ROBBINSDALE

City Council Work Session
Tuesday, August 19, 2025
4100 Lakeview Avenue North
Robbinsdale, MN
6:00 PM

AGENDA

1. CITY COUNCIL WORK SESSION CALLED TO ORDER
2. ROLL CALL: Blackledge, Greenberg, Parisian, Wagner, Mayor Sutton
3. DISCUSSION
    A. Updates on (Proposed) 2026 Budget
4. STAFF UPDATES
5. COUNCIL UPDATES
6. ADJOURNMENT

ROBBINSDALE

TO:	Mayor and City Council
PREPARED BY:	Tim Sandvik, City Manager
APPROVED BY:	Tim Sandvik, City Manager
DATE:	August 19, 2025
RE:	Updates on (Proposed) 2026 Budget

Background:

Since the 2025 Goals and Top Priories Work Session, the City Council has been considering the 2026 budget in a variety of capacities. Over the last months, staff have hosted conversation with the Council, to be able to build out a DRAFT budget for 2026.

Analysis:

A friendly reminder - breakdown of how property taxes are calculated.

1. Property is assessed and Market Value is determined. The County Assessor's office cycles all properties, with annual reports shared to Council early in the year. There continues to be opportunities for property owners to contest this valuation.
2. Market Value determines Tax Capacity. State Statute defines dozens of property types that are used in a formula to calculate Tax Capacity. For example, there are differences between residential (homestead), residential (non-homestead), commercial, and industrial.
3. City determines a budget and levy. In Robbinsdale, staff takes Council feedback and prepares a DRAFT budget (worksheet attached). The levy includes funding for operations and debt servicing.
4. Dividing the tax levy by the City's total tax capacity gives a Tax Capacity Rate.
5. Finally, for individual properties, your tax amount is calculated by taking the City's proposed Tax Capacity rate multiplied by the individual tax capacity.

Highlights for 2026 DRAFT Budget

- 2026 Fiscal Disparity is projected at $2,070,850, which is $311,304 higher than 2025.
- 2026 Local Government Aid (LGA) is projected at $2,549,814, an increase of $9,812 compared to 2025.
- Addition of (1) Command staff to Police Department
- Reduction in Parks Maintenance Staff
- Adjustment in Administrative Staff
- Adjusting Finance staffing levels
- Insurance – current estimated increase of 11 - working through PFMLA updates with current contracts
- Negotiating all five groups

At the most recent Council Work Session, there was an indication that Council may consider a levy increase of 8%. Attached tot his item, you will find versions ranging from 0% to 14%.

Staff would like to call out the Estimated City Tax Rate, including a review of 2025 rates for cities in Hennepin County.

Recommendation:

Attachments:

1. Tax Rate Example 2026 vs 2025 8-18-25 (002)
2. 2025-property-tax-rate-breakdown
3. 2025 Goals and Priorities

City of Robbinsdale
2026 Property Tax Levy Options
Estimated Tax Rate Calculation for 2026
See Table Below for Option Explanations

Exhibit 1

	Compare 2025 Actual to 2026 Option 5 Increase (Decrease)	Actual 2025	Option 1 No Change City Levy Full Debt Service 2026	Option 2 6% Increase $570,297 on 2025 City GF Levy 2026	Proposed Levy Option 3 8% Increase $760,396 on 2025 City GF Levy 2026	Option 4 10% Increase $950,495 on 2025 City GF Levy 2026	Option 5 12% Increase $1,140,594 on 2025 City GF Levy 2026	Option 6 14% Increase $1,330,694 on 2025 City GF Levy 2026
General Fund	1,140,594	$9,504,954	$9,504,954	$10,075,251	$10,265,350	$10,455,449	$10,645,548	$10,835,647
Debt service	599,051	1,317,170	1,916,221	1,916,221	1,916,221	1,916,221	1,916,221	1,916,221
Net tax capacity levy	1,739,645	10,822,124	11,421,175	11,991,472	12,181,571	12,371,670	12,561,769	12,751,868
Certified Levy - City	3,292,742	**9,269,027**	**11,421,175**	**11,991,472**	**12,181,571**	**12,371,670**	**12,561,769**	**12,751,868**
HRA Levy	5,049	334,832	339,881	339,881	339,881	339,881	339,881	339,881
Total Levy	**$3,297,791**	**$9,603,859**	**$11,761,056**	**$12,331,353**	**$12,521,452**	**$12,711,551**	**$12,901,650**	**$13,091,749**
Net Change	**3,297,791**							
Percent Levy change from 2026			**22.46%**	**28.40%**	**30.38%**	**32.36%**	**34.34%**	**36.32%**
Fiscal Disparity Increase	311,304		-3.24%	-3.24%	-3.24%	-3.24%	-3.24%	-3.24%
Percent Total Levy change from 2026			**19.22%**	**25.16%**	**27.14%**	**29.12%**	**31.10%**	**33.08%**
Net Change after Fiscal Disparities	**2,986,487**							
Estimated Tax Burden on Average Home		**1,611.45**	**1,658.84**	**1,757.06**	**1,789.80**	**1,822.54**	**1,855.28**	**1,888.02**
2026 = $296,300, 2025 = 296,100 Increase = 0.07%)								
Estimated Change in Tax			**47.39**	**145.61**	**178.35**	**211.09**	**243.83**	**276.57**
Estimated Change in Tax Amount per Month			**3.95**	**12.13**	**14.86**	**17.59**	**20.32**	**23.05**
Change in Tax per $100,000 is approximately =	-							
General Fund Deficit \Use of Reserves			(1,522,731)	(952,433)	(762,334)	(572,235)	(382,136)	(192,037)
Estimated City Tax Rate		56.13%	56.40%	59.84%	60.99%	62.14%	63.28%	64.43%

Option 1 = General Fund Tax levy stays the same as 2025, includes all debt service levies.
Option 2 = General Fund tax levy increases by 6% of GF 2025 levy in the amount of $528,053
Option 3 = General Fund tax levy increases by 7% of GF 2025 levy in the amount of $616,062
Option 4 = General Fund tax levy increases by 8% of GF 2025 levy in the amount of $704,071
Option 5= General Fund tax levy increases by 10% of total 2025 levy in the amount of $880,088
Option 6= General Fund tax levy increases by 12% of total 2025 levy in the amount of $1056,106

HENNEPIN COUNTY TAXPAYER SERVICES DEPARTMENT - PROPERTY TAX - TAX ACCOUNTING - SETTLEMENTS

Final 2025 Property Tax Rate Breakdown

City or Town Rates

City/Township and Code		Tax Capacity Rate	Market Value Rate
Minneapolis	01	66.206%	0.00000%
Chanhassen	14	21.799%	0.00000%
Woodland	15	09.769%	
Spring Park	17	33.238%	
Greenwood	19	11.989%	
Bloomington	20	43.939%	
Brooklyn Center	22	60.820%	
Edina	24	30.236%	
Shorewood	26	23.088%	
Golden Valley	28	56.496%	
Hopkins	30	61.686%	
Minnetonka	34	37.125%	0.00217%
Minnetrista	36	20.525%	
Orono	38	16.361%	
Plymouth	40	25.803%	0.00000%
Richfield	42	54.734%	
Robbinsdale	44	56.127%	
Saint Louis Park	46	48.846%	
Brooklyn Park	48	52.282%	0.01117%
Champlin	50	40.646%	
Corcoran	52	42.727%	
Crystal	54	58.518%	
Dayton	56	35.394%	
Deephaven	59	16.755%	
Eden Prairie	61	30.587%	0.00487%
Excelsior	63	25.757%	
Greenfield	65	31.882%	
Hanover	67	37.681%	
Independence	70	31.383%	
Long Lake	72	33.467%	
Loretto	74	67.231%	
Maple Grove	76	29.168%	
Maple Plain	77	53.481%	
Medicine Lake	79	37.035%	
Medina	80	20.836%	
Minnetonka Beach	82	21.116%	
Mound	85	34.429%	
New Hope	86	63.142%	
Osseo	88	70.081%	
Rockford	90	40.742%	
Rogers	92	38.767%	
Saint Anthony	94	65.687%	
Saint Bonifacius	95	29.196%	
Tonka Bay	97	15.276%	
Wayzata	99	19.772%	0.00000%

Sewer Rates

City/Township and Sewer Code		Tax Capacity Rate
Independence	01	0.679%
Minntonka	01	0.255%

School Rates

School District and Code		Tax Capacity Rate	Market Value Rate
Minneapolis-Watershed 0	001	23.758%	0.14151%
Minneapolis-Watershed 2	001	24.134%	0.14151%
Minneapolis-Watershed 3	001	24.075%	0.14151%
Minneapolis-Watershed 6	001	24.071%	0.14151%
Minneapolis-Watershed 7	001	24.050%	0.14151%
Minneapolis-Watershed 8	001	24.056%	0.14151%
Anoka Hennepin	011	13.598%	0.19635%
Waconia	110	23.276%	0.19997%
Watertown	111	25.403%	0.12501%
Hopkins	270	25.439%	0.14125%
Bloomington	271	19.857%	0.18497%
Eden Prairie	272	20.732%	0.21421%
Edina	273	29.110%	0.20416%
Minnetonka	276	19.943%	0.28287%
Westonka	277	17.693%	0.11178%
Orono	278	18.952%	0.17801%
Osseo	279	23.640%	0.24216%
Richfield	280	26.824%	0.17996%
Robbinsdale	281	25.379%	0.21036%
St Anthony	282	28.009%	0.29894%
St Louis Park	283	30.744%	0.14148%
Wayzata	284	21.005%	0.20058%
Brooklyn Center	286	39.118%	0.17836%
Elk River	728	25.252%	0.25349%
Buffalo	877	21.584%	0.16903%
Delano	879	24.740%	0.16217%
Rockford	883	25.585%	0.14732%
Rockford (City of Rockford)	883	25.459%	0.14732%

County Rates

City/Township	Tax Capacity Rate
Minneapolis-Watershed 0	36.812%
Minnepolis-Watershed 2	37.081%
Minnepolis-Watershed 3	37.039%
Minneapolis-Watershed 6	37.036%
Minneapolis-Watershed 7	37.021%
Minneapolis-Watershed 8	37.025%
Rockford	36.985%
All other Cities and Towns	37.081%

Watershed Rates

Watershed and Code		Tax Capacity Rate
Nine Mile Creek	1	1.165%
Lower MN River	2	0.700%
Minnehaha Creek	3	1.129%
Riley Purgatory Bluff	4	1.845%
Rice Creek	5	1.492%
Middle Mississippi	6	1.619%
Bassett Creek	7	0.951%
Shingle Creek	8	0.550%
West Mississippi	9	0.076%
Elm Creek	2A	0.170%

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2025 Top Goals and Priorities

Top Priorities

- Develop and implement a Robbinsdale public relations plan.
- Pursue projects related to environmental sustainability, such as:
    - Green building standards for City facilities, public EV charger installation, achieving GreenStep 5, continue public education efforts, and exploring energy efficiency programs for businesses.
- Execute the Robbinsdale Parks Master Plan.
- Conduct a staffing study to align resources and needs.
- Review, revise, and create a budget process that aligns resources with priorities.
    - Identify innovative ways to increase the City's tax capacity.
    - Pursue new funding opportunities.
- Humanize and maintain Robbinsdale's culturally diverse identity in the current political climate.
- Recruit and maintain staff to achieve a fully staffed Police Department.

Opportunity Goals

- Support, celebrate, and encourage more community events.
- Lead at least three redevelopment projects with a focus on high-density and mixed-use development.
- Protect Robbinsdale interests throughout the entirety of the Blue Line Extension project by:
    - Advocating for City infrastructure
    - Developing zoning code related to transit-oriented development
    - Working with Anti-Displacement recommendations.
- Expand sidewalk infrastructure.
- Develop a small business information resource packet.

Other Brainstormed Goals

- Understand the challenges of the current fire service model and implement changes.
- Bring back and make improvements to the new resident packet.
- Develop a resident survey to provide input opportunity for all voices.
- Maintain an AA+ bond rating.
- Initiate construction of the Robbinsdale Public Works Facility.