

Boundary Realignment Plan

June 2016



**Dilworth-Glyndon-Felton
ISD 2164**



**Moorhead Area Public Schools
ISD 152**

History

Independent School District No. 152 had its origins in a subscription school founded in Moorhead, Minnesota in 1872. It only had a life of two months, but later that year a permanent five-month school was started and housed in the Presbyterian Church. On April 15, 1873, a school district was organized. The members of the first school board were James Douglas, president; Andrew Holes, treasurer; and James H. Sharp, clerk. James H. Sharp remained prominent on the Board of Education until 1905 and is remembered as the father of the Moorhead Public Schools. On September 15, 1879, Moorhead Independent School District No. 2 was organized. In 1955, District No. 2 merged with other districts in the area to form Independent School District No. 152.

The Clay County Commission approved of School District 81 on March 3, 1896. This encompassed the northeastern quarter of Moorhead Township, home to eight school-age children. In 1905, District 81 built a new one-room school a half mile south of today's Dilworth Community Center. By 1908, the school's population had ballooned to JHÈ

Sometime in the 1950s Dilworth Schools was a 1 sq mile by 1 sq mile school district and busing was not required in the district. Moorhead Area Public Schools provided transportation to students in the rural areas and consequently the existing school district boundaries were formed based on willingness and ability of each district to meet rural transportation needsÈ

The earliest request for annexation of land (Orchard Estates) was presented to the Moorhead School Board in 1978. At that time, the school district rejected the offer to change the boundaries. Again in 1986, 1988, 1989, 2000 and 2005 requests were made to adjust the boundaries. In a memo dated 1978, the school boards of both school districts asked for administration to work together. At that time, there were also discussions about sharing administration and other services by the school districts.

In later material, the decision was made to have Dilworth Schools share with Glyndon-Felton, which led to the consolidation of the district on July 1, 1994.

In 2010 a study was conducted by Roger Worner Associates, Inc. for Dilworth-Glyndon-Felton Schools. In the report, Section 5.7 Consideration of Land Transaction with Moorhead School District was cited. The project consultants received considerable feedback from parents, patrons, educators and others about the desirability of engaging in a "land swap." The intent was to exchange Moorhead School District property, which

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TABLE 1 Phase I: Based on land area to be transferred on July 1, 2016**Moorhead Area Public Schools, No. 152**

June 21, 2016

Estimated Impact of Proposed Detachment and Annexation on Tax Levies and Revenue

Category	Actual Payable 2016	Estimated After Detachment	Levy Change	Aid Change	Revenue Change
Levies Spread on Referendum Market Value					
Operating Referendum	1,831,981.09	1,844,469.15	12,488.06	-12,488.06	0.00
Equity	685,990.21	690,666.39	4,676.18	-4,676.18	0.00
Local Optional	2,165,102.33	2,179,861.17	14,758.84	-14,758.84	0.00
Transition	266,808.01	268,626.76	1,818.75	-1,818.75	0.00
Adjustments	12,377.18	12,377.18	0.00	0.00	0.00
Subtotal	4,962,258.82	4,996,000.66	33,741.84	-33,741.84	0.00
Fiscal Disparities Adjustment	0.00	0.00	0.00	0.00	0.00
Net Levy On Referendum Market Value	4,962,258.82	4,996,000.66	33,741.84	-33,741.84	0.00
Levies Spread on Net Tax Capacity					
Student Achievement	106,332.32	106,624.58	292.26	-292.26	0.00
Operating Capital	531,011.93	530,930.57	-81.36	81.36	0.00
Reemployment Ins	2,658.24	2,658.24	0.00	0.00	0.00
Safe Schools	242,647.20	242,647.20	0.00	0.00	0.00
Safe Schools - Intermediate	0.00	0.00	0.00	0.00	0.00
Career Technical	109,768.74	109,768.74	0.00	0.00	0.00
LT Facilities Maintenance	727,814.59	727,452.45	-362.14	362.14	0.00
Building Lease	1,155,048.23	1,155,048.23	0.00	0.00	0.00
Basic Community Education	317,778.30	316,953.28	-825.02	0.00	-825.02
Early Childhood Family Education	120,485.15	120,816.31	331.16	-2,158.08	-1,826.91
Home Visiting	3,681.60	3,681.60	0.00	0.00	0.00
Adults with Disabilities	13,000.00	13,000.00	0.00	0.00	0.00
Adjustments	167,837.48	167,837.48	0.00	0.00	0.00
Abatements	125,870.73	125,870.73	0.00	0.00	0.00
Net Non-Debt Levy On Net Tax Capacity	3,623,934.51	3,623,289.41	-645.10	-2,006.84	-2,651.93
Voter Approved Debt	7,352,322.76	7,352,322.76	0.00	0.00	0.00
OPEB Debt	1,521,191.37	1,521,191.37	0.00	0.00	0.00
Abatements	6,708.88	6,708.88	0.00	0.00	0.00
Net Debt Service Levy On Net Tax Capacity	8,880,223.01	8,880,223.01	0.00	0.00	0.00
Total All Levies	17,466,416.34	17,499,513.08	33,096.74	-35,748.68	-2,651.93
Transportation Sparsity Revenue (All Aid)	497,561.56	501,765.76	0.00	4,204.20	4,204.20
TOTAL All Levies & Transportation Sparsity Aid	17,963,977.90	18,001,278.85	33,096.74	-31,544.48	1,552.27
Measures of Property Value					
Referendum Market Value - 2 years Prior	2,634,233,200	2,634,642,104	408,904	0.02%	
Referendum Market Value - 1 years Prior	2,921,530,500	2,921,984,000	453,500	0.02%	
Net Tax Capacity	36,573,719	36,674,245	100,526	0.27%	
Adjusted Net Tax Capacity - 2 years prior	35,444,106	35,541,527	97,421	0.27%	
JOBZ - 1 Year Prior	140,193	140,193	0	0.00%	
Other Measures	0.15384				
Resident Pupil Units	6,817.80	6,772.69	-45.11	-0.66%	
Adjusted Pupil Units	6,740.20	6,740.20	0.00	0.00%	
Population	44,318.00	44,197.56	-120.44	-0.27%	
Population Under 5	2,301.00	2,285.78	-15.22	-0.66%	

Estimated Impact of Proposed Detachment and Annexation on Tax Levies and Revenue

TABLE 1, cont.

Calculation of Tax Rates

	Pay 2016 Actual	Pay 2016 After Detachment *	Change
Total Certified Levies on RMV	4,962,258.82	4,996,000.66	33,741.84
RMV TaxRate	0.16985%	0.17098%	0.00113%
Total Certified Non-Debt Levies on NTC	3,623,934.51	3,623,289.41	-645.10
NTC Tax Rate Non-Debt Levies	9.909%	9.880%	-0.029%
Total Certified Debt Service Levies on NTC	8,880,223.01	8,880,223.01	0.00
NTC Tax Rate Debt Service Levies	24.188%	24.122%	-0.066%
Total NTC Tax Rate	34.096%	34.001%	-0.095%

School Property Taxes on Sample Residential Homesteads

Estimated Mkt Value	Included Value	Net Tax Capacity	Actual School Taxes	School Taxes After Detachment	Change	
\$100,000	\$71,760	\$718	\$414.53	\$414.97	\$0.45	0.11%
\$200,000	\$180,760	\$1,808	\$956.03	\$956.57	\$0.54	0.06%
\$350,000	\$344,260	\$3,443	\$1,768.28	\$1,768.96	\$0.68	0.04%

* Estimates are based on the certified levy for taxes payable in 2016, but would be effective for taxes payable in 2017. Estimates assume no other changes in property values or school funding, other than the impact of the proposed detachment and the changes in property values and pupil units associated with the change in school boundaries.

TABLE 2 Phase I: Based on land area to be transferred on July 1, 2016

Dilworth-Glyndon-Felton Schools District No. 2164

June 21, 2016

Estimated Impact of Proposed Detachment and Annexation on Tax Levies and Revenue

Category	Actual Payable 2016	Estimated After Detachment	Levy Change	Aid Change	Revenue Change
Levies Spread on Referendum Market Value					
Operating Referendum	157,933.66	152,806.96	-5,126.70	5,126.70	0.00
Equity	130,806.23	126,560.12	-4,246.11	4,246.11	0.00
Local Optional	385,151.68	372,649.24	-12,502.44	12,502.44	0.00
Transition	20,420.30	19,757.44	-662.86	662.86	0.00
Adjustments	-26,296.39	-26,296.39	0.00	0.00	0.00
Net Levy On Referendum Market Value	668,015.48	645,477.38	-22,538.10	22,538.10	0.00
Levies Spread on Net Tax Capacity					
Student Achievement	30,278.54	30,440.93	162.39	-162.39	0.00
Operating Capital	152,940.15	150,931.38	-2,008.77	2,008.77	0.00
Reemployment Ins	3,000.00	3,000.00	0.00	0.00	0.00
Safe Schools	66,765.60	66,765.60	0.00	0.00	0.00
OPEB	150,000.00	150,000.00	0.00	0.00	0.00
Career Technical	39,841.79	39,841.79	0.00	0.00	0.00
LT Facilities Maintenance	293,359.95	293,498.84	138.88	-138.88	0.00
Building Lease	6,415.36	6,415.36	0.00	0.00	0.00
Basic Community Education	50,298.14	51,294.19	996.05	0.00	996.05
Early Childhood Family Education	34,308.62	34,492.62	184.00	1,642.92	1,826.91
Home Visiting	1,248.00	1,248.00	0.00	0.00	0.00
Adjustments	-63,982.74	-63,982.74	0.00	0.00	0.00
Abatements	0.00	0.00	0.00	0.00	0.00
Net Non-Debt Levy On Net Tax Capacity	764,473.41	763,945.96	-527.45	3,350.42	2,822.96
Voter Approved Debt	748,535.98	748,535.98	0.00	0.00	0.00
Other Debt	185,955.36	186,214.84	259.48	-259.48	0.00
OPEB Debt	161,243.25	161,243.25	0.00	0.00	0.00
Abatements	0.00	0.00	0.00	0.00	0.00
Net Debt Service Levy On Net Tax Capacity	1,095,734.59	1,095,994.07	259.48	-259.48	0.00
Total All Levies	2,528,223.48	2,505,417.40	-22,806.08	25,888.52	3,082.44
Transportation Sparsity Revenue (All Aid)	320,938.53	316,924.10	0.00	-4,014.43	-4,014.43
TOTAL All Levies & Transportation Sparsity Aid	2,849,162.01	2,822,341.50	-22,806.08	21,874.09	-931.99
Measures of Property Value					
Referendum Market Value - 2 years Prior	348,615,600	348,201,474	-414,126	-0.12%	
Referendum Market Value - 1 years Prior	381,760,800	381,307,300	-453,500	-0.12%	
Net Tax Capacity	10,247,502	10,146,976	-100,526	-0.98%	
Adjusted Net Tax Capacity - 2 years prior	10,092,848	9,993,839	-99,009	-0.98%	
JOBZ - 1 Year Prior	0	0	0		
Other Measures					
Resident Pupil Units	1,395.60	1,440.71	45.11	3.23%	
Adjusted Pupil Units	1,854.60	1,854.60	0.00	0.00%	
Population	6,082.00	6,202.44	120.44	1.98%	
Population Under 5	780.00	795.22	15.22	1.95%	

TABLE 2, cont.

Calculation of Tax Rates

	Pay 2016 Actual	Pay 2016 After Detachment *	Change
Total Certified Levies on RMV	668,015.48	645,477.38	-22,538.10
RMV TaxRate	0.17498%	0.16928%	-0.00570%
Total Certified Non-Debt Levies on NTC	764,473.41	763,945.96	-527.45
NTC Tax Rate Non-Debt Levies	7.460%	7.529%	0.069%
Total Certified Debt Service Levies on NTC	1,095,734.59	1,095,994.07	259.48
NTC Tax Rate Debt Service Levies	10.693%	10.801%	0.108%
Total NTC Tax Rate	18.153%	18.330%	0.177%

School Property Taxes on Sample Residential Homesteads

Estimated Mkt Value	Included Value	Net Tax Capacity	Actual School Taxes	School Taxes After Detachment	Change	
\$100,000	\$71,760	\$718	\$305.25	\$300.82	-\$4.43	-1.45%
\$200,000	\$180,760	\$1,808	\$678.10	\$669.89	-\$8.20	-1.21%
\$350,000	\$344,260	\$3,443	\$1,237.37	\$1,223.51	-\$13.86	-1.12%

* Estimates are based on the certified levy for taxes payable in 2016, but would be effective for taxes payable in 2017. Estimates assume no other changes in property values or school funding, other than the impact of the proposed detachment and the changes in property values and pupil units associated with the change in school boundaries.

TABLE 3 Phase I: Based on land area to be transferred on July 1, 2016

Moorhead School District No. 152

June 21, 2016

Estimated Impact of Proposed Detachment and Annexation on Tax Levies and Revenue

School Property Taxes on Sample Properties that Move Between the Districts

Calculation of Tax Rates

Properties that move from Moorhead to Dilworth-Glyndon-Felton

	Estimated Mkt Value	Net Tax Capacity	Actual School Taxes	School Taxes After Detachment	Change	
Residential	\$100,000	\$718	\$414.53	\$300.82	-\$113.71	-27.43%
Homestead	\$200,000	\$1,808	\$956.03	\$669.89	-\$286.13	-29.93%
	\$350,000	\$3,443	\$1,768.28	\$1,223.51	-\$544.77	-30.81%

Properties that move from Dilworth-Glyndon-Felton to Moorhead

	Estimated Mkt Value	Net Tax Capacity	Actual School Taxes	School Taxes After Detachment	Change	
Residential	\$100,000	\$718	\$305	\$415	\$110	35.95%
Homestead	\$200,000	\$1,808	\$678	\$957	\$278	41.07%
	\$350,000	\$3,443	\$1,237	\$1,769	\$532	42.96%
Commercial / Industrial *	\$500,000	\$9,250	\$2,554	\$4,000	\$1,446	56.61%
	\$1,000,000	\$19,250	\$5,244	\$8,255	\$3,011	57.41%
Agricultural **	\$5,000	\$50	\$9.08	\$17.00	\$7.92	87.31%
Non-Homestead	\$6,000	\$60	\$10.89	\$20.40	\$9.51	87.31%
	\$7,000	\$70	\$12.71	\$23.80	\$11.09	87.31%

* For commercial/industrial property in the Cities of Moorhead and Dilworth, the tax impact will be either zero or much less than shown above, due to the impact of the Border Cities Disparity Credit.

** For agricultural non-homestead property, the values are per acre.

TABLE 4 Phase I: Based on land area to be transferred on July 1, 2016

Moorhead Area Public Schools, No. 152

June 21, 2016

Analysis of Tax Impact for Proposed Land Swap

Table 4a: Properties that Stay in the Moorhead School District		
Type of Property	Estimated Market Value	Estimated Change in Payable 2016 Taxes ***
Residential Homestead	\$100,000	\$0
	200,000	1
	300,000	1
	500,000	1
	1,000,000	1
Commercial/Industrial *	\$100,000	\$0
	250,000	-1
	500,000	-3
	1,000,000	-7
Apartments	\$200,000	\$0
	500,000	0
	1,000,000	-1
Agricultural Homestead **	\$400,000	-\$1
	750,000	-2
	1,000,000	-4
	2,000,000	-8
Agricultural Non-Homestead (dollars per acre)	\$5,000	-0.05
	6,000	-0.06
	7,000	-0.07

Table 4b: Properties that Move From DGF to Moorhead		
Type of Property	Estimated Market Value	Estimated Change in Payable 2016 Taxes ***
Residential Homestead	\$100,000	\$110
	200,000	278
	250,000	363
	350,000	532
Commercial/Industrial *	\$100,000	\$234
	250,000	664
	500,000	1,446
	1,000,000	3,011
Apartments	\$200,000	\$388
	500,000	971
	1,000,000	1,941
Agricultural Homestead **	\$400,000	\$392
	750,000	670
	1,000,000	868
	2,000,000	1,660
Agricultural Non-Homestead (dollars per acre)	\$5,000	\$7.92
	6,000	9.51
	7,000	11.09

* For commercial/industrial property in the Cities of Moorhead and Dilworth, the tax impact will be either zero or much less than shown above, due to the impact of the Border Cities Disparity Credit.

** For agricultural homestead property, a value of \$150,000 was assumed for the house, garage, and one acre.

*** The tax change is estimated based on the certified levy for taxes payable in 2016, but would be effective for taxes payable in 2017.

TABLE 4 Phase I: Based on land area to be transferred on July 1, 2016

Moorhead Area Public Schools, No. 152

June 21, 2016

Analysis of Tax Impact for Proposed Land Swap

Table 4c: Properties that Stay in the DGF School District		
Type of Property	Estimated Market Value	Estimated Change in Payable 2016 Taxes ***
Residential Homestead	\$100,000	-\$4
	200,000	-8
	250,000	-10
	350,000	-14
Commercial/Industrial *	\$100,000	-\$3
	250,000	-7
	500,000	-12
	1,000,000	-23
Apartments	\$200,000	-\$7
	500,000	-17
	1,000,000	-35
Agricultural Homestead **	\$400,000	-\$4
	750,000	-1
	1,000,000	1
	2,000,000	10
Agricultural Non-Homestead (dollars per acre)	\$5,000	\$0.09
	6,000	0.11
	7,000	0.12

Table 4d: Properties that Move From Moorhead to DGF		
Type of Property	Estimated Market Value	Estimated Change in Payable 2016 Taxes ***
Residential Homestead	\$100,000	-\$114
	200,000	-286
	250,000	-372
	350,000	-545
Commercial/Industrial *	\$100,000	-\$237
	250,000	-671
	500,000	-1,461
	1,000,000	-3,041
Apartments	\$200,000	-\$395
	500,000	-988
	1,000,000	-1,976
Agricultural Homestead **	\$400,000	-\$397
	750,000	-673
	1,000,000	-870
	2,000,000	-1,658
Agricultural Non-Homestead (dollars per acre)	\$5,000	-\$7.88
	6,000	-9.46
	7,000	-11.04

* For commercial/industrial property in the Cities of Moorhead and Dilworth, the tax impact will be either zero or much less than shown above, due to the impact of the Border Cities Disparity Credit.
 ** For agricultural homestead property, a value of \$150,000 was assumed for the house, garage, and one acre.
 *** The tax change is estimated based on the certified levy for taxes payable in 2016, but would be effective for taxes payable in 2017.

TABLE 5 Phase I: Based on land area to be transferred on July 1, 2016

Moorhead Area Public Schools, No. 152
Analysis of Tax Impact for Proposed Land Swap

June 21, 2016

Table 5: Estimated Impact of 40% Ag Credit on Properties that Move From DGF to Moorhead		Estimated Total Tax Impact, From Table 4b	Estimated Total Tax Impact, After 40% Ag Credit
Type of Property	Estimated Market Value	Estimated Change in Payable 2016 Taxes **	
Agricultural	\$400,000	\$392	\$191
Homestead *	750,000	670	328
	1,000,000	868	426
	2,000,000	1,660	817
Agricultural	\$5,000	7.92	3.91
Non-Homestead	6,000	9.51	4.70
(dollars per acre)	7,000	11.09	5.48

* For agricultural homestead property, a value of \$150,000 was assumed for the house, garage, and one acre.

** The tax change is estimated based on the certified levy for taxes payable in 2016, but would be effective for taxes payable in 2017.

LAND MOVING FROM MOORHEAD TO DGF

Name of Subdivision	of Plat Reco	EMV	NTC	NTC-TIF	RMV	NTC Subtotal	RMV Subtotal	Sch Taxes Before	Sch Taxes After	Sch Taxes Change	Acreage	Subtotal	Moorhead Pupils Enrolling in DGF	ADM Pupil Units
Dilworth Undeveloped Parcels-East #2	E of Summi	\$ 1,877,400	\$ 16,656	\$ 16,656	\$ 657,300	\$ 16,656	\$ 657,300	\$ 4,981	\$ 5,714	\$ 733	198.00	198.00	0	13
Dilworth Undeveloped Parcels-East #3	Old #3	\$ 3,032,500	\$ 19,059	\$ 19,059	\$ 73,900	\$ 35,715	\$ 731,200	\$ 6,413	\$ 9,476	\$ 3,064	309.00	507.00	0	13
Dilworth Undeveloped Parcels-North #1		\$ 4,236,300	\$ 36,749	\$ 36,749	\$ 1,437,800	\$ 72,464	\$ 2,169,000	\$ 15,360	\$ 23,113	\$ 7,753	314.98	821.98	0	16
Summerwood 2nd Addition	7/5/2006	\$ 3,322,800	\$ 31,147	\$ 31,147	\$ 3,282,400	\$ 103,611	\$ 5,451,400	\$ 2,678	\$ 3,547	\$ 868	8.43	830.41	14.0	13
Summerwood 1st Addition	11/29/2005	\$ 6,495,900	\$ 57,674	\$ 57,674	\$ 6,079,900	\$ 161,285	\$ 11,531,300	\$ 1,193	\$ 1,562	\$ 369	23.00	853.40	14.0	13
Orchard Estates Addition	5/25/1979	\$ 5,374,100	\$ 41,999	\$ 41,999	\$ 4,870,700	\$ 203,284	\$ 16,402,000	\$ 1,196	\$ 1,566	\$ 371	9.12	862.52	17.2	16
Orchid-7th St. NE to 4th Ave. NE-Woodbridge Dr.		\$ 16,257,700	\$ 132,483		\$ 15,510,700	\$ 335,767	\$ 31,912,700	\$ 1,464	\$ 1,924	\$ 460	18.63	881.15	36.00	36.00
Orchid-Woodbridge Dr. to 4th Ave. NE-12th St. NE		\$ 11,735,200	\$ 101,028		\$ 11,592,700	\$ 436,795	\$ 48,505,400	\$ 6,048	\$ 8,049	\$ 2,000	17.78	898.93	37.00	39.40
Orchid-12th St. NE to 4th Ave. NE-14th St. NE		\$ 10,384,300	\$ 80,000		\$ 10,384,300	\$ 516,795	\$ 53,889,700	\$ 6,190	\$ 8,238	\$ 2,048	15.52	914.45	16.00	17.60
4th Ave. NE-7th St. NE to 3rd Ave. NE-12th St. NE		\$ 17,005,900	\$ 133,650		\$ 16,865,200	\$ 650,445	\$ 70,754,900	\$ 3,162	\$ 4,192	\$ 1,031	16.68	931.13	39.00	41.80
4th Ave. NE-12th St. NE to 14th St. NE		\$ 2,644,300	\$ 12,264		\$ 2,644,300	\$ 662,709	\$ 73,399,200	\$ 218	\$ 233	\$ 15	6.75	937.88	1.00	1.00
3rd Ave. NE-7th St. NE to Hwy 10-12th St. NE		\$ 6,084,100	\$ 68,923		\$ 5,343,200	\$ 731,632	\$ 78,742,400	\$ 1,198	\$ 1,569	\$ 371	27.31	965.19	3.00	3.20
Totals		\$ 88,450,500	\$ 731,632	\$ 203,284	\$ 78,742,400			\$ 66,469	\$ 87,406	\$ 20,937	965.19	1,653.00	174	187.3

LAND MOVING FROM DGF TO MOORHEAD

Property	EMV	NTC	NTC-TIF	RMV	NTC Subtotal	RMV Subtotal	Sch Taxes Before	Sch Taxes After	Sch Taxes Change
Dealer Sites-Titan (68.793.0020)	\$ 800,000	\$ 10,936	\$ 10,936	\$ 1,859,400	\$ 10,936	\$ 1,859,400	\$ 4,981	\$ 5,714	\$ 733
Dealer Sites-Titan (68.793.0010)	\$ 4,909,500	\$ 32,438	\$ 32,438	\$ 546,800	\$ 32,438	\$ 546,800	\$ 6,413	\$ 9,476	\$ 3,064
All other South Int. 94 Property	\$ 10,664,300	\$ 81,294	\$ 81,294	\$ 998,100	\$ 81,294	\$ 998,100	\$ 15,360	\$ 23,113	\$ 7,753
Cheney (52.090.0080)	\$ 540,600	\$ 9,986	\$ 9,986	\$ 536,800	\$ 9,986	\$ 536,800	\$ 2,678	\$ 3,547	\$ 868
Cheney (52.090.0070)	\$ 252,200	\$ 4,294	\$ 4,294	\$ 252,200	\$ 4,294	\$ 252,200	\$ 1,193	\$ 1,562	\$ 369
Cheney (52.090.0060)	\$ 252,800	\$ 4,306	\$ 4,306	\$ 252,800	\$ 4,306	\$ 252,800	\$ 1,196	\$ 1,566	\$ 370
Cheney (52.090.0050)	\$ 253,300	\$ 4,316	\$ 4,316	\$ 253,300	\$ 4,316	\$ 253,300	\$ 1,198	\$ 1,569	\$ 371
Cheney (52.090.0040)	\$ 304,200	\$ 5,334	\$ 5,334	\$ 304,200	\$ 5,334	\$ 304,200	\$ 1,464	\$ 1,924	\$ 460
Cheney-City Dilworth (52.090.0030)	\$ 108,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TNT Real Estate -Carpet Garage (52.090.0020)	\$ 1,182,300	\$ 22,896	\$ 22,896	\$ 1,182,300	\$ 22,896	\$ 1,182,300	\$ 6,048	\$ 8,049	\$ 2,000
Dakota Boys Ranch-(52.090.0010)	\$ 1,209,400	\$ 23,438	\$ 23,438	\$ 1,209,400	\$ 23,438	\$ 1,209,400	\$ 6,190	\$ 8,238	\$ 2,048
Dakota Upreti -Pizza Ranch (52.150.0050)	\$ 629,400	\$ 11,838	\$ 11,838	\$ 629,400	\$ 11,838	\$ 629,400	\$ 3,162	\$ 4,192	\$ 1,031
Gateway Crossing (52.150.0040)	\$ 85,400	\$ 1,708	\$ 332	\$ 85,400	\$ 332	\$ 85,400	\$ 218	\$ 233	\$ 15
Gateway Crossing (52.150.0010)	\$ 3,726,200	\$ 68,042	\$ 14,330	\$ 3,726,200	\$ 14,330	\$ 3,726,200	\$ 9,493	\$ 10,137	\$ 645
CVS (52.150.0030)	\$ 1,804,500	\$ 35,340	\$ -	\$ 1,804,500	\$ 6,864	\$ 1,804,500	\$ 4,585	\$ 4,889	\$ 305
River Valley Church of Moorhead (52.150.0020)	\$ 998,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RR Operating Pro (52.980.0090)	\$ 2,458,700	\$ 48,424	\$ 48,424	\$ 2,458,700	\$ 48,424	\$ 2,458,700	\$ 2,291	\$ 3,196	\$ 905
Dilworth Undeveloped Parcels-South #4	Old #4	\$ 1,140,600	\$ 9,952	\$ 9,952	\$ 336,900	\$ 336,900	\$ 66,469	\$ 87,406	\$ 20,937
Totals	\$ 31,319,600	\$ 374,542	\$ 290,978	\$ 16,236,400					

Assume 0 Pupils in DGF Land that is moving to Moorhead

Option: Summerwood 2nd Addition & Summerwood 1st Addition & Orchard Estates Addition

645.021 SPECIAL LAWS.

Subdivision 1. **Name required.** A special law as defined in the Minnesota Constitution, article XII, section 2, shall name the local government unit to which it applies. If a special law applies to a group of local government units in a single county or in a number of contiguous counties, it shall be sufficient if the law names the county or counties where the affected units are situated.

Subd. 2. **Local approval required.** A special law shall not be effective without approval of the local government unit or units affected, except as provided in section 645.023. Approval shall be by resolution adopted by a majority vote of all members of the governing body of the unit unless another method of approval is specified by the particular special law.

Subd. 3. **Filing required.** The chief clerical officer of a local government unit shall, as soon as the unit has approved a special law, file with the secretary of state a certificate stating the essential facts necessary to valid approval, including a copy of the resolution of approval or, if submitted to the voters, the number of votes cast for and against approval at the election. The form of the certificate shall be prescribed by the attorney general and copies shall be furnished by the secretary of state. If a local government unit fails to file a certificate of approval before the first day of the next regular session of the legislature, the law is deemed to be disapproved by such unit unless otherwise provided in the special law.

Subd. 4. **Previously enacted law.** Laws 1959, chapter 368, does not apply to any special law heretofore enacted, whether or not it has been approved by the local government unit affected, but such unit shall file with the secretary of state a certificate of approval for such law as required in subdivision 3.

History: 1959 c 368 s 1,2; 1979 c 176 s 1

Sec. 20.

**VOLUNTARY BOUNDARY ALIGNMENT; MOORHEAD AND
DILWORTH-GLYNDON-FELTON.**

Subdivision 1.

Boundary realignment allowed.

The school boards of Independent School Districts Nos. 152, Moorhead, and 2164, Dilworth-Glyndon-Felton, may realign their shared district boundaries according to the provisions of this section.

Subd. 2.

Plan to establish new boundaries.

(a) The school boards of Independent School Districts Nos. 152, Moorhead, and 2164, Dilworth-Glyndon-Felton, may jointly develop a plan to realign their shared school district boundaries over a period of years.

(b) The plan must specify and identify each group of parcels that will be transferred and the method used to determine the year during which each set of parcels is transferred. The method of transfer may include an analysis of the relative tax base of the parcels to be transferred and may make the transfers of parcels effective upon the relationship in relative tax bases.

(c) The written plan must be adopted by each school board after the board has allowed public testimony on the plan.

(d) The plan must be filed with both the county auditor and the commissioner of education.

(e) After adopting the plan, each school board must publish notice of the plan realigning district boundaries. The notice must include a general description of the area that will be affected by the proposed boundary alignment and the method by which the boundaries will be realigned. The notice must also be mailed to each property owner of record in the area proposed for realignment.

Subd. 3.

Bonded debt.

As of the effective date of each exchange of parcels between the two school districts, for the next and subsequent tax years, the taxable property in the newly aligned parcel

is taxable for a portion of the bonded debt of the school district to which the property is attached and is not taxable for the bonded debt from the school district from which the property is detached.

Subd. 4.

County auditor notified.

After adoption of the plan, each school board must provide a copy of the plan to the county auditor. The county auditor may request any other necessary information from the school districts to effect the transfer of parcels between the school districts. Each year, the school districts must notify the county auditor of what block of parcels, if any, will be transferred between the two school districts. The county auditor must notify each affected property owner of the boundary change.

Subd. 5.

Report to commissioner of education.

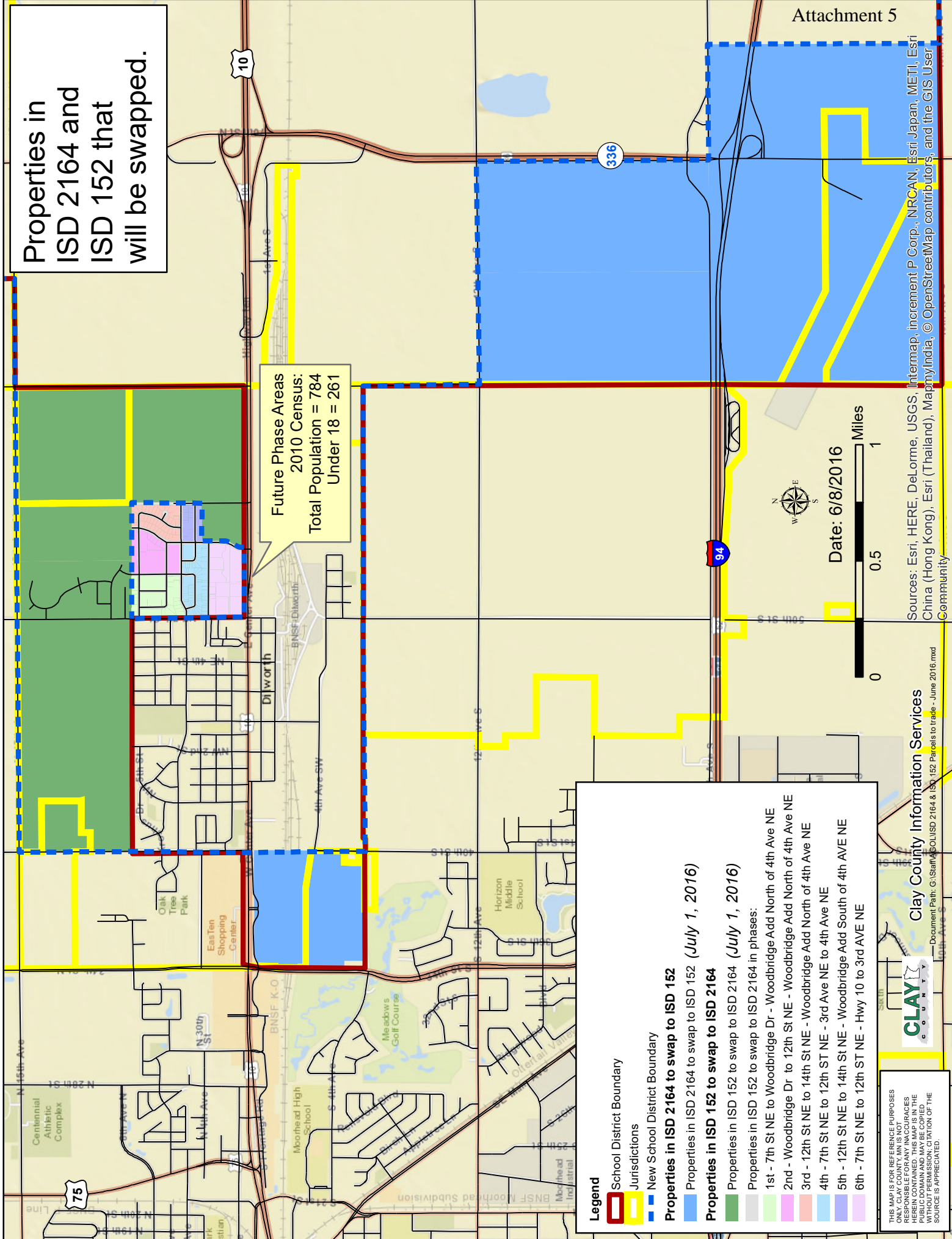
Upon adoption of the plan, the school boards must submit a copy of the plan to the commissioner of education. The districts must also provide any additional information necessary for computing school aids and levies to the commissioner of education in the form and manner requested by the department.

EFFECTIVE DATE.

This section is effective the day after the school boards of Independent School Districts Nos. 152, Moorhead, and 2164, Dilworth-Glyndon-Felton, and their respective chief clerical officers timely comply with Minnesota Statutes, section 645.021, subdivisions 2 and 3.

Properties in
ISD 2164 and
ISD 152 that
will be swapped.

Future Phase Areas
2010 Census:
Total Population = 784
Under 18 = 261



Legend

- School District Boundary
- Jurisdictions
- New School District Boundary

Properties in ISD 2164 to swap to ISD 152

- Properties in ISD 2164 to swap to ISD 152 (July 1, 2016)

Properties in ISD 152 to swap to ISD 2164

- Properties in ISD 152 to swap to ISD 2164 (July 1, 2016)
- Properties in ISD 152 to swap to ISD 2164 in phases:
 - 1st - 7th St NE to Woodbridge Dr - Woodbridge Add North of 4th Ave NE
 - 2nd - Woodbridge Dr to 12th St NE - Woodbridge Add North of 4th Ave NE
 - 3rd - 12th St NE to 14th St NE - Woodbridge Add North of 4th Ave NE
 - 4th - 7th St NE to 12th St NE - 3rd Ave NE to 4th Ave NE
 - 5th - 12th St NE to 14th St NE - Woodbridge Add South of 4th Ave NE
 - 6th - 7th St NE to 12th St NE - Hwy 10 to 3rd Ave NE

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Clay County Information Services

Document Path: G:\Stam\GIS\ISD 2164 & ISD 152 Parcels to trade - June 2016.mxd

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Community

Date: 6/8/2016



Parcels to Exchange on July 1, 2016

<u>Parcels in ISD 2164 to ISD 152</u>	<u>Parcels in ISD 152 to ISD 2164</u>
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58.793.0020	52.625.0230
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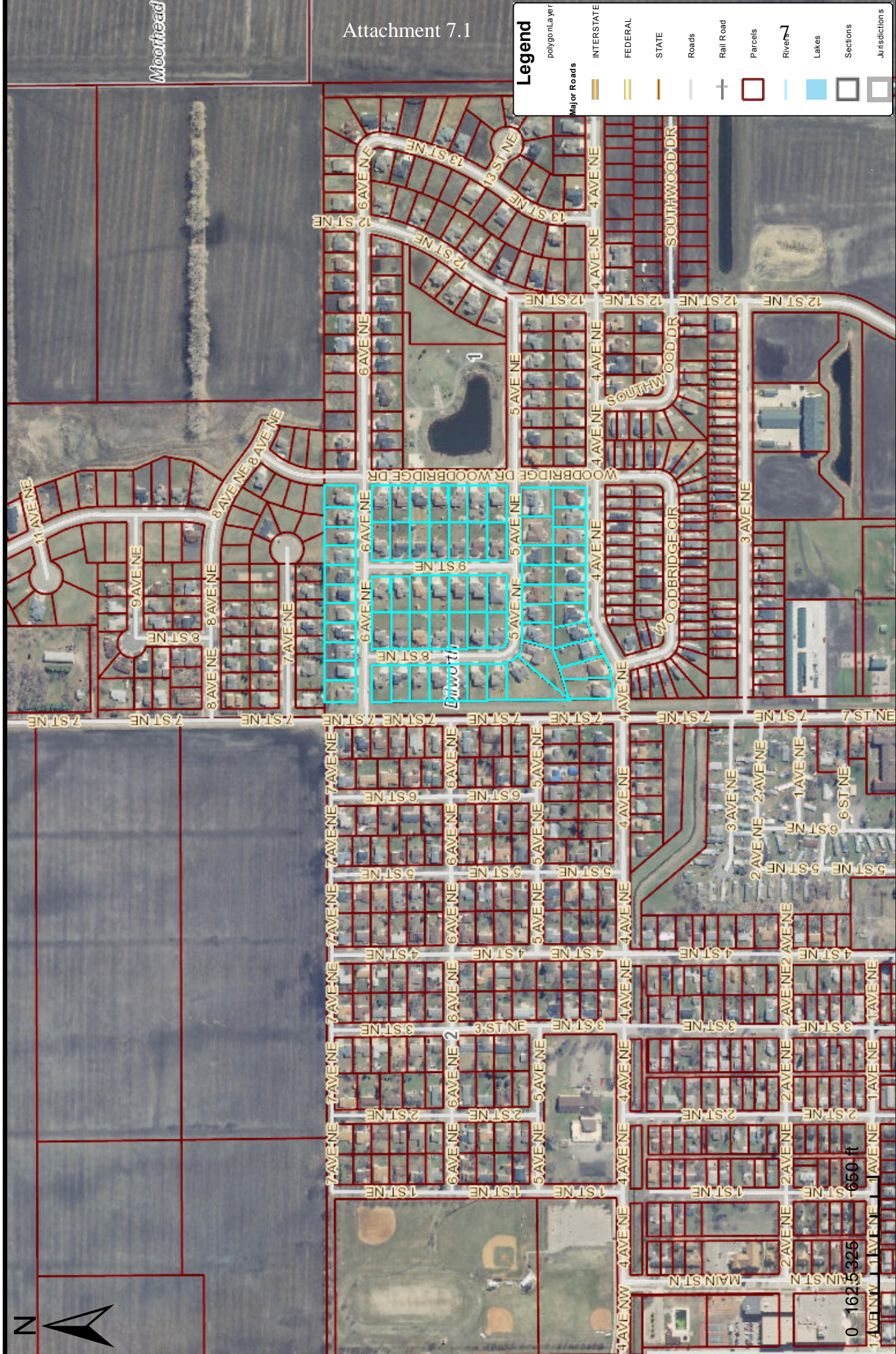
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Attachment 7.1

Legend

- Major Roads:
- Interstate:
- Federal:
- State:
- Roads:
- Rail Road:
- Parcels:
- Rivers:
- Lakes:
- Sections:
- Jurisdictions:

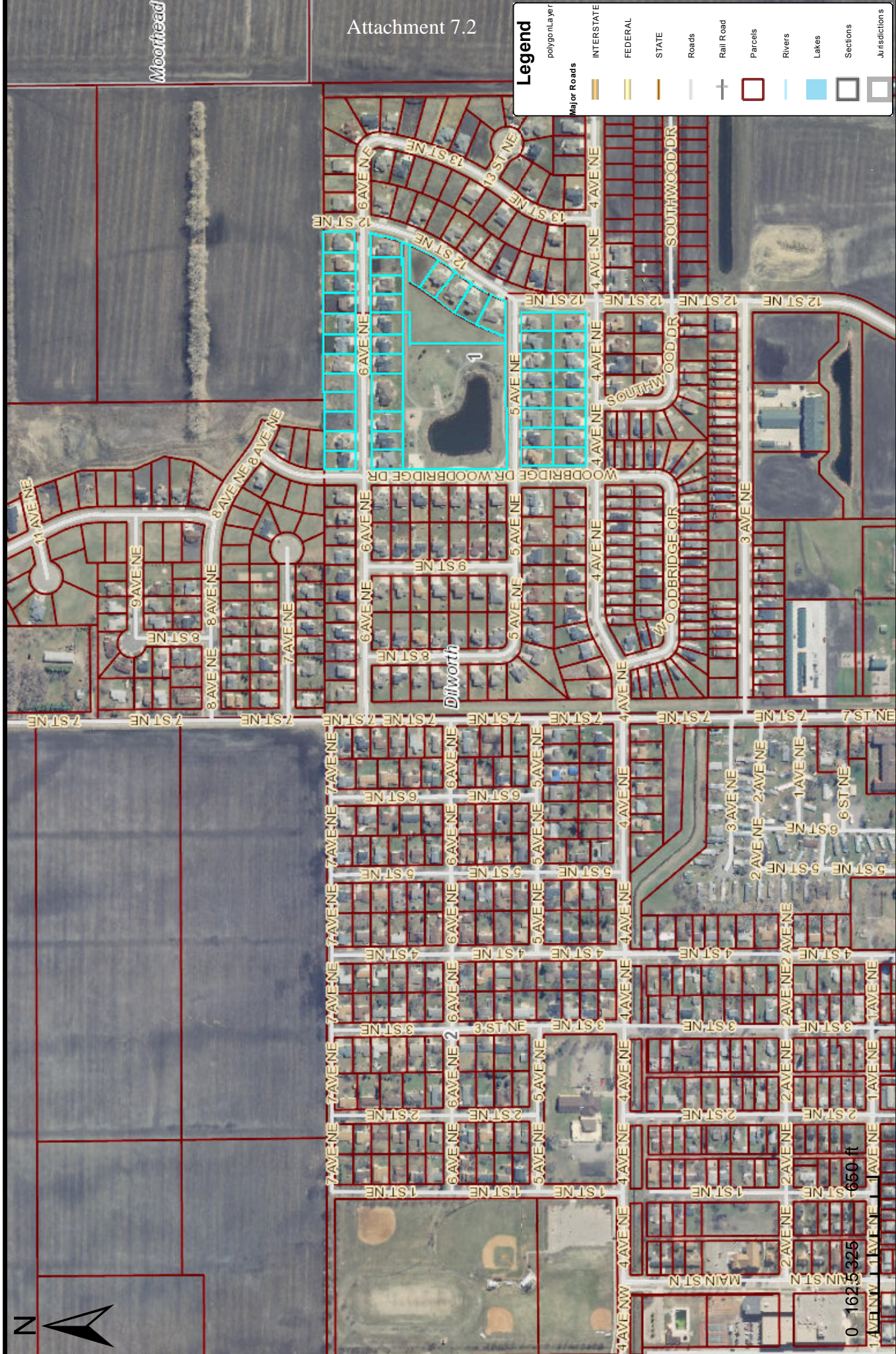
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<http://claycountymn.gov>
 (218)-299-5003

Orchid-7th St. NE to 4th Ave NE-Woodbridge Dr.

These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Date: 12/4/2015

0 162.5 325 650 ft



Legend

- Major Roads
- Interstate
- Federal
- State
- Roads
- Rail Road
- Parcels
- Rivers
- Lakes
- Sections
- Jurisdictions

Orchid-Woodbridge Dr. to 4th Ave. NE-12th St. NE

These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Date: 12/4/2015

Moorhead

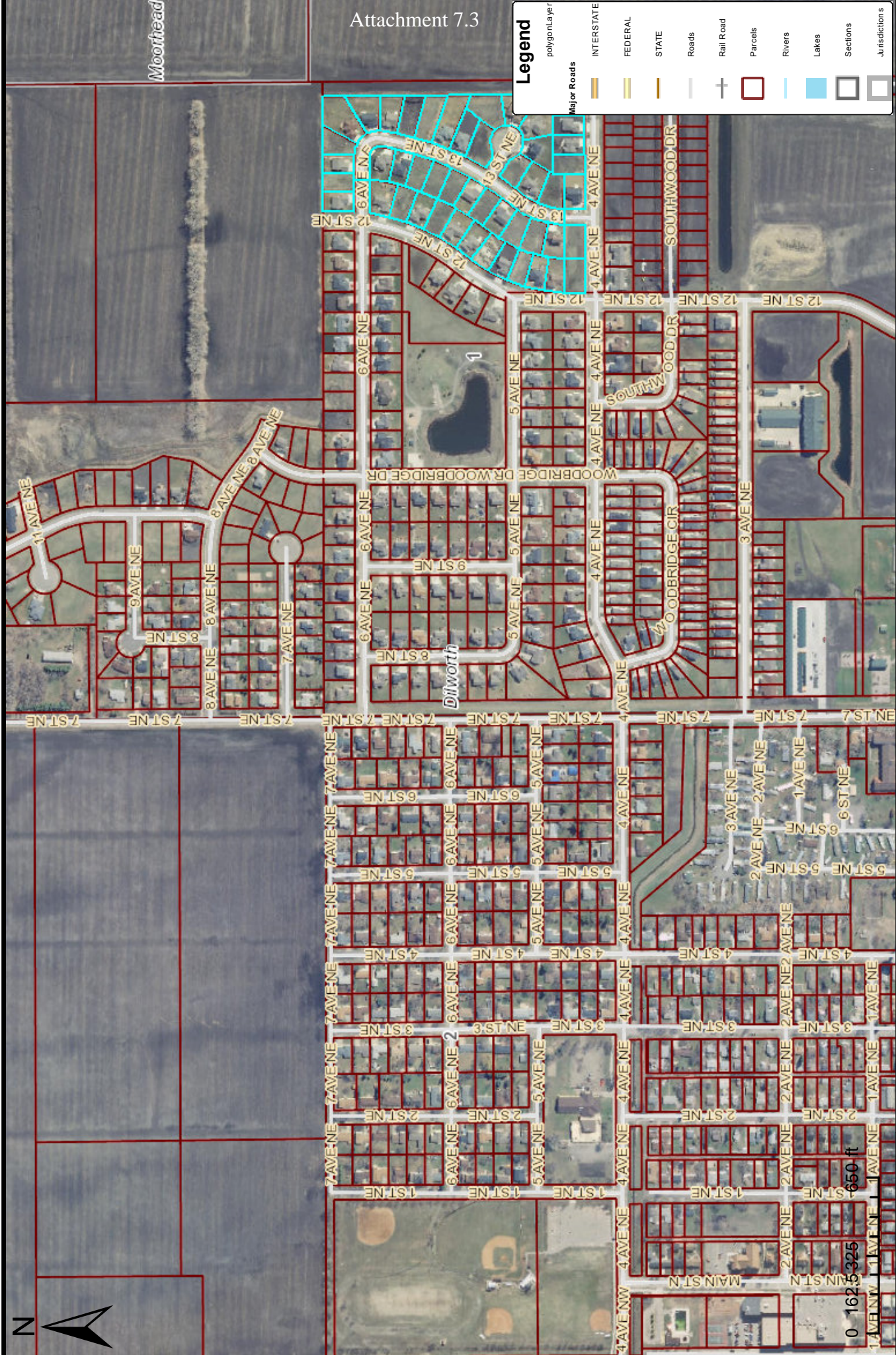
Legend

- Major Roads:
- INTERSTATE:
- FEDERAL:
- STATE:
- Roads:
- Rail Road:
- Parcels:
- Rivers:
- Lakes:
- Sections:
- Jurisdictions:



<http://claycountymn.gov>

(218)-299-5003



Orchid-12th St NE to 4th Ave NE-14th St. NE



0 162,5325 650 ft

These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Date: 12/4/2015

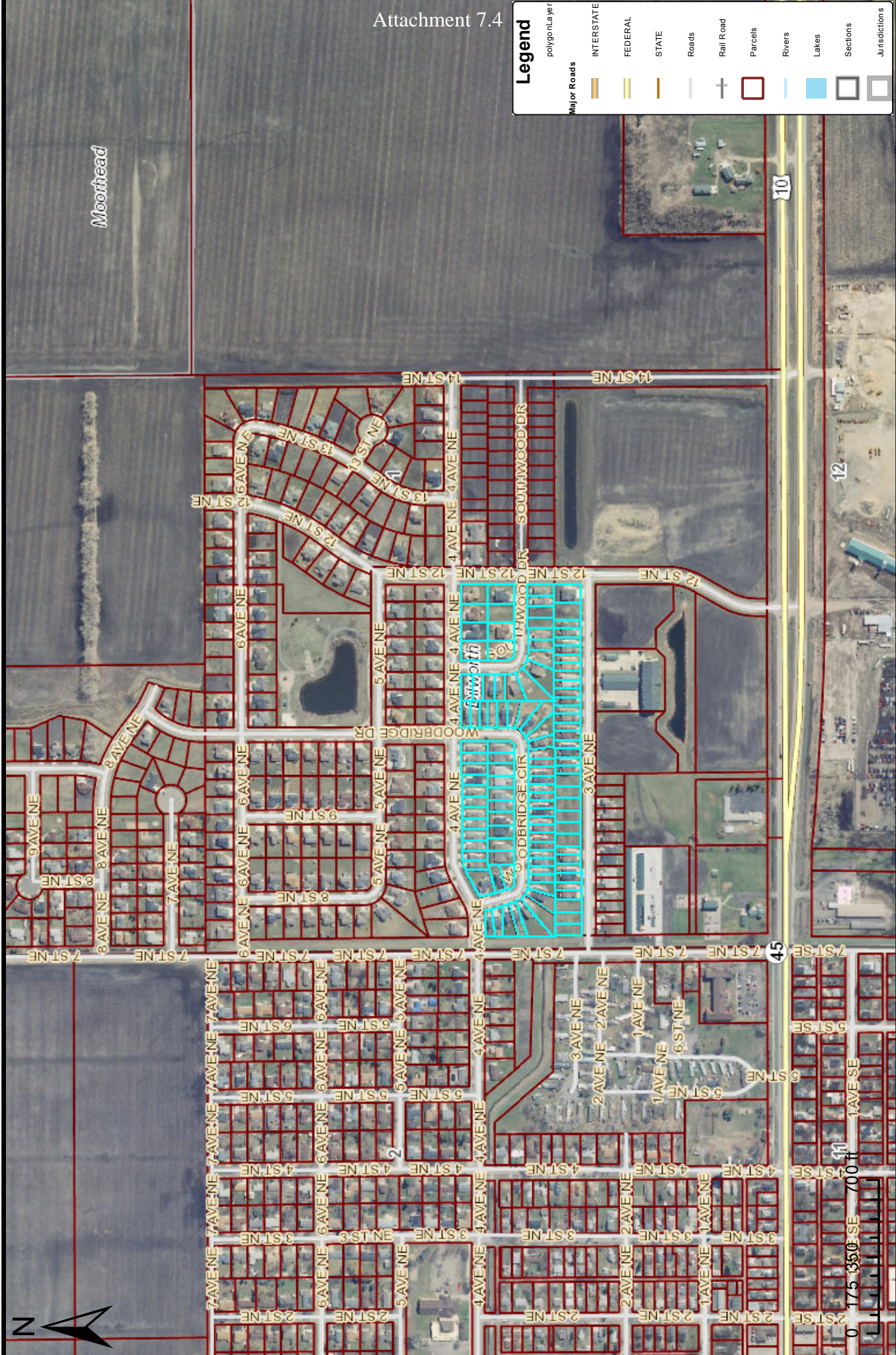
Moorhead

Legend

polygon la.yer

Major Roads

- INTERSTATE
- FEDERAL
- STATE
- Roads
- Rail Road
- Parcels
- Rivers
- Lakes
- Sections
- Jurisdictions



4th Ave NE-7th St. NE to 3rd Ave NE-12th St. NE

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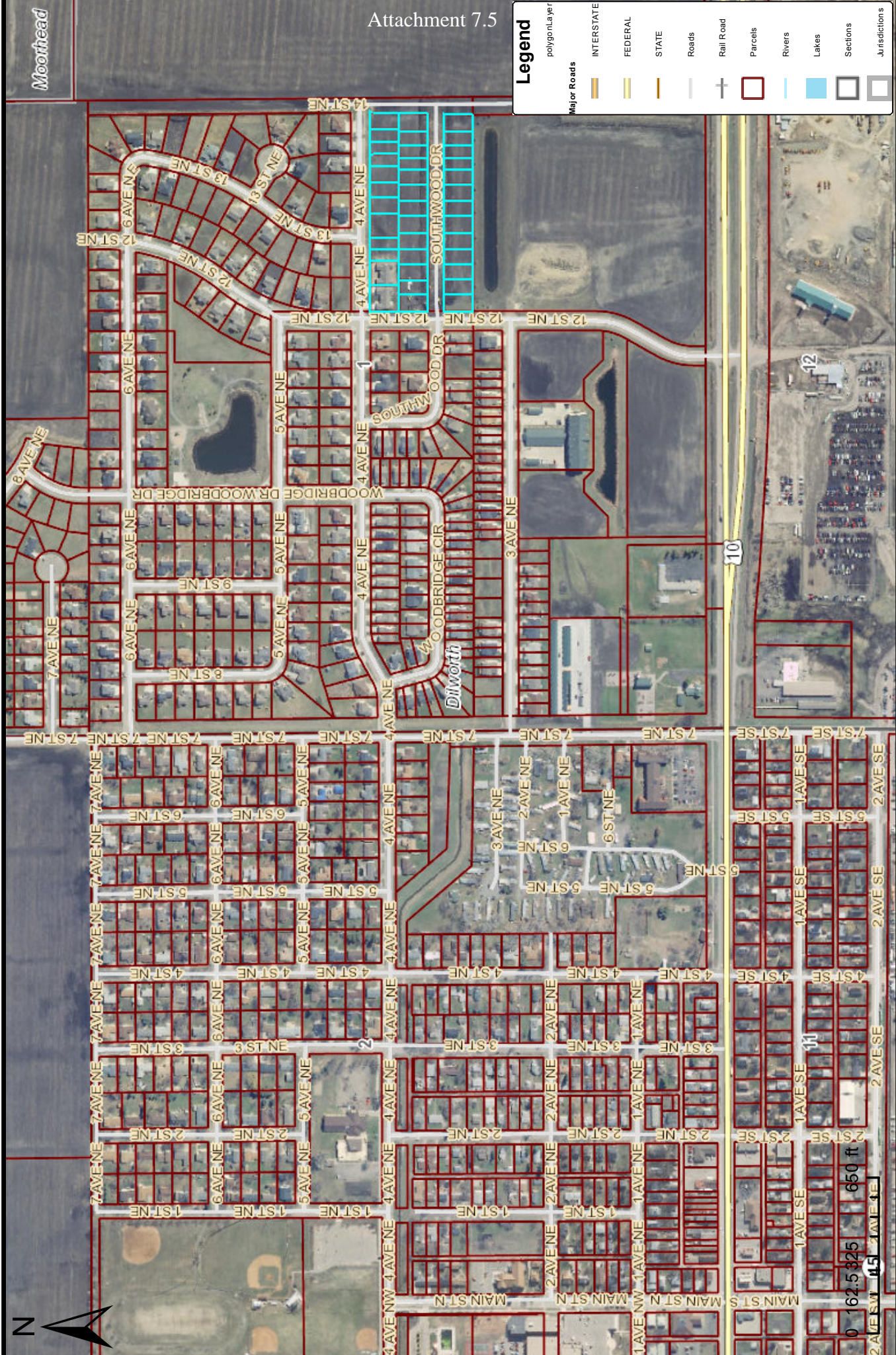
<http://claycountymn.gov>

(218)-299-5003

Date: 1/27/2016

Legend

- Major Roads: Interstate (thick yellow line), Federal (yellow line), State (orange line), Roads (grey line), Rail Road (line with cross-ticks)
- polygons: Parcels (red outline), Rivers (blue line), Lakes (light blue area), Sections (grey outline), Jurisdictions (white outline)

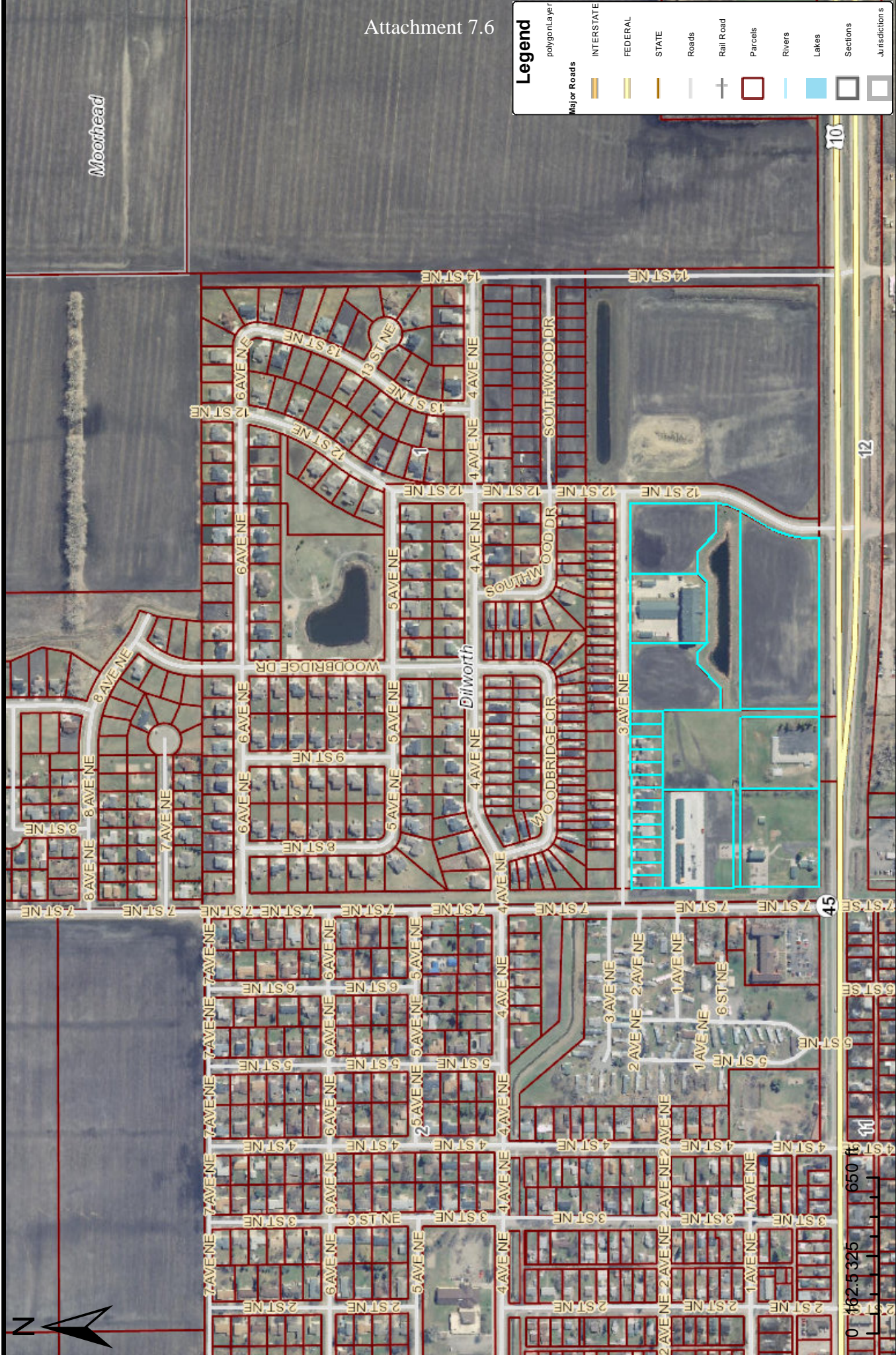


4th Ave NE-12th St. NE to 14th St. NE

These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Date: 12/4/2015

Moorhead



Legend

polygonLa.yer

Major Roads

- INTERSTATE
- FEDERAL
- STATE
- Roads
- Rail Road
- Parcels
- Rivers
- Lakes
- Sections
- Jurisdictions

3rd Ave. NE-7th St. NE to Hwy 10-12th St. NE

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<http://claycountymn.gov>

(218)-299-5003

These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

Date: 12/8/2015

Attachment Eight-Parcels to be phased from ISD 152 to ISD 2164

1st Phase Orchid-7th St. NE to 4th Ave. NE-Woodbridge Dr.	2nd Phase Orchid-Woodbridge Dr. to 4th Ave. NE-12th St. NE	3rd Phase Orchid-12th St. NE to Av. NE-14th St. NE	4th Phase 4th Ave. NE-7th St. NE to 3rd Ave. NE-12th NE	5th Phase 4th Ave. NE-12th St. NE to 14th St. NE	6th Phase 3rd Ave. NE-7th St. NE to Hwy 10-12th St. NE
52.853.0370	52.853.0650	52.855.0150	52.105.0060	52.855.0280	52.105.0010
52.853.0380	52.853.0660	52.855.0160	52.105.0065	52.855.0290	52.105.0020
52.853.0390	52.853.0670	52.855.0170	52.105.0070	52.855.0300	52.105.0030
52.853.0400	52.853.0680	52.855.0180	52.105.0075	52.855.0305	52.105.0040
52.853.0410	52.853.0690	52.855.0190	52.105.0080	52.855.0310	52.105.0050
52.853.0420	52.853.0700	52.855.0200	52.105.0085	52.857.0010	52.107.0010
52.853.0430	52.853.0710	52.855.0210	52.105.0090	52.857.0020	52.107.0015
52.853.0440	52.853.0720	52.855.0220	52.105.0095	52.857.0030	52.107.0020
52.853.0450	52.853.0730	52.855.0230	52.105.0100	52.857.0040	52.107.0025
52.853.0460	52.853.0740	52.855.0240	52.105.0105	52.857.0050	52.107.0030
52.853.0470	52.853.0750	52.855.0250	52.105.0110	52.857.0060	52.107.0035
52.853.0480	52.853.0760	52.855.0260	52.105.0115	52.857.0070	52.107.0040
52.853.0500	52.853.0770	52.855.0270	52.105.0120	52.857.0080	52.107.0045
52.853.0510	52.853.0780	52.855.0550	52.105.0125	52.857.0090	52.107.0050
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52.853.0540	52.853.1090	52.855.0580	52.105.0140	52.857.0120	52.107.0065
52.853.0550	52.853.1100	52.855.0590	52.105.0145	52.857.0130	52.107.0070
52.853.0560	52.853.1110	52.856.0010	52.105.0150	52.857.0140	52.107.0075
52.853.0570	52.853.1120	52.856.0020	52.105.0160	52.857.0150	52.108.0010
52.853.0580	52.853.1130	52.856.0030	52.107.0090	52.857.0160	52.108.0020
52.853.0590	52.853.1150	52.856.0040	52.107.0095	52.857.0170	52.108.0030
52.853.0600	52.853.1160	52.856.0050	52.107.0100	52.857.0180	52.108.0030
52.853.0610	52.853.1170	52.856.0060	52.107.0110	52.857.0190	52.900.0018
52.853.0620	52.853.1340	52.856.0070	52.107.0115	52.857.0200	
52.853.0630	52.853.1350	52.856.0080	52.107.0120	52.857.0210	
52.853.0640	52.853.1360	52.856.0090	52.107.0125	52.857.0220	
52.853.0810	52.853.1370	52.856.0100	52.107.0130	52.857.0230	
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