



Vibrant Community by Lauren Mendez McConkey, Mankato.



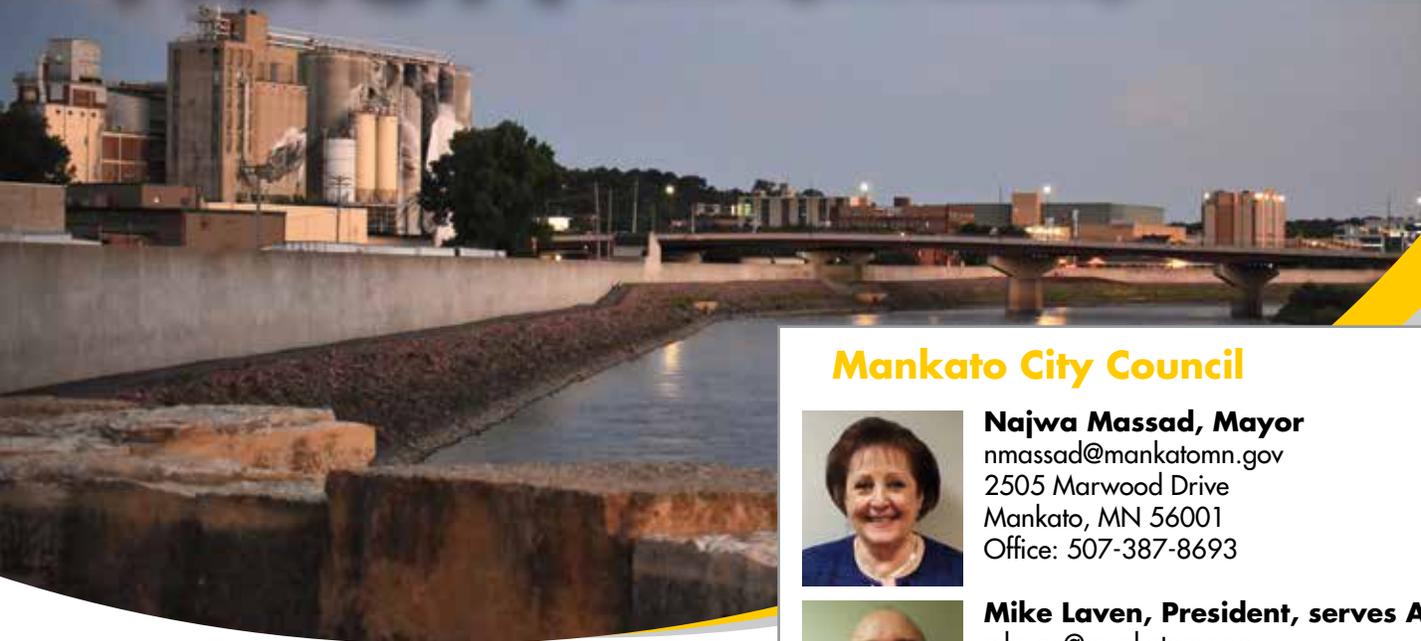
311 or 507-387-8600
mankatomn.gov

STATE OF THE CITY

A report on recent accomplishments and updates in Mankato's Strategic Plan.

VISION

Leading the way as a vibrant,
diverse regional community.



Downtown Silos by Stacy Wachtel, Lake Crystal.

Public Service Principles

Responsive – Prompt to respond and serve.

Efficient – Highest performance at greatest economy.

Greater good – Serve for the good of the community and region.

Innovation – Embracing new ideas and methods to improve service delivery.

Open – Spirit of accessibility in policy making and operation.

Neighborly – Concern and compassion for others.

Mankato City Council



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Dear resident,

It's been a productive year, and I'm excited for the year ahead. As we look to the future, it's important to reflect on the past and what's been accomplished throughout 2021.

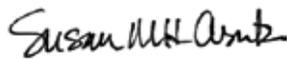
A few of the highlights you'll find in "State of the City:"

- Major street reconstruction projects wrapped up with the completion of the two roundabouts at Riverfront Drive and the re-opening of Warren Street. Both help improve safety and traffic flow.
- A recycling project in three City parks proved to be successful and has expanded. Recycling is now available in 27 City parks, which helps keep recyclables out of the waste stream.
- Staff engaged with the community to gain input about the Whistle-Free Zone Study, the Second Street Corridor Study and Alexander Park to help determine next steps.
- The City remains committed to racial equity and diversity efforts and looks for ways to grow in this area.
- Technology has allowed us to further enhance City services and also create more transparency and accountability.

I'm pleased to share this issue of "State of the City" to help keep the community informed about accomplishments and opportunities presented in Mankato's Strategic Plan.

Please contact me or City staff any time we can be of service.

Sincerely,



Susan MH Arntz
Mankato City Manager
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SERVING COMMUNITY



Night time on Riverfront Drive by Rich Gemmill, Mankato.



Bus Driver Tamara Pate.

Supporting Community Needs

Ride the Bus with Us—Transit Made Easy—The cities of Mankato and North Mankato partnered on a pilot project to provide a fixed route and curb-to-curb service between the two cities. This intergovernmental collaboration helped address the need for accessible and viable transportation within both communities.

Route 6 bus service was expanded to include a new stop at Mayo Clinic Health System's Eastridge Clinic, 101 Martin Luther King Jr. Dr. To further assist riders during the pandemic, health and safety improvements were put in place and fares for transit services were suspended throughout the year.

Assisting with Affordable Housing and Helping the Homeless—More than 600 housing vouchers were provided to help community members with quality, affordable housing, which is important to a community's health and well-being. Ensuring affordable housing opportunities are available contributes to a thriving economy.

The City of Mankato continues to partner with shelter and supportive housing providers to house those who are homeless. Over a 12-month period, 345 homeless or at risk of homelessness households were in the housing response system, of which 156 were in emergency shelter and 45 were unsheltered. This past year 20 percent of housing vouchers were issued under this system with additional households served through other rapid rehousing, transitional and supportive housing programs.

Providing Internet Access in Mankato Parks—Wireless Internet has been fully implemented through eight City parks, helping increase public access to technology. Wi-fi is available in:

- Alexander Park, 900 East Main Street
- Erlandson Park, 101 North Belmont Drive
- Franklin Rogers Park, 601 Reed Street
- Highland Park, 950 Warren Street
- Jaycee Park, 147 Jaycee Court
- Sibley Park, 900 Mound Avenue
- Thomas Park, 100 Thomas Park Court
- Tourtellotte Park, 310 East Mabel Street



Sibley Park, 900 Mound Avenue, is one of eight city parks equipped with Internet access. Photo by Missy Manderfeld, Mankato.

Helping Community Members with COVID-19 Response—More than \$438,000 were granted to non-profit organizations that provide public services and programs/projects that benefit low- and moderate-income community members to help prevent, prepare for, or respond to COVID-19. Public service funds addressed homeless shelter operations, food support, job training, medical care (for uninsured), transportation, chore services, education for new Americans and affordable childcare. Funds for programs/projects helped address sanitation, personal protective equipment, new technology needs and additional staff time needed.

Enhancing Public Safety Services

An App to Help with Emergency Response—A new app enhanced how Public Safety provides services to the community. A partnership with Vitals™ Aware Services helped make this tool available so individuals or caregivers can create secure, personalized profiles with critical information about a vulnerable person. Profile information is shared temporarily in real-time only with public safety, first responders and 911 dispatchers, who are trained in how to use the app.

Helping Save Lives—Responding to heart attacks are among the most demanding type of medical calls because it requires multiple responders to provide CPR, operate the defibrillator, and assist with preparing the patient for transport. City of Mankato Public Safety now have help through two LUCAS Chest Compression Systems, which are portable devices that consistently administer chest compressions to patients in cardiac arrest. While the machine manages the compressions, rescuers can monitor vitals and perform other life-saving measures. In 2021, the LUCAS Chest Compression System assisted in 11 emergency response situations.

Being Transparent and Accountable—A new comprehensive data dashboard for Public Safety information was launched. Dashboard content was developed based on community input. The dashboard features information about:

- Data, policies and hiring and training standards
- Cultural competency and diversity efforts
- Ways to provide feedback on conduct and performance
- Answers to frequently asked questions
- Department engagement with community
- How to get involved

View the dashboard online at mankatomn.gov/publicsafetydashboard.



The Public Safety dashboard creates transparency and accountability.

Outcomes

- Local government partnerships create an additional transportation opportunity to better meet people's transit needs.
- Technology available through an app and a chest compression system provides ways to work through what could be challenging situations and help contribute to positive outcomes.
- More openness, transparency and accountability.
- Increased public access to technology available in City parks.
- Community members supported through more than \$438,000 in grant funds to non-profit organizations.

ENGAGING COMMUNITY



A View of Downtown by Ryan Sollinger, Mankato.



Staff walk with community members along Second Street as part of engagement efforts.

Involving the Public

A series of engagements were held to gather additional community feedback about ongoing projects:

Second Street Corridor Study—The first phase of engagement has been completed with the second phase expected to begin Spring 2022.

Study goals include:

- Establishing a vision for the corridor.
- Reviewing current and future transportation conditions, issues and needs.
- Engaging with stakeholders to help create community supported alternatives.
- Developing a fiscally responsible implementation plan.

Riverfront Drive Corridor Study—This well-traveled road has diverse uses and community input was important to determine how to move forward. As a result of community engagement, a demonstration project is planned for 2022.

Whistle-Free Zone Study—Staff wrapped up a targeted community engagement effort by connecting with those most impacted by the crossings at Elm and Rock streets, Hubbell Avenue and Owatonna Street, and Amos Owen Lane and Third Avenue. Next steps include developing a cost analysis for preferred options, preparing a financing plan to implement the project and building into future Community Investment Plans.

Alexander Park—An online engagement was held on Every Voice Mankato to gather feedback about playground design upgrades. To help gather youth voices, students at schools near the park were given an opportunity to vote for their favorite design. Upgrades are planned for this year.

Engaging with Youth—Two new engagement efforts encouraged youth to learn more about City services— an Arbor Day Poster Contest and City Scavenger Hunt. Combined, more than 170 youth participated.

Connecting with Community

Mankato CityStream Podcast—The City of Mankato launched a new podcast as another way to engage with community members. Mankato CityStream features in-depth discussions about current local government topics, projects and initiatives that are occurring in the community. It's available on Spotify, Google Podcasts and Apple Podcasts.

City Calendar Engages and Informs Year-Round—More than 200 entries were submitted to Mankato's annual photo contest. The return of the calendar provides an opportunity for people of all ages to participate by taking photos of favorite spaces and places in Mankato.

Night to Unite Returns—More than 40 neighborhoods participated in Night to Unite. Community members, City staff and City Council members were able to reconnect, engage, strengthen and build relationships through this casual event. In 2022, Night to Unite will move to the first Tuesday of August to align with the national initiative which is celebrated by many communities and the Minnesota Crime Prevention Association.



First-place winner of the Arbor Day poster contest Julia Campeau.



Public Safety police officers with two youth at a Night to Unite event.

Outcomes

- Public input helped set the direction for next steps in the Riverfront Drive Corridor Study and Whistle-Free Zone Study.
- Feedback helped determine the new playground equipment in Alexander Park.
- An important target audience—youth—was reached to help them get more involved in a City government in a fun and educational way.
- Return of the City Calendar helps engage community members of all ages.
- Podcast provides another way to engage and inform residents about City topics.
- Community connections through Night to Unite helped build relationships between staff and community members.

ENHANCING COMMUNITY



Reconciliation Park, 100 North Riverfront Drive.



A City seat was saved on each Mankato bus in honor of Civil Rights Leader Rosa Parks.

Commitment to Racial Equity and Diversity

Mankato remains committed to racial equity and diversity efforts. The City values all residents and places a priority on providing services without regard to race, background, gender, age, preference or choice. Mankato continues to evolve and grow, and equity and inclusion is essential for community success.

Translations Using QR Codes—To help reach a broader population within the City of Mankato, translation continues to be built into projects where feasible. For cost efficiencies, QR codes are used to take community members to the translated document of their choice.

Honoring Rosa Parks—The City of Mankato again honored Rosa Parks by saving a seat on each Mankato City bus the week of Rosa Parks Day, which is December 1. Parks contributed to the Civil Rights movement. Each seat saved featured a sign reminding riders of how Parks' quiet strength made a seat available to everyone. Partners on this effort included the City of Mankato, Greater Mankato Diversity Council, Mankato YWCA and Blue Earth County.

Recognizing Diversity—Throughout 2021, the City has taken a more focused approach to recognizing months of significance for racial equity and diversity efforts, including: Black History Month, National Hispanic Heritage Month, Women's History Month, Diversity Month and LGBTQ+ Pride Month. In addition, Indigenous Peoples' Day was honored and the 38+2 Dakota executed were recognized and remembered.

Racial Equity and Leadership Team—Equity and inclusion are critical to community success. To improve how City service is provided, staff must increase their knowledge and understanding of community members. Mankato's REAL team continues to look for opportunities to educate staff about important racial equity and diversity topics.

Being Good Environmental Stewards

Recycling in City Parks Expands—Mankato’s pilot project to recycle in high-use City parks proved to be successful. The carts were regularly used and recyclables were clean, meaning they could be reprocessed. As a result, recycling is now available in 27 City parks. View parks online at mankatomn.gov/parks.

A Mankato goal is to increase and improve sustainability practices and decrease the amount of non-recyclable items that enter the recycling stream, which contaminate reusable goods and materials.

Keeping Streets Safe and Drivable and Protecting Water Quality—Approximately 100 City streets were sealcoated this year. This work helps extend street life and protect them from environmental effects of water and the sun. Street sweeping begins within 24 hours after sealcoating to protect water quality, prevent damage to pavement and minimize the burden on Mankato’s storm water system.

Preparing for the Emerald Ash Borer—The City of Mankato received a \$65,000 grant to help slow the spread of Emerald Ash Borer (EAB). More than 100 ash trees have been removed. These trees were either under utility lines or, if infested, would become safety hazards. Removed trees will be replaced in 2022. Since a diversified forest benefits everyone, a variety of trees will be used for replacement.

Cultivating Staff Success

Mankato’s staff are the City’s greatest asset. An important focus is on providing opportunities to train, learn and build positive working relationships with staff throughout the organization.

Competitive and Equitable Pay Structure—The City of Mankato, in collaboration with an independent consultant, completed a compensation and classification study to help with recruitment and retention of service-driven employees. Other areas of focus included ensuring a competitive and equitable pay structure, financial stability, an understandable system and policies and procedures that meet the Federal Labor Standards Act guidelines.

Leadership Development—A new leadership development program, Thrive, was introduced to help grow and develop City leaders. By helping provide the tools needed to be a successful leader, the City and community benefit.

Staff Development Relaunches—Mankato’s employee onboarding program, Infuse, relaunched. Through Infuse, employees build relationships with team members across the organization and gain an understanding of all service areas.

Supporting Staff Physical and Mental Wellness—The Mankato Department of Public Safety initiated a comprehensive wellness program for full-time public safety personnel. This program helps create a community of care within the department and is aimed at improving and supporting the physical and mental well-being of first responders. By offering health and wellness services and ensuring that the public safety workforce is healthy and supported, first responders can best protect and serve the public.



Staff place recycling carts in a City park.

Core Values

- **Respect**—We treat others with courtesy and dignity and value their perspectives, embracing our differences.
- **Integrity**—We lead by example by being honest, doing the right thing and by having actions that reflect our words.
- **Positive attitude**—We use a positive approach, take initiative, are motivated to perform a good job and take pride in the work we do.
- **Teamwork**—Together, we collaborate on ideas and share information, resources and responsibility for the best possible outcomes.
- **Accountability**—We take responsibility for our actions and the completion of our work.

Outcomes

- Increased reach to more diverse community members.
- Acknowledgement of the many areas of diversity that comprise the Mankato community.
- Continued awareness, acknowledgement and remembrance of the 38+2 Dakota executed in 1862.
- Ongoing education about how Rosa Parks helped make public facilities available to everyone.
- The environment benefits through reduced waste and increased recycling.
- Safe, drivable streets that have a longer useful life.
- The spread of the Emerald Ash Borer is slowed, and tree replacements help diversify Mankato’s urban forest.
- Staff training and learning opportunities help enhance how City services are provided.

PROJECT UPDATES AND NEXT STEPS



The Minnesota River Trail Bridge.

Project Updates

Prairie Winds Park—New playground equipment, half basketball court and a shelter were installed in Prairie Winds Park, 1150 Prairie Winds Drive. The park helps accommodate expanded growth in this development area.

Riverfront Drive Roundabouts—Two roundabouts on Riverfront Drive and Blue Earth County Road 57 have been completed. Work done helps improve safety, traffic flow and pedestrian access to trails.

Warren Street—Reconstruction on Warren Street (from Glenwood Avenue to Riverfront Drive) wrapped up. Community input helped determine the end result, which is designed to enhance safety and traffic flow. Work also included installation of new utilities, adding curb and gutter and replacing traffic signals at the Broad and Second streets intersection.

Minnesota River Trail Bridge—The bridge on the Minnesota River Trail was replaced with a new one to enhance safety for trail users. The new bridge, which is resilient to changing weather, serves as an important water crossing of this regional trail.

Intergovernmental Skylight Replaced—Skylight replacement helps save costs by preventing failure and water damage that could have major impacts to the building.



Prairie Winds Park will support expanded growth in the area.



Completed roundabouts on Riverfront Drive.



The recently completed Warren Street corridor project.

Major Projects Planned

Mankato's Community Investment Plan presents significant anticipated projects. This multi-year plan helps identify, prioritize, budget and plan for needed improvements to streets, parks, utilities (including water and wastewater), facilities and major projects and purchases, such as airport improvements, surveillance cameras and vehicles. View the plan online: mankatomn.gov/communityinvestmentplan.



Mankato's Water Resource Recovery Facility will be getting major upgrades to bring the facility up-to-date and improve the treatment process.

Water Resource Recovery Facility—Equipment at the facility is more than 65 years old and is at the end of its useful life. The improvements will enhance treatment performance, create solids handling capacity for regional growth and aid in climate resiliency. This regional asset serves about 65,000 people in Eagle Lake, Madison Lake, North Mankato, Skyline, South Bend Township, the Lake Washington Sanitary Sewer District and Mankato. Additionally, treatment facilities located in the communities of Granite Falls, Walnut Grove, Marshall and the Lower Sioux Indian Community also benefit through phosphorous trading credits. A bonding request of \$20 million (\$44.8 million total project cost) has been made to the State of Minnesota to assist with funding along with loans and grants through the Minnesota Public Facilities Authority.

Alexander Park—Shelter upgrades, park improvements and a new playground design are planned. Community input helped determine playground design.

Park Improvement Projects—Three major park projects previously considered are now being reviewed again:

Tourtellotte Park—Project focus includes the renovation of existing bath house, including American with Disabilities Act compliance, mechanical systems, accessible main pool entry, zero entry pool with play features and water slide, pool deck improvements, parking lot reconstruction and pickle ball court expansion. (Note that a splash pad is being reviewed as a separate opportunity and location needs to be determined.)

Community Athletic Fields—Improvements will focus on adding additional parking to the complex, with future consideration being given to youth baseball and recreational elements, such as a neighborhood playground and multi-purpose community green space.

Thomas Park—Items being looked at include youth fastpitch softball improvements including drainage improvements, reconfigured practice fields with an additional field, artificial turf championship field, dugouts, bathroom upgrades, improved vehicle drop off and neighborhood trail connections through the park to Hoffman Road.

Southeast Water Quality Project—Staff continue efforts on the Southeast Water Quality Project, which is designed to improve water quality through reduction of sediment and nutrient discharge associated with the Southeast watershed. A grant from the Lessard-Sams Outdoor Heritage Commission helps this project move forward.

Riverbank Stabilization—The long-term riverbank stabilization project will continue to help reduce bank erosion along the Minnesota River, which will also improve water quality and protect city assets, such as the Water Resource Recovery Facility.

Fiber Communication Infrastructure—Work to further build the City's fiber communication infrastructure continues. Key facilities include parks, water utility sites, traffic signals and lighting systems.

Historic Kern Bridge—After a competitive application process, the City of Mankato was selected as the new owners of the historic Kern Bridge. Plans for the bridge are to span it over the Blue Earth River to connect the Land of Memories Park, 100 Amos Owen Lane, to Sibley Park, 900 Mound Avenue. Connectivity would make it easy to travel from park to park while also adding an interesting architectural structure to the parks' landscapes. The bridge will be rehabilitated to modern standards using historically accurate materials to help ensure the bridge retains its listing in the National Register of Historic Places to reflect the new location and use. Efforts undertaken in 2022 will determine the location of the structure, preliminary design and permitting processes that will support construction starting in 2025.

HIGHLIGHTS, AWARDS AND ACCOMPLISHMENTS



Beyond the Bridge by Jason Landrum, Mankato.

Rick Baird, Environmental Sustainability Coordinator

Rick Baird, Environmental Sustainability Coordinator, was recognized by the Minnesota Pollution Control Agency for going “Above and Beyond” to help protect the Minnesota and Blue Earth rivers. Baird was honored for his work, which includes:

- Developing training sessions to help educate others about how to protect storm water from contaminants.
- Collaborating with local public safety and area police and fire departments on spill preparedness and response and oversees clean-up on incidents.
- Creating training for cities and counties to help detect and eliminate illicit discharges and manage erosion control.

City Manager Susan Arntz was recognized by the Coalition of Greater Minnesota Cities (CGMC) with an “Excellence in Service Award,” given annually to city leaders who demonstrate knowledge, leadership and active participation in CGMC program areas over the past year.

The City of Mankato has maintained its AA bond rating despite budgetary challenges presented during the COVID-19 pandemic. This rating, along with a low interest rate of 0.90 percent, helps keep property taxes stable while allowing the City to maintain high-quality assets and infrastructure. This year’s interest rate was the lowest ever compared to other rates throughout the City’s history.

The U.S. Environmental Protection Agency awarded the City of Mankato \$300,000 in Brownfields grant funds to assess revitalization sites in areas including properties located along the Minnesota River, Sibley Parkway, Lincoln Park and North Hiniker Park neighborhoods. Funding helps the City focus on redevelopment and reuse of various sites in Mankato while protecting public health and the environment.

Mankato-North Mankato retained its designation as a Metropolitan Statistical Area, benefiting the region:

- Access to federal funding used to support transportation, health care and other social services is retained.
- Economic impacts include attracting businesses or resulting in businesses further growing their organization.
- Competition with surrounding smaller cities for funds designated for micropolitan areas is eliminated.

An area’s status is based on its population and determined by the U.S. Census Bureau.

This year has been exceptional for building permits and residential and commercial developments. So far, there have been 2,660 permits compared to the 2,039 permits in 2020. In addition, building value has increased from \$106 million in 2020 to \$170 million in 2021.

FAST FACTS

	2020	2021
Population 	44,389	44,488
Civic Center  <ul style="list-style-type: none"> Civic Center economic impact Number of events Total attendance 	\$18,635,342 406 103,654	\$25,491,058 551 157,920
Community Development  <ul style="list-style-type: none"> Building inspections performed New single family, detached New multi-family units Building permit valuation Bus route miles Transit ridership Paratransit ridership 	5,302 31 162 \$106,989,970 293,664 387,770 11,004	6,162 57 220 \$170,007,227 243,194 475,585 20,085
311 Customer Service  <ul style="list-style-type: none"> Total calls 	52,940	50,005
Public Information and Community Engagement  <ul style="list-style-type: none"> Social network, email and text subscribers News releases Community Engagements 	23,788 194 5	29,881* 132 7
Public Safety**  <ul style="list-style-type: none"> Group A offenses Group B offenses Structural building fires Medical/ambulance assist calls Number of volunteers 	3,178 6,086 40 1,712 125	3,372 6,445 36 2,077 125
Public Works  <ul style="list-style-type: none"> Boulevard trees maintained Parks maintained Inches of snow plowed Lane mileage maintained 	16,240 49 57.5 542.5	16,263 50 418 506.69***
Public Utilities  <ul style="list-style-type: none"> Annual amount of water treated (billion gallons) Annual amount of wastewater treated (billion gallons) Garbage processed (tons) Recycling processed (tons) 	1.819 2.841 8,044.30 2,200.26	1.846 2.581 7,776.77 2,222.47

*Increase in social network subscribers includes addition of four feeds not previously counted and email and text subscribers.

**The City of Mankato reports crimes based on a federal reporting system that is expected to help improve reliability, accuracy, accessibility and timeliness of crime statistics. More information is available online at fbi.gov/services/cjis/ucr/nibrs. Previously, crimes done by an individual counted as one incident. Now each crime is accounted for, increasing overall amounts of incidents reported.

***Beginning in 2021, lane mileage maintained does not include trunk highways and ramps.

CITY FINANCES

Mankato's budget strategy is to continue to provide the same service levels while **maintaining its tax rate as it has for the past 11 years**. This is accomplished through a lean and high performance employment culture, fiscally responsible budget decisions and policy development that positively affects the City's financial picture while maintaining quality of life. By keeping the average tax rate the same, the only way property taxes collected increase are when new construction occurs or when a property owner sees an increase of their property values due to market increases or property improvements.

Staff continue to work to keep taxes stable while also ensuring there is enough funding available to maintain facilities. In addition, affordability has been maintained through a solid financial foundation that continues to be healthy, strong and flexible, and the city's two-year budget remains stable.

CITY OF MANKATO BALANCE SHEET

	Government Activity	Business-type Activity	Total
Assets	\$238,385,526	\$248,399,389	\$486,784,915
Liabilities	\$95,699,478	\$43,055,367	\$138,754,845
Total net position	\$142,686,048	\$205,344,022	\$348,030,070

CITY OF MANKATO STATEMENT OF ACTIVITIES

	Government Activity	Business-type Activity	Total
Revenues	\$15,628,154	\$41,388,783	\$57,016,937
Expenses	\$45,443,041	\$41,061,728	\$86,504,769
General Revenues & Transfers	\$30,791,881	\$8,809,102	\$39,600,983
Change in Net Position	\$976,994	\$9,136,157	\$10,113,151

STATEMENT OF BUSINESS-TYPE ACTIVITY EXPENDITURE

Government activity	Amount	%
Housing and Economic Development	\$7,430,041	18%
Water	\$6,902,405	17%
Water Resource Recovery Facility	\$4,378,058	11%
Sewer Collection	\$1,808,246	4%
Garbage	\$1,956,508	5%
Utility Operations and Administration	\$1,508,672	4%
Storm Water	\$2,655,679	6%
Street Lighting	\$591,625	1%
Mass Transit	\$4,413,758	11%
Airport	\$1,786,008	4%
Parking	\$1,401,097	3%
Civic Center	\$6,229,631	15%

STATEMENT OF GENERAL GOVERNMENT EXPENDITURES

Department	Amount	%
General Government	\$1,951,859	4%
Public Safety	\$15,277,532	34%
Public Works	\$19,844,934	44%
Culture and Recreation	\$5,140,809	11%
Community Development	\$1,058,716	2%
Housing and Economic Development	\$807,596	2%
Interest on Long-Term Debt	\$1,361,595	3%

HOW DOES MANKATO'S TAX CAPACITY COMPARE WITH OTHER REGIONAL CENTERS?

	2020 Core City Population	2019 MSA Median House Value	2019 MSA Median Household Income	2020 Core City Unemployment Rate	2020 MSA Unemployment Rate	2019 MSA Core City, Retail Sales Per Capita	MSA GDP 2019-2020 % growth
Duluth	86,697	\$158,900	\$56,573	6.3%	7.3%	\$15,598	-7.55%
Mankato	44,488	\$187,600	\$60,827	5.3%	4.8%	\$35,061	-2.11%
Moorhead	44,505	\$215,200	\$64,666	3.5%	4.4%	\$10,872	-2.17%
Rochester	121,395	\$201,100	\$73,697	5.4%	5.1%	\$20,111	-2.79%
Saint Cloud	68,881	\$182,700	\$61,985	7.3%	5.5%	\$21,169	-2.92%
Comparative rank	5th	3rd	4th	2nd	2nd	1st	1st

U.S. Census Bureau and Greater Mankato Growth

HOW DOES MANKATO'S TAX COMPARE?

	Pay 2021 Net Tax Capacity	Average 2021 City Tax Rate	Certified 2022 LGA	Pay 2021 City Net Levy
Mankato	48,332,570*	44.06%*	\$7,463,042	\$21,297,966*
Duluth	83,567,562	44.80%	\$30,671,679	\$37,444,100
Moorhead	35,106,103	45.06%	\$7,308,705	\$15,819,537
North Mankato	14,302,245	48.90%	\$1,973,070	\$6,983,328
St. Cloud**	53,910,000	54.28%	\$13,970,523	\$29,265,000
Rochester	168,718,483	48.32%	\$6,372,634	\$81,524,771

*Mankato shows final 2022 numbers.

**St. Cloud also levies a market based tax not included above.

Source Minnesota Department of Revenue

Glossary:

Net tax capacity is the maximum amount a city can assess for property taxes. This amount is calculated based on market value of properties and classification rates set by state legislature.

Average city tax rate is the percentage of the Net Tax Capacity the City Council elects to collect (authorized up to 100 percent).

Certified 2022 Local Government Aid (LGA) is the amount received annually from the State of Minnesota to assist local governments.

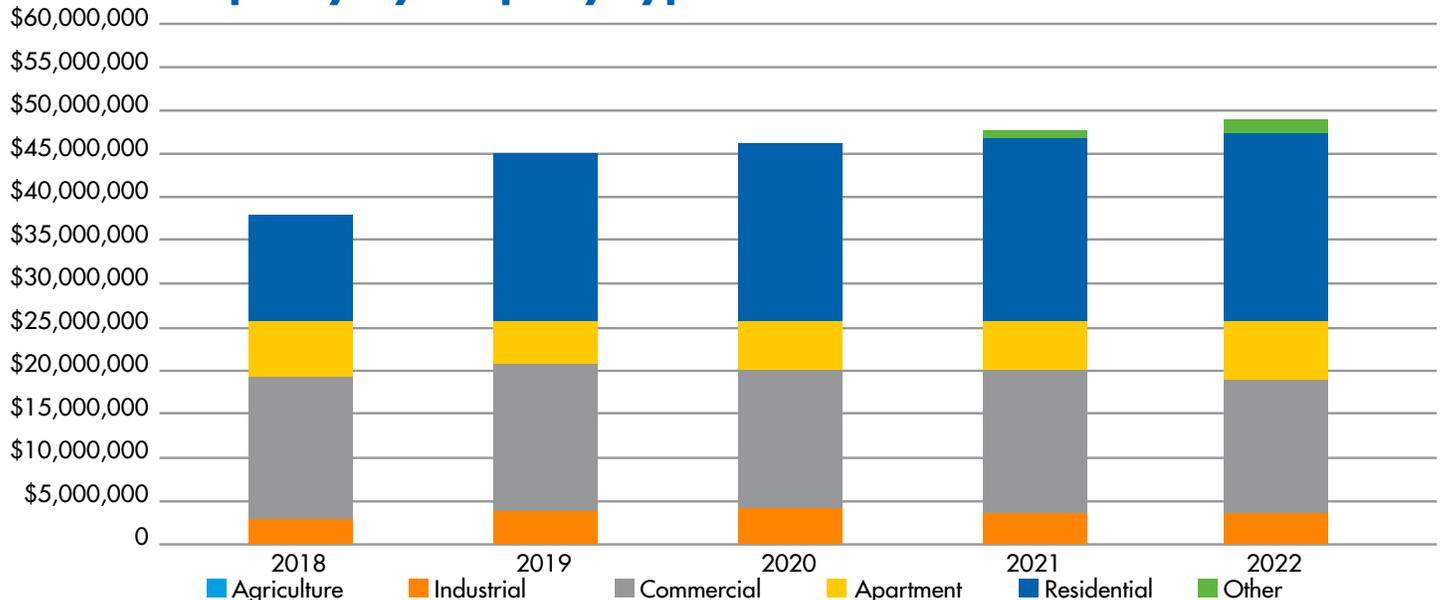
City net levy is the amount assessed and collected from property taxes for the city to use toward general fund expenditures (public safety, planning and zoning, streets, engineering, parks and recreation, for example).

Mankato's Tax Base

A solid tax base needs to be sustained to fund City services including planning, zoning, building inspections, streets and park maintenance and public safety services, to name a few. As Mankato grows so will its population. Additional facilities, such as roads, utilities and parks, will be needed while sustaining operational services and ongoing capital maintenance.

The local property tax levy and state Local Government Aid (LGA) are the primary revenue sources that support City services. Mankato's tax base is determined by property type: residential, apartment, commercial, industrial, seasonal and agricultural. Most of the increase in the 2022 capacity is absorbed by growth in values for existing property, particularly in apartment properties, followed by residential growth.

Net Tax Capacity by Property Type for Five Years



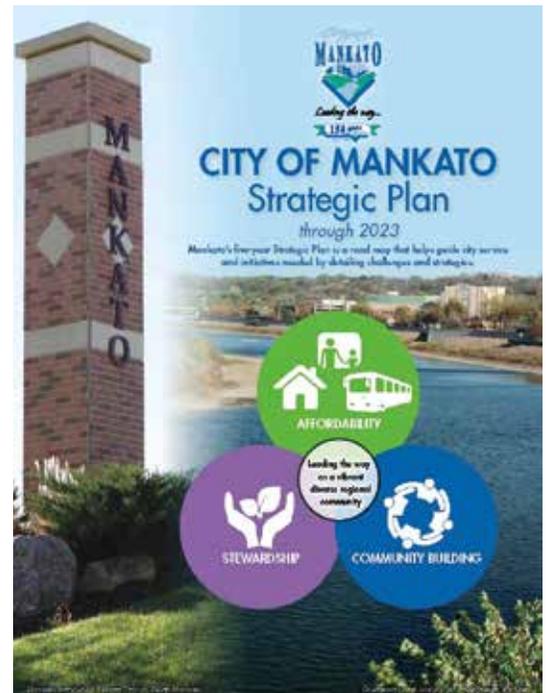


Fall morning at the Intergovernmental Center, 10 Civic Center Plaza, by Lauren Mendez McConkey, Mankato.

Mankato's Strategic Plan

Mankato's five-year Strategic Plan is a road map that helps guide city service and initiatives needed by detailing challenges and strategies. Opportunities featured in Mankato's Strategic Plan address three themes: affordability, stewardship and community building. Themes were developed based on community input through surveys, conversations, internal staff engagement and input from the Mankato City Council and partners.

- Affordability includes housing, transportation, services and cultural/recreational opportunities.
- Stewardship is management of available human, fiscal, environmental and capital resources.
- Community building includes investment in infrastructure (roads, water, sewer, electricity, housing and transportation), which provides the basic community foundation where people work, live and play. Other examples include opportunities for quality education, health care, businesses, recreation and spiritual celebration.



Mankato's Strategic Plan helps guide City service initiatives. State of the City shares progress made on the plan.

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