	-	-	1,332
Unavailable Revenue - Other	-	-	-	-	-	-	-	207,876	207,876
Total Deferred Inflow of Resources	1,332	-	-	-	-	-	-	207,876	209,208
<b>FUND BALANCE (DEFICIT)</b>									
Nonspendable	19	-	-	-	-	50,005	-	-	50,024
Restricted	-	32,759	-	-	201,042	-	73,168	1,588,720	1,895,689
Committed	689,783	-	10,964	-	-	408,563	-	-	1,109,310
Total Fund Balance (Deficit)	<u>689,802</u>	<u>32,759</u>	<u>10,964</u>	<u>-</u>	<u>201,042</u>	<u>458,568</u>	<u>73,168</u>	<u>1,588,720</u>	<u>3,055,023</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balance (Deficit)	<u>\$ 704,305</u>	<u>\$ 41,134</u>	<u>\$ 10,964</u>	<u>\$ 441,946</u>	<u>\$ 201,042</u>	<u>\$ 458,732</u>	<u>\$ 73,168</u>	<u>\$ 1,796,596</u>	<u>\$ 3,727,887</u>

**CITY OF HERMANTOWN  
COMBINING STATEMENT OF REVENUES, EXPENSES, AND  
CHANGES IN FUND BALANCES  
NONMAJOR GOVERNMENTAL FUNDS  
YEAR ENDED DECEMBER 31, 2023**

	Special Revenue Funds								
	Hermantown Economic Development Authority Fund	Park Dedication Fund	Hermantown Wetland Mitigation Fund	American Rescue Plan Fund	Police Program Fund	Cable Television Fund	Soccer Fund	Community Recreation Sales Tax Fund	Total Nonmajor Governmental Funds
<b>REVENUES</b>									
Taxes	\$ 149,227	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,559,490	\$ 1,708,717
Franchise Fees	-	-	-	-	-	34,037	-	-	34,037
Licenses and Permits	-	37,700	-	-	-	-	-	-	37,700
Fines and Forfeitures	-	-	-	-	3,670	-	-	-	3,670
Investment Income	30,122	-	-	-	-	19,354	-	29,230	78,706
Miscellaneous	73,891	-	-	424,666	3,234	-	-	-	501,791
Total Revenues	253,240	37,700	-	424,666	6,904	53,391	-	1,588,720	2,364,621
<b>EXPENDITURES</b>									
Current:									
General Government	-	-	-	154,038	-	-	-	-	154,038
Public Safety	-	-	-	-	2,146	-	-	-	2,146
Community and Economic Development	237,679	-	-	72,631	-	-	-	-	310,310
Culture and Recreation	-	3,375	-	4,267	-	14,729	-	-	22,371
Capital Outlay	4,500	60	5,034	193,730	-	-	-	-	203,324
Total Expenditures	242,179	3,435	5,034	424,666	2,146	14,729	-	-	692,189
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	11,061	34,265	(5,034)	-	4,758	38,662	-	1,588,720	1,672,432
<b>OTHER FINANCING SOURCES (USES)</b>									
Transfer In	-	25,000	-	-	-	-	-	-	25,000
Transfer Out	-	(21,506)	-	-	-	-	-	-	(21,506)
Net Other Financing Sources (Uses)	-	3,494	-	-	-	-	-	-	3,494
<b>NET CHANGE IN FUND BALANCE</b>	11,061	37,759	(5,034)	-	4,758	38,662	-	1,588,720	1,675,926
Fund Balance (Deficit) - Beginning	678,741	(5,000)	15,998	-	196,284	419,906	73,168	-	1,379,097
<b>FUND BALANCE - ENDING</b>	<u>\$ 689,802</u>	<u>\$ 32,759</u>	<u>\$ 10,964</u>	<u>\$ -</u>	<u>\$ 201,042</u>	<u>\$ 458,568</u>	<u>\$ 73,168</u>	<u>\$ 1,588,720</u>	<u>\$ 3,055,023</u>



**CITY OF HERMANTOWN  
COMBINING BALANCE SHEET  
DEBT SERVICE FUND – BY ISSUANCE  
DECEMBER 31, 2023**

	Debt Service Fund					
	Certificate of Indebtedness Fund	G.O. Improvement Bonds Series 2012A Fund	G.O. Improvement Bonds Series 2014A Fund	G.O. Refunding Bonds Series 2016A Fund	G.O. Improvement Bonds Series 2016B Fund	G.O. Improvement Bonds Series 2018A Fund
<b>ASSETS</b>						
Cash and Cash Equivalents	\$ 38,458	\$ 242,325	\$ 386,128	\$ 324,613	\$ 463,059	\$ 207,458
Interest Receivable	-	-	-	-	-	-
Delinquent Taxes Receivable	75	220	-	16	-	3,145
Special Assessments Receivable	-	210,493	952,889	341,841	-	-
Total Assets	<u>\$ 38,533</u>	<u>\$ 453,038</u>	<u>\$ 1,339,017</u>	<u>\$ 666,470</u>	<u>\$ 463,059</u>	<u>\$ 210,603</u>
<b>LIABILITIES</b>						
Accounts Payable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>DEFERRED INFLOWS OF RESOURCES</b>						
Delinquent Property Tax	76	220	-	-	-	1,380
Unavailable Special Assessments	-	210,314	951,759	340,976	-	-
Total Deferred Inflow of Resources	<u>76</u>	<u>210,534</u>	<u>951,759</u>	<u>340,976</u>	<u>-</u>	<u>1,380</u>
<b>FUND BALANCE (DEFICIT)</b>						
Restricted	38,457	242,504	387,258	325,494	463,059	209,223
Committed	-	-	-	-	-	-
Total Fund Balance (Deficit)	<u>38,457</u>	<u>242,504</u>	<u>387,258</u>	<u>325,494</u>	<u>463,059</u>	<u>209,223</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balance (Deficit)	<u>\$ 38,533</u>	<u>\$ 453,038</u>	<u>\$ 1,339,017</u>	<u>\$ 666,470</u>	<u>\$ 463,059</u>	<u>\$ 210,603</u>

**CITY OF HERMANTOWN  
COMBINING BALANCE SHEET (CONTINUED)  
DEBT SERVICE FUND – BY ISSUANCE  
DECEMBER 31, 2023**

Debt Service Fund							
G.O. Tax Abatement Bonds Series 2018B Fund	G.O. Tax Abatement Bonds Series 2019A Fund	G.O. Improvement Bonds Series 2020A Fund	G.O. Improvement Bonds Series 2020B Fund	G.O. Improvement Bonds Series 2021A Fund	G.O. Improvement Bonds Series 2023A Fund	Special Assessment Deficiency Fund	Total Debt Service Fund
\$ 535,215	\$ 150,828	\$ 545,873	\$ 92,074	\$ 1,863,800	\$ 40,150	\$ 290,790	\$ 5,180,771
-	-	-	-	-	-	829	829
1,143	-	1,383	-	1,762	-	-	7,744
-	-	866,580	-	1,313,718	-	375,150	4,060,671
<u>\$ 536,358</u>	<u>\$ 150,828</u>	<u>\$ 1,413,836</u>	<u>\$ 92,074</u>	<u>\$ 3,179,280</u>	<u>\$ 40,150</u>	<u>\$ 666,769</u>	<u>\$ 9,250,015</u>
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
502	-	-	-	-	-	-	2,178
-	-	865,750	-	1,313,467	-	375,149	4,057,415
<u>502</u>	<u>-</u>	<u>865,750</u>	<u>-</u>	<u>1,313,467</u>	<u>-</u>	<u>375,149</u>	<u>4,059,593</u>
535,856	150,828	548,086	92,074	1,865,813	40,150	-	4,898,802
-	-	-	-	-	-	291,620	291,620
<u>535,856</u>	<u>150,828</u>	<u>548,086</u>	<u>92,074</u>	<u>1,865,813</u>	<u>40,150</u>	<u>291,620</u>	<u>5,190,422</u>
<u>\$ 536,358</u>	<u>\$ 150,828</u>	<u>\$ 1,413,836</u>	<u>\$ 92,074</u>	<u>\$ 3,179,280</u>	<u>\$ 40,150</u>	<u>\$ 666,769</u>	<u>\$ 9,250,015</u>

**CITY OF HERMANTOWN  
COMBINING STATEMENT OF REVENUES, EXPENSES, AND  
CHANGES IN FUND BALANCES  
DEBT SERVICE FUND – BY ISSUANCE  
YEAR ENDED DECEMBER 31, 2023**

	Debt Service Fund						
	Certificate of Indebtedness Fund	G.O. Improvement Bonds Series 2012A Fund	G.O. Improvement Bonds Series 2014A Fund	G.O. Refunding Bonds Series 2016A Fund	G.O. Improvement Bonds Series 2016B Fund	G.O. Improvement Bonds Series 2018A Fund	G.O. Tax Abatement Bonds Series 2018B Fund
<b>REVENUES</b>							
Taxes	\$ 6	\$ -	\$ -	\$ (42)	\$ -	\$ 144,472	\$ 52,551
Special Assessments	-	39,564	81,097	168,375	-	-	-
Investment Income	-	-	-	-	-	-	-
Total Revenues	6	39,564	81,097	168,333	-	144,472	52,551
<b>EXPENDITURES</b>							
Current:							
General Government	-	-	-	-	-	-	-
Debt Service:							
Principal	-	175,000	125,000	385,000	560,000	80,000	305,000
Interest and Fiscal Charges	-	15,211	20,925	33,350	62,700	59,175	237,225
Total Expenditures	-	190,211	145,925	418,350	622,700	139,175	542,225
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	6	(150,647)	(64,828)	(250,017)	(622,700)	5,297	(489,674)
<b>OTHER FINANCING SOURCES (USES)</b>							
Bonds Issued	-	-	-	-	-	-	-
Transfer In	-	197,539	80,450	216,623	698,807	-	520,971
Transfer Out	-	-	-	-	-	-	-
Net Other Financing Sources (Uses)	-	197,539	80,450	216,623	698,807	-	520,971
<b>NET CHANGE IN FUND BALANCE</b>	6	46,892	15,622	(33,394)	76,107	5,297	31,297
Fund Balance - Beginning	38,451	195,612	371,636	358,888	386,952	203,926	504,559
<b>FUND BALANCE - ENDING</b>	<u>\$ 38,457</u>	<u>\$ 242,504</u>	<u>\$ 387,258</u>	<u>\$ 325,494</u>	<u>\$ 463,059</u>	<u>\$ 209,223</u>	<u>\$ 535,856</u>

**CITY OF HERMANTOWN  
COMBINING STATEMENT OF REVENUES, EXPENSES, AND  
CHANGES IN FUND BALANCES (CONTINUED)  
DEBT SERVICE FUND – BY ISSUANCE  
YEAR ENDED DECEMBER 31, 2023**

Debt Service Fund						
G.O. Tax Abatement Bonds Series 2019A Fund	G.O. Improvement Bonds Series 2020A Fund	G.O. Improvement Bonds Series 2020B Fund	G.O. Improvement Bonds Series 2021A Fund	G.O. Improvement Bonds Series 2023A Fund	Special Assessment Deficiency Fund	Total Debt Service Fund
\$ -	\$ 63,532	\$ -	\$ 81,272	\$ -	\$ -	\$ 341,791
-	142,910	-	156,617	-	17,402	605,965
-	-	-	-	-	12,836	12,836
-	206,442	-	237,889	-	30,238	960,592
-	-	-	-	-	4,108	4,108
340,000	495,000	195,000	245,000	-	-	2,905,000
274,481	63,325	83,225	63,003	-	-	912,620
614,481	558,325	278,225	308,003	-	4,108	3,821,728
(614,481)	(351,883)	(278,225)	(70,114)	-	26,130	(2,861,136)
-	-	-	-	40,150	-	40,150
647,620	297,000	293,370	14,340	-	-	2,966,720
-	-	-	-	-	(27,806)	(27,806)
647,620	297,000	293,370	14,340	40,150	(27,806)	2,979,064
33,139	(54,883)	15,145	(55,774)	40,150	(1,676)	117,928
117,689	602,969	76,929	1,921,587	-	293,296	5,072,494
\$ 150,828	\$ 548,086	\$ 92,074	\$ 1,865,813	\$ 40,150	\$ 291,620	\$ 5,190,422

**CITY OF HERMANTOWN  
COMBINING BALANCE SHEET  
CAPITAL PROJECT FUND – BY PROJECT  
DECEMBER 31, 2023**

	Capital Project Funds				
	General Capital Projects Fund	Municipal Building Reserve Fund	Essentia Wellness Center Capital Projects Fund	Munger Trail Fund	Hockey Arena
<b>ASSETS</b>					
Cash and Cash Equivalents	\$ 1,180,778	\$ 462,784	\$ 277,871	\$ -	\$ -
Accounts Receivable	-	-	-	-	-
Special Assessments Receivable	-	-	-	-	-
Prepaid Items	-	-	-	10,000	-
Total Assets	<u>\$ 1,180,778</u>	<u>\$ 462,784</u>	<u>\$ 277,871</u>	<u>\$ 10,000</u>	<u>\$ -</u>
<b>LIABILITIES</b>					
Accounts Payable	\$ 17,587	\$ 200,500	\$ -	\$ 14,075	\$ 79,131
Due to Other Funds	-	-	-	68,731	306,972
Advance from Other Funds	-	-	-	-	-
Total Liabilities	<u>17,587</u>	<u>200,500</u>	<u>-</u>	<u>82,806</u>	<u>386,103</u>
<b>DEFERRED INFLOWS OF RESOURCES</b>					
Unavailable Special Assessments	-	-	-	-	-
Deferred Inflows - Other	-	-	-	-	-
Total Deferred Inflow of Resources	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>FUND BALANCE (DEFICIT)</b>					
Nonspendable	-	-	-	10,000	-
Assigned	1,163,191	262,284	277,871	-	-
Unassigned (Deficit)	-	-	-	(82,806)	(386,103)
Total Fund Balance (Deficit)	<u>1,163,191</u>	<u>262,284</u>	<u>277,871</u>	<u>(72,806)</u>	<u>(386,103)</u>
Total Liabilities, Deferred Inflows of Resources, and Fund Balance (Deficit)	<u>\$ 1,180,778</u>	<u>\$ 462,784</u>	<u>\$ 277,871</u>	<u>\$ 10,000</u>	<u>\$ -</u>

**CITY OF HERMANTOWN  
COMBINING BALANCE SHEET (CONTINUED)  
CAPITAL PROJECT FUND – BY PROJECT  
DECEMBER 31, 2023**

Capital Project Funds					
Fichtner Field	TIF District 1 Improvement Fund	HEDA Fleet Projects Fund	Municipal State Aid Streets Fund	Special Assessment Projects Fund	Total Capital Project Fund
\$ -	\$ 34,733	\$ 100,484	\$ 107	\$ (107)	\$ 2,056,650
-	-	-	766,363	-	766,363
-	-	-	-	1,014,722	1,014,722
-	-	-	-	-	10,000
<u>\$ -</u>	<u>\$ 34,733</u>	<u>\$ 100,484</u>	<u>\$ 766,470</u>	<u>\$ 1,014,615</u>	<u>\$ 3,847,735</u>
\$ 19,130	\$ 494	\$ -	\$ 202,467	\$ 72,748	\$ 606,132
80,016	-	-	557,651	93,886	1,107,256
-	600,000	-	-	-	600,000
<u>99,146</u>	<u>600,494</u>	<u>-</u>	<u>760,118</u>	<u>166,634</u>	<u>2,313,388</u>
-	-	-	-	1,011,087	1,011,087
-	-	-	760,011	-	760,011
<u>-</u>	<u>-</u>	<u>-</u>	<u>760,011</u>	<u>1,011,087</u>	<u>1,771,098</u>
-	-	-	-	-	10,000
-	-	100,484	-	-	1,803,830
<u>(99,146)</u>	<u>(565,761)</u>	<u>-</u>	<u>(753,659)</u>	<u>(163,106)</u>	<u>(2,050,581)</u>
<u>(99,146)</u>	<u>(565,761)</u>	<u>100,484</u>	<u>(753,659)</u>	<u>(163,106)</u>	<u>(236,751)</u>
<u>\$ -</u>	<u>\$ 34,733</u>	<u>\$ 100,484</u>	<u>\$ 766,470</u>	<u>\$ 1,014,615</u>	<u>\$ 3,847,735</u>

**CITY OF HERMANTOWN  
COMBINING STATEMENT OF REVENUES, EXPENSES, AND  
CHANGES IN FUND BALANCES  
CAPITAL PROJECT FUND – BY PROJECT  
YEAR ENDED DECEMBER 31, 2023**

	Capital Project Funds				
	General Capital Projects Fund	Municipal Building Reserve Fund	Essentia Wellness Center Capital Projects Fund	Munger Trail Fund	Hockey Arena
<b>REVENUES</b>					
Taxes	\$ -	\$ -	\$ -	\$ -	\$ -
Special Assessments	-	-	-	-	-
Intergovernmental	-	-	-	-	-
Investment Income	-	-	-	-	-
Miscellaneous	-	178,848	-	-	-
Total Revenues	-	178,848	-	-	-
<b>EXPENDITURES</b>					
Current:					
General Government	17,587	228,012	-	-	-
Community and Economic Development	-	-	-	-	-
Capital Outlay	413,089	450,088	-	72,807	358,482
Debt Service:					
Interest and Fiscal Charges	-	-	-	-	-
Total Expenditures	430,676	678,100	-	72,807	358,482
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES</b>	(430,676)	(499,252)	-	(72,807)	(358,482)
<b>OTHER FINANCING SOURCES (USES)</b>					
Bonds Issued	-	-	-	-	-
Premium on Issuance of Bonds	-	-	-	-	-
Transfer In	648,500	125,000	-	21,506	-
Net Other Financing Sources (Uses)	648,500	125,000	-	21,506	-
<b>NET CHANGE IN FUND BALANCE</b>	217,824	(374,252)	-	(51,301)	(358,482)
Fund Balance (Deficit) - Beginning	945,367	636,536	277,871	(21,505)	(27,621)
<b>FUND BALANCE (DEFICIT) - ENDING</b>	<u>\$ 1,163,191</u>	<u>\$ 262,284</u>	<u>\$ 277,871</u>	<u>\$ (72,806)</u>	<u>\$ (386,103)</u>

**CITY OF HERMANTOWN  
COMBINING STATEMENT OF REVENUES, EXPENSES, AND  
CHANGES IN FUND BALANCES (CONTINUED)  
CAPITAL PROJECT FUND – BY PROJECT  
YEAR ENDED DECEMBER 31, 2023**

Capital Project Funds						
Fichtner Field	TIF District 1 Improvement Fund	HEDA Fleet Projects Fund	Special Assessment/ Road Improvement Fund	Municipal State Aid Streets Fund	Special Assessment Projects Fund	Total Capital Project Fund
\$ -	\$ 151,405	\$ 127,833	\$ -	\$ -	\$ -	\$ 279,238
-	-	-	-	-	179,118	179,118
15,000	-	-	-	4,441,542	712,500	5,169,042
-	-	-	-	-	19,760	19,760
-	-	-	-	-	25,000	203,848
15,000	151,405	127,833	-	4,441,542	936,378	5,851,006
-	-	-	-	-	-	245,599
-	9,722	20,957	-	-	-	30,679
92,797	82,172	106,876	-	4,816,037	2,608,629	9,000,977
-	24,000	-	-	-	-	24,000
92,797	115,894	127,833	-	4,816,037	2,608,629	9,301,255
(77,797)	35,511	-	-	(374,495)	(1,672,251)	(3,450,249)
-	-	-	-	-	1,464,850	1,464,850
-	-	-	-	-	102,829	102,829
-	-	-	-	-	-	795,006
-	-	-	-	-	1,567,679	2,362,685
(77,797)	35,511	-	-	(374,495)	(104,572)	(1,087,564)
(21,349)	(601,272)	100,484	-	(379,164)	(58,534)	850,813
<u>\$ (99,146)</u>	<u>\$ (565,761)</u>	<u>\$ 100,484</u>	<u>\$ -</u>	<u>\$ (753,659)</u>	<u>\$ (163,106)</u>	<u>\$ (236,751)</u>



**CITY OF HERMANTOWN  
COMBINING STATEMENT OF NET POSITION  
NONMAJOR ENTERPRISE FUNDS  
DECEMBER 31, 2023**

	Storm Water Fund	Street Lighting Fund	Total Nonmajor Enterprise Funds
<b>ASSETS</b>			
Current Assets:			
Cash and Cash Equivalents	\$ 504,645	\$ 920,691	\$ 1,425,336
Interest Receivable	1,431	2,561	3,992
Accounts Receivable, Net of Allowance	78,594	36,206	114,800
Advance to Other Funds	-	550,000	550,000
Prepaid Items	595	-	595
Total Current Assets	<u>585,265</u>	<u>1,509,458</u>	<u>2,094,723</u>
Noncurrent Assets:			
Capital Assets, Net of Depreciation:			
Assets Not Being Depreciated	86,681	-	86,681
Assets Being Depreciated, Net	505,783	-	505,783
Total Capital Assets, Net of Depreciation	<u>592,464</u>	<u>-</u>	<u>592,464</u>
Special Assessments Receivable	43	-	43
Total Noncurrent Assets	<u>592,507</u>	<u>-</u>	<u>592,507</u>
<b>DEFERRED OUTFLOWS OF RESOURCES</b>			
Other Postemployment Benefits	2,146	-	2,146
Pensions	18,936	-	18,936
Total Deferred Outflows of Resources	<u>21,082</u>	<u>-</u>	<u>21,082</u>
Total Assets and Deferred Outflows of Resources	<u>\$ 1,198,854</u>	<u>\$ 1,509,458</u>	<u>\$ 2,708,312</u>
<b>LIABILITIES</b>			
Current Liabilities:			
Accounts Payable	\$ 11,314	\$ 5,253	\$ 16,567
Accrued Wages and Related Liabilities	3,346	-	3,346
Total Current Liabilities	<u>14,660</u>	<u>5,253</u>	<u>19,913</u>
Noncurrent Liabilities:			
Compensated Absences	16,333	-	16,333
Net Pension Liability	68,045	-	68,045
Total OPEB Liability	68,438	-	68,438
Total Noncurrent Liabilities	<u>152,816</u>	<u>-</u>	<u>152,816</u>
Total Liabilities	167,476	5,253	172,729
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Pensions	21,664	-	21,664
Total Deferred Inflows of Resources	<u>21,664</u>	<u>-</u>	<u>21,664</u>
<b>NET POSITION</b>			
Net Investment in Capital Assets	592,464	-	592,464
Unrestricted	417,250	1,504,205	1,921,455
Total Net Position	<u>1,009,714</u>	<u>1,504,205</u>	<u>2,513,919</u>
Total Liabilities, Deferred Inflows of Resources, and Net Position	<u>\$ 1,198,854</u>	<u>\$ 1,509,458</u>	<u>\$ 2,708,312</u>

**CITY OF HERMANTOWN**  
**COMBINING STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION**  
**NONMAJOR ENTERPRISE FUNDS**  
**YEAR ENDED DECEMBER 31, 2023**

	Storm Water Fund	Street Lighting Fund	Total Nonmajor Enterprise Funds
<b>OPERATING REVENUES</b>			
User Fees	\$ 469,137	\$ -	\$ 469,137
Franchise Fees	-	147,821	147,821
Total Operating Revenues	469,137	147,821	616,958
<b>OPERATING EXPENSES</b>			
Personnel Services	193,573	560	194,133
Maintenance and Supplies	114,867	2,412	117,279
Utilities	-	37,535	37,535
Professional Services	67,116	-	67,116
Depreciation Expense	11,119	-	11,119
Total Operating Expenses	386,675	40,507	427,182
<b>NET OPERATING INCOME</b>	82,462	107,314	189,776
<b>NONOPERATING REVENUES</b>			
Hookups and Miscellaneous Income	12,915	-	12,915
Intergovernmental Grants	70,000	-	70,000
Investment Income	22,453	61,977	84,430
Total Nonoperating Revenues	105,368	61,977	167,345
<b>INCOME BEFORE TRANSFERS</b>	187,830	169,291	357,121
<b>OTHER FINANCING SOURCES (USES)</b>			
Transfer Out	(21,000)	-	(21,000)
Capital Contributions	119,518	-	119,518
Total Other Financing Sources (Uses)	98,518	-	98,518
<b>CHANGE IN NET POSITION</b>	286,348	169,291	455,639
Net Position - Beginning	723,366	1,334,914	2,058,280
<b>NET POSITION - ENDING</b>	\$ 1,009,714	\$ 1,504,205	\$ 2,513,919

**CITY OF HERMANTOWN  
COMBINING STATEMENT OF CASH FLOWS  
NONMAJOR ENTERPRISE FUNDS  
YEAR ENDED DECEMBER 31, 2023**

	Nonmajor Enterprise Fund		Total Nonmajor Enterprise Funds
	Storm Water Fund	Street Lighting Fund	
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
Receipts from Users	\$ 466,715	\$ 147,378	\$ 614,093
Payments to Employees	(150,465)	(560)	(151,025)
Payments to Suppliers	(186,547)	(41,051)	(227,598)
Net Cash Provided by Operating Activities	129,703	105,767	235,470
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES</b>			
Transfers Out	(21,000)	-	(21,000)
Intergovernmental	70,000	-	70,000
Cash Received from Hookups and Miscellaneous Income	12,915	-	12,915
Net Cash Provided by Noncapital Financing Activities	61,915	-	61,915
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>			
Acquisition and Construction of Capital Assets	(59,195)	-	(59,195)
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
Investment Income	21,645	60,722	82,367
<b>NET INCREASE IN CASH AND CASH EQUIVALENTS</b>	154,068	166,489	320,557
Cash and Cash Equivalents - Beginning of Year	350,577	754,202	1,104,779
<b>CASH AND CASH EQUIVALENTS - END OF YEAR</b>	<u>\$ 504,645</u>	<u>\$ 920,691</u>	<u>\$ 1,425,336</u>

**CITY OF HERMANTOWN  
COMBINING STATEMENT OF CASH FLOWS (CONTINUED)  
NONMAJOR ENTERPRISE FUNDS  
YEAR ENDED DECEMBER 31, 2023**

	Nonmajor Enterprise Funds		Total Nonmajor Enterprise Funds
	Storm Water Fund	Street Lighting Fund	
<b>RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES</b>			
Operating Income	\$ 82,462	\$ 107,314	\$ 189,776
Adjustments to Reconcile Operating Income to Net Cash Provided by Operating Activities:			
Depreciation	11,119	-	11,119
(Increase) Decrease in Assets:			
Accounts Receivable	(2,422)	(443)	(2,865)
Prepaid Expenses	269	-	269
Deferred Outflows	2,603	-	2,603
Increase (Decrease) in Liabilities:			
Accounts Payable	(4,833)	(1,104)	(5,937)
Wages and Related Liabilities	646	-	646
Compensated Absences Payable	(4,501)	-	(4,501)
Net Pension Liability	(1,876)	-	(1,876)
Total OPEB Liability	25,603	-	25,603
Deferred Inflows	20,633	-	20,633
Total Adjustments	<u>47,241</u>	<u>(1,547)</u>	<u>45,694</u>
Net Cash Provided by Operating	<u>\$ 129,703</u>	<u>\$ 105,767</u>	<u>\$ 235,470</u>
<b>NONCASH INVESTING, CAPITAL AND FINANCING ACTIVITIES</b>			
Capital contributions	\$ 119,518	\$ -	\$ 119,518

**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS  
AND OTHER REQUIRED REPORTS**



**INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER  
FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS  
BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED  
IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS***

Honorable City Council  
City of Hermantown  
Hermantown, Minnesota

We have audited, in accordance with the 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, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of City of Hermantown, as of and for the year ended December 31, 2023, and the related notes to the financial statements, which collectively comprise the City of Hermantown's basic financial statements, and have issued our report thereon dated May 17, 2024.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered City of Hermantown's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of City of Hermantown's internal control. Accordingly, we do not express an opinion on the effectiveness of City of Hermantown's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

### **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether City of Hermantown's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### ***Purpose of This Report***

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

A handwritten signature in black ink that reads "CliftonLarsonAllen LLP". The signature is written in a cursive, flowing style.

**CliftonLarsonAllen LLP**

Minneapolis, Minnesota  
May 17, 2024



**INDEPENDENT AUDITORS' REPORT ON COMPLIANCE FOR EACH MAJOR  
FEDERAL PROGRAM AND REPORT ON INTERNAL CONTROL OVER COMPLIANCE  
REQUIRED BY THE UNIFORM GUIDANCE**

Honorable City Council  
City of Hermantown  
Hermantown, Minnesota

**Report on Compliance for Each Major Federal Program**

***Opinion on Each Major Federal Program***

We have audited City of Hermantown's compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of City of Hermantown's major federal programs for the year ended December 31, 2023. City of Hermantown's major federal programs are identified in the summary of auditors' results section of the accompanying schedule of findings and questioned costs.

In our opinion, City of Hermantown complied, in all material respects, with the compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended December 31, 2023.

***Basis for Opinion on Each Major Federal Program***

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditors' Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of City of Hermantown and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of City of Hermantown's compliance with the compliance requirements referred to above.

***Responsibilities of Management for Compliance***

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules and provisions of contracts or grant agreements applicable to City of Hermantown's federal programs.



### ***Auditors' Responsibilities for the Audit of Compliance***

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on City of Hermantown's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about City of Hermantown's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with GAAS, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding City of Hermantown's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of City of Hermantown's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of City of Hermantown's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

### ***Other Matters***

The results of our auditing procedures disclosed instances of noncompliance, which are required to be reported in accordance with the Uniform Guidance and which are described in the accompanying schedule of findings and questioned costs as item 2023-001. Our opinion on each major federal program is not modified with respect to these matters.

*Government Auditing Standards* requires the auditor to perform limited procedures on City of Hermantown's response to the noncompliance findings identified in our compliance audit described in the accompanying schedule of findings and questioned costs. City of Hermantown's response was not subjected to the other auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

## Report on Internal Control Over Compliance

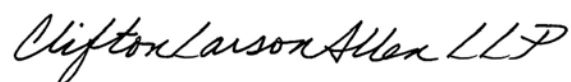
Our consideration of internal control over compliance was for the limited purpose described in the Auditors' Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance and therefore, material weaknesses or significant deficiencies may exist that were not identified. However, as discussed below, we did identify certain deficiencies in internal control over compliance that we consider to be material weaknesses.

*A deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance. We consider the deficiency in internal control over compliance described in the accompanying schedule of findings and questioned costs as item 2023-001 to be a significant deficiency.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

*Government Auditing Standards* requires the auditor to perform limited procedures on City of Hermantown's response to the internal control over compliance finding identified in our audit described in the accompanying schedule of findings and questioned costs. City of Hermantown's response was not subjected to the other auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.



**CliftonLarsonAllen LLP**

Minneapolis, Minnesota  
May 17, 2024

**CITY OF HERMANTOWN**  
**SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS**  
**YEAR ENDED DECEMBER 31, 2023**

Federal Grantor/Pass-Through Grantor/ Program or Cluster Title	Federal Assistance Listing Number	Pass-Through Entity Identifying Number	Federal Expenditures	Passed Through to Subrecipients
<b>U.S. DEPARTMENT OF TRANSPORTATION</b>				
Passed Through Minnesota Department of Transportation:				
Highway Planning and Construction	20.205	SP 202-101-014	\$ 1,480,000	\$ -
<b>U.S. DEPARTMENT OF THE TREASURY</b>				
Direct:				
COVID 19 - Coronavirus State and Local Fiscal Recovery Funds	21.027	Direct	424,666	-
Total Federal Expenditures			<u>\$ 1,904,666</u>	<u>\$ -</u>

*See accompanying Notes to Schedule of Expenditures of Federal Awards.*

**CITY OF HERMANTOWN  
NOTES TO SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS  
DECEMBER 31, 2023**

**NOTE 1 BASIS OF PRESENTATION**

The accompanying schedule of expenditures of federal awards (the Schedule) includes the federal award activity of the City of Hermantown (the City) under programs of the federal government for the year ended December 31, 2023. The information in this Schedule is presented in accordance with the requirements of 2 CFR Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards (Uniform Guidance)*. Because the Schedule presents only a selected portion of the operations of the City, it is not intended to and does not present the financial position, changes in net position, or cash flows of the City.

**NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

Expenditures reported on the Schedule are reported on the modified accrual basis of accounting. Such expenditures are recognized following the cost principles contained in Uniform Guidance, wherein certain types of expenditures are not allowable or are limited as to reimbursement.

**NOTE 3 INDIRECT COST RATE**

The City of Hermantown has not elected to use the 10-percent de minimis indirect cost rate as allowed under the Uniform Guidance.



## INDEPENDENT AUDITORS' REPORT ON MINNESOTA LEGAL COMPLIANCE

Honorable City Council  
City of Hermantown  
Hermantown, Minnesota

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to the financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund and the aggregate remaining fund information of the City of Hermantown (the City) as of and for the year ended December 31, 2023, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated May 17, 2024.

In connection with our audit, we noted that the City of Hermantown failed to comply with provisions of the claims and disbursements the *Minnesota Legal Compliance Audit Guide for Cities*, promulgated by the State Auditor pursuant to Minn. Stat. § 6.65, insofar as they relate to accounting matters as described in the Schedule of Findings and Questioned Costs as item 2023-002. Also, in connection with our audit, nothing came to our attention that caused us to believe that the City of Hermantown failed to comply with the provisions of the contracting - bid laws, depositories of public funds and public investments, conflicts of interest, public indebtedness, miscellaneous provisions, and tax increment financing sections of the *Minnesota Legal Compliance Audit Guide for Cities*, insofar as they relate to accounting matters. However, our audit was not directed primarily toward obtaining knowledge of such noncompliance. Accordingly, had we performed additional procedures, other matters may have come to our attention regarding the City's noncompliance with the above referenced provisions, insofar as they relate to accounting matters.

City of Hermantown's response to the findings identified in our audit is described in the Schedule of Findings and Questioned Costs as item 2023-002. City of Hermantown's response was not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.

This report is intended solely for the information and use of those charged with governance and management of City of Hermantown and the State Auditor and is not intended to be, and should not be, used by anyone other than these specified parties.

**CliftonLarsonAllen LLP**

Minneapolis, Minnesota  
May 17, 2024

**CITY OF HERMANTOWN  
SCHEDULE OF FINDINGS AND QUESTIONED COSTS  
YEAR ENDED DECEMBER 31, 2023**

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***Section I – Summary of Auditors’ Results***

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***Financial Statements***

Type of auditors’ report issued:

Unmodified

1. Internal control over financial reporting:

- Material weakness(es) identified?      \_\_\_\_\_ yes        x   no
- Significant deficiency(ies) identified?      \_\_\_\_\_ yes        x   none reported

2. Noncompliance material to financial statements noted?

\_\_\_\_\_ yes        x   no

***Federal Awards***

Internal control over major federal programs:

- Material weakness(es) identified?      \_\_\_\_\_ yes        x   no
- Significant deficiency(ies) identified?        x   yes      \_\_\_\_\_ none reported

1. Type of auditors’ report issued on compliance for major federal programs:

Unmodified

2. Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)?

  x   yes      \_\_\_\_\_ no

***Identification of Major Federal Programs***

**Assistance Listing Number(s)**

20.205

**Name of Federal Program or Cluster**

Highway Planning and Construction

Dollar threshold used to distinguish between Type A and Type B programs:

\$ 750,000

Auditee qualified as low-risk auditee?

\_\_\_\_\_ yes        x   no

**CITY OF HERMANTOWN  
SCHEDULE OF FINDINGS AND QUESTIONED COSTS (CONTINUED)  
YEAR ENDED DECEMBER 31, 2023**

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***Section II – Financial Statement Findings***

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Our audit did not disclose any matters required to be reported in accordance with *Government Auditing Standards*.

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***Section III – Findings and Questioned Costs – Major Federal Programs***

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**Finding 2023-001:**

**Federal agency:** Department of Transportation

**Federal program name:** Highway Planning and Construction

**Assistance Listing Number:** 20.205

**Federal Award Identification Number and Year:** 202-101-014, 2023

**Pass-Through Agency:** Minnesota Department of Transportation

**Pass-Through Agency Number:** SP 202-101-014

**Award Period:** 2023

**Type of Finding:** Significant Deficiency in Internal Control over Compliance, Other Matters

**Criteria or specific requirement:** The Uniform Guidance requires the City to have a procurement policy per §200.319. The Uniform Guidance also requires the City procedures for suspension and debarment per §200.214.

**Condition:** The City does not have a procurement policy which includes all required aspects under the Uniform Guidance including suspension and debarment.

**Questioned Costs:** None

**Context:** The City does not have a procurement policy which includes all required aspects under the Uniform Guidance including suspension and debarment.

**Cause:** The City was unaware of the requirement.

**Effect:** The City is not in compliance with the Uniform Guidance procurement policy requirement. This may lead to the payment of contracts that do not comply with federal regulations and guidelines, which could result in the inappropriate use of federal funds or expending funds to suspended or debarred entities.

**Recommendation:** We recommend the City implement a procurement, suspension, and debarment policy that complies with the Uniform Guidance.

**Views of responsible officials:** There is no disagreement with the audit finding.

**CITY OF HERMANTOWN  
SCHEDULE OF FINDINGS AND QUESTIONED COSTS (CONTINUED)  
YEAR ENDED DECEMBER 31, 2023**

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***Section IV – MN Legal Compliance Findings***

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**Finding 2023-002:**

**Criteria or specific requirement:** Minnesota Statute § 471.425 Subdivision 2 notes that a City must pay each vendor obligation according to the terms of the contract or, if no contract terms apply, within the standard payment period unless the City in good faith disputes the obligation. Standard payment period is defined for the City as being within 35 days of the date of receipt of the invoice. Subdivision 4 of the same statute notes that if late payment is made interest should be paid upon the amount that is being paid late.

**Condition:** It was noted that 1 out of the 22 disbursements tested were not paid within the requirement payment period, and no interest was included in the late payment to the vendor.

**Cause:** The mail service has increasingly slow, which caused delays in the City's receipt of invoices. Despite the slow mail service, the City made every effort to pay invoices as timely as possible.

**Effect:** The City is not in compliance with Minnesota Statutes.

**Recommendation:** We recommend the City put in place internal controls that will prevent any late payments from occurring in the future.

**Views of responsible officials:** There is no disagreement with the audit finding.





**FORM OF LEGAL OPINION**

(See following pages)



September 5, 2024

City of Hermantown  
5105 Maple Grove Road  
Hermantown, MN 55811

[PURCHASER]

***Re: City of Hermantown, Minnesota  
\$17,040,000 General Obligation Bonds, Series 2024B***

We have acted as Bond Counsel in connection with the authorization, issuance and delivery by the City of Hermantown, St. Louis County, Minnesota (the "Issuer"), of the above-referenced bonds dated the date hereof (the "Bonds"). The Bonds are issued pursuant to Minnesota Statutes, Chapters 429, 469 and 475 and Laws of Minnesota 2021, First Special Session, Chapter 14, Section 8, Subdivision 3.

A. Scope of Examination. For the purpose of rendering this opinion letter, we have examined the following:

1. a resolution of the Issuer adopted on August 19, 2024, authorizing the issuance and delivery of the Bonds (the "Resolution");
2. the Officers' Certificate of the Issuer dated the date hereof setting forth and certifying as to certain matters, including but not limited to the use and investment of the proceeds of the Bonds (the "Tax Certificate");
3. applicable law and certified copies of certain proceedings taken, and certain affidavits and certificates furnished by the Issuer and others with respect to the authorization, sale and issuance of the Bonds; and
4. such other documents and other materials we considered necessary in order to render this opinion.

B. Reliance. As to questions of fact material to our opinion, we have relied upon certified proceedings, documents and certifications furnished to us by public officials and officers of the Issuer and others without undertaking to verify such facts by independent investigation. We have also relied, without independent investigation, upon representations and certifications made by the Issuer in the Tax Certificate and the representations and certifications made by the Issuer, agents of the Issuer and others in connection with the

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FRYBERGER, BUCHANAN, SMITH & FREDERICK, P.A

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CLOQUET  
813 Cloquet Ave.  
Cloquet, MN 55720  
p: (218) 879-6830

DULUTH  
302 West Superior St.  
Ste 700  
Duluth, MN 55802  
p: (218) 722-0861

SUPERIOR  
1409 Hammond Ave., Suite 330  
Superior, WI 54880  
p: (715) 392-7405

ST. PAUL  
c/o 302 West Superior St.  
Ste 700  
Duluth, MN 55802  
p: (651) 221-1044

fryberger.com

issuance of the Bonds as to: (a) the nature, cost, use and useful economic life of the facilities and/or improvements financed by the Bonds, (b) the application to be made of the proceeds of the Bonds, (c) the investment of such proceeds and (d) other matters material to the tax-exempt status of the interest borne by the Bonds, including the anticipated sources of repayment of the Bonds.

C. Assumptions.

1. In rendering the opinions contained in Section D below, we have assumed: (a) the legal capacity for all purposes relevant hereto of all natural persons, (b) with respect to all parties to agreements or instruments relevant hereto other than the Issuer, that such parties had the requisite power and authority (corporate or otherwise) to execute, deliver and perform such agreements or instruments, (c) that such agreements or instruments are the valid, binding and enforceable obligations of each such party, other than the Issuer, (d) the authenticity of all documents submitted to us as originals and the authenticity of the originals, (e) the conformity to original documents of all documents submitted to us as certified or photostatic copies, (f) the genuineness of the signatures on all documents submitted to us, and (g) the accuracy of the facts and representations stated in all documents submitted to us.

2. In rendering the opinions contained in paragraphs 3 and 4 of Section D below, we have assumed that the proceeds of the Bonds will be applied in accordance with the provisions of the Resolution and the representations made by the Issuer in the Tax Certificate and that the Issuer will make or cause to be made any necessary calculations and pay to the United States any amounts required under Section 148 of the Internal Revenue Code of 1986, as amended (the "Code").

3. For the purpose of rendering the opinion set forth in paragraph 3 of Section D, below, we have also assumed compliance by the Issuer with requirements of the Code that must be satisfied subsequent to the issuance of the Bonds. The Issuer has covenanted to comply with each such requirement.

D. Opinions. Based upon such examination, assumptions and reliance, on the basis of federal and State of Minnesota (the "State") laws, regulations, rulings and decisions in effect on the date hereof, but excluding any pending legislation which may have a retroactive date prior to the date hereof, and subject to certain limitations set forth in Section E below, it is our opinion that:

1. The Bonds are valid and binding general obligations of the Issuer enforceable in accordance with their terms.

2. All taxable property in the territory of the Issuer is subject to ad valorem taxation without limitation as to rate or amount to pay the principal of and interest on the Bonds.

3. The Bonds, as of their date of issuance, bear interest which is (a) not includable in gross income of the recipient for federal income tax purposes or in taxable net income of individuals, trusts and estates for State income tax purposes; (b) is includable in taxable income of corporations and financial institutions for purposes of State franchise tax; and (c) not an item of tax preference which is included in alternative minimum taxable income for purposes of the federal alternative minimum tax or the State alternative minimum tax imposed on individuals, trusts and estates; however, such interest is taken into account in determining the annual adjusted financial statement income of certain corporations for the purpose of computing the federal alternative minimum tax imposed on corporations for tax years beginning after December 31, 2022.

E. Qualifications and Limitations. The opinions expressed in Section D above are subject to the following:

1. We express no opinion as to federal or state tax consequences arising from ownership of the Bonds other than as set forth in Section D hereof.

2. The rights of the owners and enforceability of the Bonds are subject to and may be limited by (a) state and federal laws, rulings, decisions and principles of equity affecting remedies, including (without limitation) concepts of materiality, reasonableness, good faith and fair dealing, and other similar doctrines affecting the enforceability of agreements generally (regardless of whether considered in a proceeding in equity or at law); (b) the effect of any applicable bankruptcy, moratorium, insolvency, reorganization, fraudulent conveyance or other similar laws affecting the enforcement of creditors' or secured creditors' rights or laws relating to creditors' or secured creditors' rights against public instrumentalities heretofore or hereafter enacted to the extent constitutionally applicable; (c) the exercise of judicial discretion in appropriate cases; and (d) federal and state securities laws and public policy relating thereto.

3. Failure by the Issuer to comply with applicable requirements of the Code could cause the interest on the Bonds to be includable in the gross income of the owners thereof for federal income taxation, either prospectively or retroactively to the date hereof.

4. Our opinions expressed in Section D above are limited to the law of the State and the federal law of the United States of America, and we assume no responsibility as to the applicability to this transaction, or the effect thereon, of the law of any other jurisdiction.

5. Except as expressly stated in this opinion, we express no opinion as to compliance with any federal securities laws or any state securities or Blue Sky laws.

# FRYBERGER LAW FIRM

Page 4

6. This opinion is rendered as of the date set forth above and we express no opinion as to circumstances or events which may occur subsequent to such date.

7. The foregoing opinions are being furnished to you solely for your benefit and may not be relied upon by, nor may copies be delivered to, any other person without our prior written consent.

8. We have not been engaged or undertaken to review the accuracy, completeness or sufficiency of any offering material relating to the Bonds, and we express no opinion relating thereto.

Respectfully submitted,

Fryberger, Buchanan, Smith & Frederick, P.A.

**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](http://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)

## CONTINUING DISCLOSURE CERTIFICATE

This Continuing Disclosure Certificate (the "Disclosure Certificate") is executed and delivered by the CITY OF HERMANTOWN, MINNESOTA (the "Issuer") in connection with the issuance of the \$17,040,000 General Obligation Bonds, Series 2024b, dated September 5, 2024 (the "Obligations"). The Obligations are being issued pursuant to a Resolution of the Issuer dated August 19, 2024 (the "Resolution"). The Issuer covenants and agrees as follows:

Section 1. (a) Purpose of the Disclosure Certificate. This Disclosure Certificate is being executed and delivered by the Issuer for the benefit of the holders and beneficial owners of the Obligations and in order to assist the Participating Underwriter in complying with the Rule (defined below). References in this Disclosure Certificate to holders of the Obligations shall include the beneficial owners of the Obligations. This Disclosure Certificate constitutes the written understanding under the Rule.

(b) Filing Requirements. Any filing under this Disclosure Certificate must be made solely by transmitting such filing to the MSRB (defined herein) through the Electronic Municipal Market Access ("EMMA") System at [www.emma.msrb.org](http://www.emma.msrb.org) in the format prescribed by the MSRB. All documents provided to the MSRB shall be accompanied by the identifying information prescribed by the MSRB.

Section 2. Definitions. In addition to the definitions set forth in the Resolution, 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 the Issuer's annual financial statements, which are currently prepared in accordance with generally accepted accounting principles (GAAP) for governmental units as prescribed by the Governmental Accounting Standards Board (GASB) and which the Issuer intends to continue to prepare in substantially the same form.

"Code" means the Internal Revenue Code of 1986, as amended.

"Dissemination Agent" means such person from time to time designated in writing by the Issuer and which has filed with the Issuer a written acceptance of such designation.

"Financial Obligation" means, with respect to the Issuer 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 one of the foregoing. The term "Financial Obligation" shall not include municipal securities as to which a final official statement has been provided to the Municipal Securities Rulemaking Board consistent with this rule.

"IRS" means the Internal Revenue Service of the Department of the Treasury.

“Listed Events” means any of the events listed in Sections 5(a) and 5(b) of this Disclosure Certificate.

“MSRB” means the Municipal Securities Rulemaking Board, whose current address is 1300 I Street NW, Suite 1000, Washington, DC 20005.

“Official Statement” means the Official Statement, dated \_\_\_\_\_, 2024, delivered in connection with the original issuance and sale of the Obligations, together with any amendments thereto or supplements thereof.

“Participating Underwriter” means any of the original underwriter(s) of the Obligations required to comply with the Rule in connection with offering of the Obligations.

“Rule” means Rule 15c2-12(b)(5) adopted by the SEC under the Securities Exchange Act of 1934, as the same may be amended from time to time. Reference is also made to SEC Release No. 34-83885 (File No. S7-01-17) for additional information relating to the Issuer’s compliance with this Certificate.

“SEC” means the Securities and Exchange Commission or any successor to its functions governing state and municipal securities.

### Section 3. Provision of Annual Reports.

(a) The Issuer shall, or shall cause the Dissemination Agent to, not later than 12 months after the end of the fiscal year (presently December 31), commencing with the fiscal year ended December 31, 2024, provide to the MSRB, filed in accordance with Section 1(b) of this Disclosure Certificate, an Annual Report which is consistent with the requirements of Section 4 of this Disclosure Certificate. In each case, 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 and later than the date required above for the filing of the Annual Report if they are not available by that date; provided, however, unaudited financial information will be provided and the Audited Financial Statements will be submitted to the MSRB when and if available. The Issuer may provide the Annual Report by specific reference to documents previously provided to the MSRB or filed with the SEC; provided, however, that if the document so referenced is a final official statement within the meaning of the Rule, such final official statement must be available from the MSRB.

(b) Not later than 15 days prior to the date specified in subsection (a) for providing the Annual Report to the MSRB, the Issuer shall provide the Annual Report to the Dissemination Agent (if the Issuer is not the Dissemination Agent).

(c) If the Issuer is unable or fails to provide an Annual Report by the date required in subsection (a), the Issuer shall send in a timely manner a notice of such fact to the MSRB in the format prescribed by the MSRB, as described in Section 1(b) of this Disclosure Certificate.

Section 4. Content of Annual Reports. The Issuer's Annual Report shall contain or incorporate by reference the Audited Financial Statements and updates of the following sections of the Official Statement to the extent such financial information and operating data are not included in the Audited Financial Statements:

- (a) Current Property Valuations
- (b) Direct Debt
- (c) Tax Levies and Collections
- (d) U.S. Census Data/Population Trend
- (e) Employment/Unemployment Data

Section 5. Reporting of Significant Events.

(a) The Issuer shall give, or cause to be given notice of the occurrence of any of the following events with respect to the Obligations, in a timely manner not in excess of 10 business days after the occurrence of the event:

- (1) principal and interest payment delinquencies;
- (2) unscheduled draws on debt service reserves reflecting financial difficulties;
- (3) unscheduled draws on credit enhancements reflecting financial difficulties;
- (4) substitution of credit or liquidity providers, if any, or their failure to perform;
- (5) adverse tax opinions or the issuance by the IRS of proposed or final determinations of taxability or of a Notice of Proposed Issue (IRS Form 5701-TEB);
- (6) tender offers;
- (7) defeasances;
- (8) rating changes;
- (9) bankruptcy, insolvency, receivership or similar event of the Issuer;

or

(10) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation, any of which reflect financial difficulties.

(b) The Issuer shall give, or cause to be given, notice of the occurrence of any of the following events with respect to the Obligations, *if material*, in a timely manner not in excess of 10 business days after the occurrence of the event:

- (1) non-payment related defaults;
- (2) unless described in (a)(5) above, other notices or determinations by the IRS with respect to the tax-exempt status of the Obligations, or other events affecting the tax-exempt status of the Obligations;
- (3) modifications to rights of holders of the Obligations;
- (4) bond calls;
- (5) release, substitution or sale of property securing repayment of the Obligations;
- (6) the consummation of a merger, consolidation or acquisition involving the Issuer or the sale of all or substantially all of the assets of the Issuer, 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;
- (7) appointment of a successor or additional trustee or the change of name of a trustee; or
- (8) incurrence of a Financial Obligation or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation, any of which affect security holders.

(c) For the purposes of the event identified in subsection (a)(9), the event is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for the Issuer in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the Issuer, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan or reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the Issuer.

(d) Whenever the Issuer obtains knowledge of the occurrence of a Listed Event under subsection (b), the Issuer shall as soon as possible determine if such event would constitute material information for holders of Obligations.

(e) Unless otherwise required by law, the Issuer shall submit the information in the format prescribed by the MSRB, as described in Section 1(b) of this Disclosure Certificate.

Section 6. Termination of Reporting Obligation. The Issuer's obligations under this Disclosure Certificate shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Obligations.

Section 7. Dissemination Agent. The Issuer may, from time to time, appoint or engage a Dissemination Agent to assist it in carrying out its obligations under this Disclosure Certificate, and may discharge any such Dissemination Agent, with or without appointing a successor Dissemination Agent. The Dissemination Agent shall not be responsible in any manner for the content of any notice or report prepared by the Issuer pursuant to this Disclosure Certificate. If at any time there is not any other designated Dissemination Agent, the Issuer shall be the Dissemination Agent.

Section 8. Amendment; Waiver. Notwithstanding any other provision of 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 the undertaking herein to violate the Rule if such amendment or waiver had been effective on the date hereof but taking into account any subsequent change in or official interpretation of the Rule.

Section 9. 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 Listed 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 Listed Event, in addition to that which is specifically required by this Disclosure Certificate, the Issuer shall have no obligation under this Certificate to update such information or include it in any future Annual Report or notice of occurrence of a Listed Event.

Section 10. Default. In the event of a failure of the Issuer to comply with any provision of this Disclosure Certificate, any holder or beneficial owner of the Obligations may take such action as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the Issuer to comply with its obligations under this Disclosure Certificate. A default under this Disclosure Certificate shall not be deemed an event of default under the Resolution, 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 11. Duties, Immunities and Liabilities of Dissemination Agent. The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Certificate, and the Issuer agrees to indemnify and save the Dissemination Agent, its officers, directors, employees and agents, harmless against any loss, expense and liabilities which it may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including attorneys fees) of defending against any claim of liability, but excluding liabilities due to the Dissemination Agent's negligence or willful misconduct. The obligations of the Issuer under this Section shall survive resignation or removal of the Dissemination Agent and payment of the Obligations.

Section 12.    Beneficiaries. This Disclosure Certificate shall inure solely to the benefit of the Issuer, the Dissemination Agent, the Participating Underwriter and holders and beneficial owners from time to time of the Obligations, and shall create no rights in any other person or entity.

Section 13.    Reserved Rights. The Issuer reserves the right to discontinue providing any information required under the Rule if a final determination should be made by a court of competent jurisdiction that the Rule is invalid or otherwise unlawful or, subject to the provisions of Section 8 hereof, to modify the undertaking under this Disclosure Certificate if the Issuer determines that such modification is required by the Rule or by a court of competent jurisdiction.

Dated as of September 5, 2024.

CITY OF HERMANTOWN, MINNESOTA

By \_\_\_\_\_  
Mayor

By \_\_\_\_\_  
City Clerk

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## **TERMS OF PROPOSAL**

### **\$17,040,000\* GENERAL OBLIGATION BONDS, SERIES 2024B CITY OF HERMANTOWN, MINNESOTA**

Proposals for the purchase of \$17,040,000\* General Obligation Bonds, Series 2024B (the "Bonds") of the City of Hermantown, 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 10:00 A.M., Central Time, and **ELECTRONIC PROPOSALS** will be received via [bondsale@ehlers-inc.com](mailto:bondsale@ehlers-inc.com) or **PARITY**, in the manner described below, until 10:00 A.M. Central Time, on August 19, 2024, 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 6:30 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.

### **AUTHORITY; PURPOSE; SECURITY**

The Bonds are being issued pursuant to Minnesota Statutes, Chapter 475, as amended, Sections 412.301 and 469.1812 through 469.1815, as amended, and the Laws of Minnesota 2021, First Special Session, Chapter 14, Article 8, Section 8, by the City, to finance with State capital appropriations and local sponsorships, for the expansion of the Hermantown Hockey Arena for the Hermantown School District. The Bonds will be general obligations of the City, for which its full faith, credit and taxing powers are pledged.

### **DATES AND MATURITIES**

The Bonds will be dated September 5, 2024, 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>
2026	\$395,000	2033	\$825,000	2040	\$1,055,000
2027	675,000	2034	855,000	2041	1,105,000
2028	705,000	2035	885,000	2042	1,155,000
2029	730,000	2036	920,000	2043	1,200,000
2030	745,000	2037	955,000	2044	1,255,000
2031	770,000	2038	990,000		
2032	800,000	2039	1,020,000		

### **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 August 1, 2025, 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 2026 maturity, then the lowest rate that may be proposed for any later maturity is 2.50%.)** 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 ("BTSC") to act as paying agent (the "Paying Agent"). BTSC 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, 2035 shall be subject to optional redemption prior to maturity on February 1, 2034 or any date thereafter, at a price of par plus accrued interest to the date of optional redemption.

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 September 5, 2024, 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 MATTERS

Legal matters incident to the issuance and sale of the Bonds and with regard to the tax-exempt status of interest on the Bonds under existing laws are subject to the approving legal opinion of Fryberger, Buchanan, Smith & Frederick, P.A., as Bond Counsel to the City. Bond Counsel has not examined nor attempted to examine or verify any of the financial or statistical statements or data contained in the Official Statement and will express no opinions with respect to such information. Additionally, except for statements on the cover page of the Official Statement and under the caption "TAX MATTERS" relating to Bond Counsel's opinion that the interest on the Bonds is not includable in gross income for federal income tax purposes, Bond Counsel has not independently verified any of the factual information contained in the Official Statement nor have they conducted an investigation of the affairs of the City for the purpose of passing upon the accuracy or completeness of the Official Statement. No person is entitled to rely upon their limited participation as an assumption of responsibility for, or an expression of opinion of any kind with regard to, the accuracy or completeness of any of the information contained in the Official Statement. See "FORM OF LEGAL OPINION" found in Appendix B.

## SUBMISSION OF PROPOSALS

Proposals must not be for less than \$16,869,600 plus accrued interest on the principal sum of \$17,040,000 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](mailto:bondsale@ehlers-inc.com); or
- 2) Electronically via **PARITY** in accordance with this Terms of Proposal until 10:00 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 IHS Markit (now part of S&P Global) at <https://ihsmarkit.com/products/municipal-issuance.html> or via telephone (844) 301-7334.

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 submission.

**A good faith deposit ("Deposit") in the amount of \$340,800 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.

### **NON-QUALIFIED TAX-EXEMPT OBLIGATIONS**

The Bonds shall not be designated as "qualified tax-exempt obligations" pursuant to Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.

### **CONTINUING DISCLOSURE**

In order to assist the Underwriter (Syndicate Manager) 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, the form of 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 (5<sup>th</sup>) 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 (5<sup>th</sup>) 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](http://www.ehlers-inc.com) by connecting to the Bond Sales link. The Underwriter (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 Hermantown, Minnesota

PROPOSAL FORM

The City Council  
City of Hermantown, Minnesota (the "City")

August 19, 2024

RE: \$17,040,000\* General Obligation Bonds, Series 2024B (the "Bonds")  
DATED: September 5, 2024

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 \$16,869,600) plus accrued interest to date of delivery for fully registered Bonds bearing interest rates and maturing in the stated years as follows:

% due	2026	% due	2033	% due	2040
% due	2027	% due	2034	% due	2041
% due	2028	% due	2035	% due	2042
% due	2029	% due	2036	% due	2043
% due	2030	% due	2037	% due	2044
% due	2031	% due	2038		
% due	2032	% due	2039		

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 2026 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 \$340,800 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 September 5, 2024.

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 Underwriter (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 September 5, 2024 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 Hermantown, Minnesota, on August 19, 2024.

By: By:  
Title: Title: