

Annual Financial Report

**mn** **MINNESOTA**  
HIGHER EDUCATION  
FACILITIES AUTHORITY

For Year Ending June 30, 2023





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## Mission of the Authority

The mission of the Minnesota Higher Education Facilities Authority is to assist eligible institutions of higher education in the State of Minnesota in financing their capital needs in an efficient and cost-effective manner.

Within the framework of Minnesota statutes 136A.25–136A.42, the Authority works to assist educational institutions primarily through the issuance of tax-exempt debt obligations on their behalf. The Authority also actively seeks to develop financing programs that may be of benefit to institutions and shall make its staff and technical resources available to institutions whenever the application of those resources may prove beneficial in the development or implementation of institutional debt financing plans. The Authority shall, where appropriate, actively seek to have laws and regulations amended to empower the Authority to provide such assistance. The Authority will also endeavor to inform and update educational institutions on the various strategies of debt financing, refinancing, post sale compliance, and legal or regulatory challenges to the debt issued for the benefit of the educational institution.

The Authority shall conduct its activities in strict accordance with all applicable laws and regulations. The Authority will not act as a regulatory body with respect to the internal policies and activities, financial or otherwise, of any educational institution, except as may be required by law and prudent fiscal policy in the course of providing assistance to such educational institutions.



## MHEFA Staff

Barry W. Fick, Executive Director  
Amanda G. Lee, Operations Manager

## FY2023 Municipal Advisor

### Blue Rose Capital Advisors

Minneapolis, MN  
*Minneapolis College of Art and Design, Series 2023A*  
*Minneapolis College of Art and Design, Series 2023B*

## FY2023 Bond Counsel

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

Duluth, Minnesota  
*Minneapolis College of Art and Design, Series 2023A*  
*Minneapolis College of Art and Design, Series 2023B*

## FY2023 Independent Auditor

### BerganKDV, Ltd.

Minneapolis, Minnesota



## MHEFA Board Members

**Gary D. Benson**, FY2023 MHEFA Chair  
Member with Construction Experience  
Director of Project Planning & Development  
Kraus-Anderson Construction Company  
Resident of New Brighton, Minnesota  
Term Expires January 2027

**Paul Cerkvenik**  
Ex-officio, Non-voting Member  
President, Minnesota Private College Council

**Mikeya Griffin**  
General Member  
Executive Director, Rondo Community Land Trust  
Resident of Saint Paul, Minnesota  
Term Expires January 2026

**Mary F. Ives**  
Member Residing Outside of Metro  
Member with Higher Education Affiliation  
Emeritus Trustee of the College of St. Scholastica  
Real Estate Agent and Business  
Owner-Operator of Hospitality Properties  
Resident of Grand Rapids, Minnesota  
Term Expires January 2024

**Bonnie M. Anderson Rons**,  
FY2023 MHEFA Vice-Chair  
General Member  
Retired Banker  
Resident of Rosemount, Minnesota  
Term Expires January 2027

**David Rowland**, FY2023 MHEFA Secretary  
Member with Municipal Finance Experience  
Executive Vice President, Co-Chief Investment  
Officer, The Travelers Companies, Inc.  
Resident of Edina, Minnesota  
Term Expires January 2025

**Nancy Sampair**  
General Member  
Retired Banker  
Resident of Saint Paul, Minnesota  
Term Expires January 2026

**Raymond VinZant, Jr.**  
Member Residing Outside of Metro  
Founder, Midway Vo-Tech, Saint Paul  
Resident of Wyoming, Minnesota  
Term Expires January 2024

**Mary Thao**  
Member with Higher Education Affiliation  
Vice President and Controller, Finance &  
Administration, St. Catherine University  
Resident of Circle Pines, Minnesota  
Term Expires January 2025

**Poawit Yang**  
Ex-officio Member  
Chief Financial Officer, Minnesota Office of Higher  
Education



## Letter from the Board Chair

Greetings:

On behalf of the Minnesota Higher Education Facilities Authority and its borrowers, I am pleased to present the Authority's Annual Report for the fiscal year ended June 30, 2023, including audited financial statements. This Report includes information about the Authority services provided to nonprofit institutions of higher education in the State of Minnesota.

The Authority's mission is to provide conduit financing assistance and related services for capital projects of those colleges and universities, generally through tax-exempt financing. The Authority receives no federal or state financial support for its operating or financing operations. The Authority provides its services to Minnesota's nonprofit colleges and universities at no cost to Minnesota taxpayers. The bonds the Authority issues are not backed by either direct or indirect credit of the State. All Authority operating expenses are paid through fees assessed to borrowers in connection with each school's respective financing.

In fiscal year 2023, the Authority completed two financings totaling \$18,373,000, both for the Minneapolis College of Art and Design. At the end of the fiscal year 2023, the total principal outstanding for Authority-issued debt was: \$1,071,553,424. The current statutory limit on outstanding debt issued by the Authority is \$1.3 billion. The annual volume of bonds the Authority issues fluctuates with market conditions and institution needs. Throughout the year, the Authority provides ongoing services that enhance the financing assistance provided to Minnesota nonprofit colleges and universities.

The Authority proudly serves as a consistent source of financing assistance and related services to Minnesota's nonprofit colleges and universities. During fiscal year 2023, the Authority held a delayed fiscal year 2022 conference that was held in August, and a fiscal year 2023 conference that was held in April to bring together college and university leaders, industry representatives, and Authority partners for important higher education topic discussions. As we have since 1971, through the combined efforts of the Authority Board Members, staff and advisors, the Authority will continue to provide service to our borrowers and the industry in an efficient and cost-effective manner.

Respectfully submitted,

Gary D. Benson

Chair, Fiscal Year 2023





## Colleges and Universities with Bond Issues Outstanding

### Augsburg University

- ◆ Series Eight-E issued April 2015 in the amount of \$12,400,000 as a Private Bank Placement. The proceeds were used to refund the Series Six-J1 Bonds.
- ◆ Augsburg Series 2016A in the amount of \$32,240,000 and Series 2016B in the amount of \$13,680,000 issued December 2016. The proceeds were used to finance a portion of a Science, Business and Religion Center.
- ◆ Augsburg Series 2019 issued August 2019 in the amount of \$2,920,000 as a Private Bank Placement. The proceeds were used to refund the Series Six-J2 and Seven-G Bonds.

### Bethel University

- ◆ Bethel Series 2017 issued July 2017 in the amount of \$44,565,000. The proceeds were used for the renovation of four residence halls and to refund the Series Six-R Bonds.

### Carleton College

- ◆ Carleton Series 2017 issued May 2017 in the amount of \$124,900,000. The proceeds were used for the construction of several campus buildings, various utility infrastructure improvements, and to refund the Series Five-G, Series Six-T and Series Seven-D Bonds.

### College of Saint Benedict

- ◆ Series Seven-T issued January 2013 in the amount of \$5,235,000 as a Private Bank Placement. The proceeds were used to refund the Series Five-W Bonds.
- ◆ Series Eight-K issued April 2016 in the amount of \$34,360,000. The proceeds were used to finance improvements on the campus including acquisition and renovation of three buildings, renovation of academic, residential and library buildings, development of sports fields, upgrades to the power plant and other improvements.
- ◆ Saint Benedict Series 2017 issued December 2017 in the amount of \$8,605,000. The proceeds were used to refund the Series Six-V and Seven-M Bonds.

## Colleges and Universities with Bond Issues Outstanding

### **The College of St. Scholastica**

- ◆ Series Seven-R issued October 2012 in the amount of \$9,380,000. The proceeds were used to refund the Series Five-R Bonds.
- ◆ St. Scholastica Series 2019 issued September 2019 in the amount of \$29,075,000. The proceeds were used to refund the Series Six-S, Seven-H and Seven-J Bonds.

### **Concordia University, St. Paul**

- ◆ Series Six-Q issued October 2007 in the amount of \$18,155,000. The proceeds were used for the construction a 300-bed residence hall.

### **Gustavus Adolphus College**

- ◆ Series Seven-W issued July 2013 in the amount of \$11,410,000. The proceeds were used to refund the Series Five-X Bonds.
- ◆ Gustavus Series 2017 issued September 2017 in the amount of \$52,515,000. The proceeds were used to refund the Series Seven-B Bonds and to renovate and expand two science and fine arts buildings on campus.

### **Hamline University**

- ◆ Hamline Series 2017B issued December 2017 in the amount of \$34,650,000. The proceeds were used to refund the Series Seven-E and Series Seven-K2 Bonds.
- ◆ Hamline Series 2021 issued June 2021 in the amount of \$9,725,000 as a Private Bank Placement. The proceeds were used to refund the Series Seven-Y2 Note ,to renovate a residence hall, and for the conversion of the north campus heating system from high pressure steam to low pressure steam.

## Colleges and Universities with Bond Issues Outstanding

### Macalester College

- ◆ Series Three-Z issued September 1994 in the amount of \$6,660,000. The proceeds were used for the expansion of the College's athletic fields and other renovations on the campus.
- ◆ Series Five-Q issued February 2003 in the amount of \$15,300,000. The proceeds were used for the renovation, refurbishing and data wire upgrades to Doty Hall, Wallace Hall and Turck Hall and to install fire sprinkler systems in Doty, Wallace, Turck, Bigelow, Dupre, 30 Macalester and Kirk Halls.
- ◆ Series Eight-J issued October, 2015 in the amount of \$22,660,000. The proceeds were used to refund a portion of the Series Six-P Bonds and to finance a number of infrastructure renovation and improvements on the campus.
- ◆ Macalester Series 2017 issued November 2017 in the amount of \$40,315,000. The proceeds were used to refund the Series Six-P and Seven-I Bonds and to construct a new theater, dance and art building on campus.
- ◆ Macalester Series 2021 issued April 2021 in the amount of \$12,870,000. The proceeds were used to refund the Series Seven-S bonds and partially fund the replacement of several roofs on the Macalester campus.

### Minneapolis College of Art and Design

- ◆ Series Eight-D issued March 2015 in the amount of \$7,845,000. The proceeds were used to refund the Series Six-K Bonds and Series Six-Z Notes.
- ◆ Minneapolis College of Art and Design ("MCAD") Series 2018 issued May 2018 in the amount of \$3,643,000 as a Private Bank Placement. The proceeds were used for roof repair and renovation of studio and classroom space.
- ◆ MCAD Series 2022 issued March 2022 in the amount of \$1,500,000 as a Private Bank Placement. The proceeds were used to purchase two properties adjacent to campus.
- ◆ MCAD Series 2023A issued June 2023 in the amount of \$13,120,000 as a Private Bank Placement. The proceeds were used to acquire an apartment building adjacent to the College campus, which will be converted to student housing, administrative space and gallery space for use by the College.
- ◆ MCAD Series 2023B issued June 2023 in the amount of \$5,253,000 as a Private Bank Placement. The proceeds were used to fund a portion of the acquisition cost and transaction and conversion expenses for the apartment building purchased with the Series 2023A proceeds.

## Colleges and Universities with Bond Issues Outstanding

### **Mitchell Hamline School of Law**

- ◆ Mitchell Hamline School of Law Series 2022A issued March 2022 in the amount of \$12,425,000. The proceeds were used to refinance Series 7-V and to finance a portion of various campus construction projects and improvements.
- ◆ Mitchell Hamline School of Law Series 2022B issued March 2022 in the amount of \$998,000. The proceeds were used to finance the Series 7-Swap Termination payment.

### **Saint John's University**

- ◆ Series Eight-H issued August 2015 in the amount of \$13,815,000. The proceeds were used to refund the Series Six-G Bonds.
- ◆ Series Eight-I issued December 2015 in the amount of \$18,275,000. The proceeds were used for the construction of a Learning Commons building and improvements to the Alcuin Library.
- ◆ Saint John's Series 2017 issued September 2017 in the amount of \$7,595,000. The proceeds were used to refund the Series Six-U Bonds.
- ◆ Saint John's Series 2021 issued June 2021 in the amount of \$21,560,000. The proceeds were used to demolish an existing residence hall and construct a new residence facility in its place, reimburse the University for renovations already completed to the University's Science Center, renovate two floors of a residence hall, construct a pedestrian bridge connecting lower campus and upper campus across Stumpf Lake, and various capital improvement and renovation projects on existing residence facilities and student commons on campus.

### **Saint Mary's University of Minnesota**

- ◆ Saint Mary's Series 2017A in the amount of \$5,546,000 issued June 2017 as a Private Bank Placement. The proceeds were used for the construction of a three-story science and learning center of approximately 50,000 square feet.

## Colleges and Universities with Bond Issues Outstanding

### St. Catherine University

- ◆ St. Catherine Series 2018A issued September 2018 in the amount of \$49,770,000. The proceeds were used to refund the Series Five-N2 Bonds, Series Eight-B Note, and to provide funding for a portion of new construction projects on the University's Saint Paul campus.
- ◆ St. Catherine Series 2018B issued September 2018 in the amount of \$20,765,000. These Bonds were issued as taxable and the proceeds were used to refund the Series Seven-Q Bonds.

### St. Olaf College

- ◆ Series Eight-G issued July 2015 in the amount of \$53,745,000. The proceeds were used to refund portions of the Series Six-O and Five-M2 Bonds and for the renovation of various campus buildings.
- ◆ Series Eight-N issued September 2016 in the amount of \$22,845,000. The proceeds were used to refund a portion of the Series Seven-F Bonds.
- ◆ St. Olaf Series 2021 issued March 2021 in the amount of \$57,335,000. The proceeds were used to fund construction of a residential tower, construction and furnishing of ten townhome residences, and renovations to an existing residential building.

## Colleges and Universities with Bond Issues Outstanding

### University of St. Thomas

- ◆ Series Seven-U issued March 2013 in the amount of \$25,685,000. The proceeds were used to refund the Series Five-L and the Series Five-Z Bonds.
- ◆ Series Seven-Z issued March 2014 in the amount of \$24,210,000 as a Private Bank Placement. The proceeds were used to refund the Series Five-Y Bonds.
- ◆ Series Eight-L issued March 2016 in the amount of \$55,355,000. The proceeds were used to refund the Series Six-W and Six-X Bonds.
- ◆ St. Thomas Series 2017A issued December 2017 in the amount of \$60,750,000. The proceeds of were used to refund the Series Seven-A Bonds.
- ◆ St. Thomas Series 2017B issued December 2017 in the amount of \$8,220,000 as a Private Bank Placement. The proceeds were used to refund the Series Seven-O Bonds.
- ◆ St. Thomas Series 2019 issued May 2019 in the amount of \$80,525,000. The proceeds were used to construct, equip, and furnish two new residence halls, including the demolition of a current residence hall and faculty residence.
- ◆ St. Thomas Series 2020A issued July 2020 in the amount of \$9,610,000 as a Private Bank Placement. The proceeds were used to refund the St. Thomas Series 2017C Note.
- ◆ St. Thomas Series 2020B issued July 2020 in the amount of \$9,135,000 as a Private Bank Placement. The proceeds were used to renovate a residence hall and the Child Development Center/Center for Well-Being.
- ◆ St. Thomas Series 2022A Green Bonds issued June 2022 in the amount of \$60,720,000. The proceeds were used to fund a LEED Gold certified STEAM (Science, Technology, Engineering, Arts, Math) building.
- ◆ St. Thomas Series 2022B issued June 2022 in the amount of \$70,280,000. The proceeds were used to fund renovation of several buildings on campus and to fund the acquisition of land for future Athletic Complex projects.

# Independent Auditor's Report

## **Report on the Audit of the Financial Statements**

### **Opinions**

We have audited the financial statements of the Minnesota Higher Education Facilities Authority, Eagan, Minnesota, as of and for the year ended June 30, 2023, and the related notes to the basic financial statements, which collectively comprise the Authority's basic financial statements as listed in the Table of Contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of Minnesota Higher Education Facilities Authority, Eagan, Minnesota, as of June 30, 2023, and the respective changes in financial position and its cash flows thereof, 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). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Minnesota Higher Education Facilities Authority 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**

The management of Minnesota Higher Education Facilities Authority 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, which raise substantial doubt about the Authority'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.

# Independent Auditor's Report

## Auditor's 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 auditor's 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 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, 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 the Authority'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, which raise substantial doubt about the Authority'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.



# Independent Auditor's Report

## Required Supplementary Information

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

## Report on Summarized Comparative Information

The financial statements include partial prior year comparative information. Such information does not include all of the information required to constitute a presentation in accordance with accounting principles generally accepted in the United States of America. Accordingly, such information should be read in conjunction with the Authority's financial statement for the year ended June 30, 2022, from which such partial information was derived.

We have previously audited the Authority's 2022 financial statements and our report, dated September 29, 2022, expressed an unmodified opinion on the financial statements of the Authority. In our opinion, the summarized comparative information presented herein as of and for the year ended June 30, 2022, is consistent, in all material respects, with the audited financial statements from which it has been derived.

BerganKDV, Ltd.  
September 15, 2023

Minneapolis, Minnesota

## Management Discussion and Analysis

This discussion and analysis of the financial performance of the Minnesota Higher Education Facilities Authority (the Authority) is supplementary information required by the Government Accounting Standards Board (GASB). It introduces the basic financial statements and provides an analytical overview of the Authority's financial activities for the fiscal year ended June 30, 2023.

The Authority was created by the Minnesota legislature in 1971 (Sections 136A.25 through 136A.42, Minnesota Statutes) to assist Minnesota nonprofit institutions of higher education with their capital financing needs. The Authority consists of eight members appointed by the Governor, a representative of the Minnesota Office of Higher Education, and the President of the Minnesota Private College Council is an advisory, non-voting, ex-officio member. The Authority employs two full-time staff. To maintain strong internal control procedures and policies, the staff segregates duties as much as possible to protect the financial integrity of all activities. Procedures and policies have been developed and documented to safeguard the Authority's assets. These procedures and policies are regularly reviewed and updated.

The Authority is authorized to issue revenue bonds whose aggregate outstanding principal amount at any time cannot exceed a statutory limit of \$1.3 billion. The Authority has had 247 issues (including refunded and retired issues) totaling over \$3.31 billion of which \$1,071,553,424 is outstanding as of June 30, 2023. Bonds issued by the Authority are payable only from the loan repayments, rentals, and other revenues and moneys pledged for their payment. The bonds of the Authority do not represent or constitute a debt or pledge of the faith or credit or moral obligation of the State of Minnesota. The operations of the Authority are financed from fees paid by the participating institutions and investment income. The Authority has no taxing power. The Authority receives no funding from the State of Minnesota. All bond issuance costs are paid by the borrower institution.

Educational institutions eligible for assistance by the Authority are primarily private nonprofit educational institutions authorized to provide a program of education beyond the high school level. Public community and technical colleges in the State are also eligible for assistance, but only for financing of child-care and parking facilities. In addition, pursuant to special legislation, the Authority has twice issued bonds on behalf of a public community college to finance student housing facilities.

## Management Discussion and Analysis

The Authority may issue bonds for a broad range of projects, including facilities for housing, academic, athletic, and administrative purposes, parking, student centers and other buildings and equipment to be used for instruction, research, or operations. The Authority is also authorized to issue revenue bonds for refunding outstanding bonds of the Authority and any other outstanding debt.

An annual conference on higher education finance issues has been offered for many years by the Authority. During fiscal year 2022, the Authority held a delayed conference for 2022 in August 2022 and held an April 2023 conference, resulting in two conferences held in FY2023.

The Authority regularly reviews its policies and procedures to effectively provide financing assistance to Minnesota's nonprofit colleges and universities. It is through the concerted efforts of the borrowers, the Authority's staff, advisors, and members, as well as other public finance professionals, that tax-exempt financing continues to be a vital tool for higher education. The Authority works with all these groups to continue providing affordable financing to the private colleges and universities.

# Management Discussion and Analysis

## Overview of the Financial Statements

The three basic statements presented within the financial report are as follows:

### ◆ Statements of Net Position

- ◇ This statement presents information reflecting the Authority's assets, deferred outflows of resources, liabilities, deferred inflows of resources, and net position. Net position represents the amount of total assets and deferred outflows of resources less total liabilities and deferred inflows of resources. The statement of net position is categorized as to current and noncurrent assets and liabilities. For purposes of the financial statements, current assets and liabilities are those assets and liabilities with immediate liquidity or which are collectible or becoming due within one year of the statement date.

### ◆ Statement of Revenues, Expenses, and Changes in Net Position

- ◇ This statement reflects the operating revenues and expenses during the year. Operating revenue is from administrative fees charged to colleges and universities. The change in net position for an enterprise fund is similar to net profit or loss for any other business enterprise.

### ◆ Statement of Cash Flows

- ◇ The statement of cash flows is presented on the direct method of reporting which reflects cash flows from operating, capital, and investing activities. Cash collections and payments are reflected in this statement to arrive at the net increase or decrease in cash for the year.

## Management Discussion and Analysis

The following summarizes the financial position and results of operations of the Authority for the years ended June 30, 2023 and 2022.

	2023	2022
<b>Assets</b>		
Current assets	\$ 2,188,220	\$ 2,192,867
Noncurrent assets	203,411	19,925
Total assets	2,391,631	2,212,792
<b>Deferred Outflows of Resources</b>		
Deferred outflows of resources related to pensions	39,078	47,160
<b>Liabilities</b>		
Current liabilities	64,728	44,988
Long term liabilities	207,084	16,028
Total liabilities	271,812	61,016
<b>Deferred Inflows of Resources</b>		
Deferred inflows of resources related to pensions	15,933	87,974
<b>Net Position</b>		
Invested in capital assets	27,806	737
Unrestricted	2,115,158	2,110,225
Total Net Position	\$ 2,142,964	\$ 2,110,962
Operating Revenues	\$ 476,407	\$ 484,264
Operating Expenses	(493,007)	(420,698)
Operating Gain (Loss)	(16,600)	63,566
<b>Nonoperating Revenues (Expenses)</b>		
Interest income	46,751	17,053
Net increase/(decrease) in fair value of investments	8,626	(38,016)
Interest expense	(6,775)	(1,525)
Total nonoperating revenues (expenses)	48,602	(22,488)
Change in Net Position	32,002	41,078
<b>Net Position</b>		
Beginning of year	2,110,962	2,069,884
End of year	\$ 2,142,964	\$ 2,110,962

# Management Discussion and Analysis

## Financial Highlights

The Authority completed two financings in fiscal year 2023 with a total principal amount of \$18,373,000. This compares to five financings completed in fiscal year 2022 with a total principal amount of \$145,923,000. Following is a listing of the bond issues for fiscal year 2023.

### ◆ Minneapolis College of Art and Design

- ◇ Minneapolis College of Art and Design Series 2023A Revenue Note was issued June 2023 in the amount of \$13,120,000. Proceeds from the Series 2023A Revenue Note were used to acquire an apartment building adjacent to the College campus. The apartments will be converted to student housing, administrative space and gallery space for use by the College.
- ◇ Minneapolis College of Art and Design Series 2023B Revenue Note was issued June 2023 in the amount of \$5,253,000. Proceeds from the Series 2023B Revenue Note were used to fund a portion of the acquisition cost and transaction and conversion expenses for the apartment building that was purchased with proceeds of the Series 2023A Revenue Note.

## Factors Expected to Affect Future Financial Position and Operation

The Authority has two revenue sources; the administrative fee charged to borrowers and interest earnings generated on its accumulated operating reserve. The administrative fee is based on the outstanding principal amount of each series of bonds at the time of billing. The administrative fee is billed to each borrower on the anniversary of the bond closing. The Authority annually calculates the operating cost and strives to have the Board set the revenue goal to generate sufficient revenue to cover operating costs and not generate an annual operating surplus or deficit.

Beginning in fiscal year 1997, the Authority's annual administrative fee has been reduced and is less than the allowable maximum of 0.125%. In fiscal year 2023, the Authority reduced the maximum allowable annual administrative fee to all borrowers by 65%. The maximum allowable fee for fiscal year 2024 will again be reduced by 65%. The Authority has maintained a 65% fee reduction each year since fiscal year 2017. Although future reductions in the maximum allowable fee are not guaranteed, the Authority is committed to providing its services at an affordable level to its borrowers.

## Management Discussion and Analysis

### Factors Expected to Affect Future Financial Position and Operation (Continued)

The interest earnings generated on accumulated operating reserves varies depending on the level of reserves and market interest rates. The Authority does not rely on interest earnings to generate a material level of income to support operations. Operating reserves are designated to offset identified risk factors and are kept to a level that is not in excess of a reasonably required reserve.

### Requests for Information:

This financial report is designed to provide interested parties with a general overview of the Authority's finances. If you have questions about this report or need additional financial information, contact:

#### Minnesota Higher Education Facilities Authority

860 Blue Gentian Road, Suite 145

Eagan, MN 55121

Phone: 651-296-4690

Email: [info@mnhefa.org](mailto:info@mnhefa.org)

Website: [www.mnhefa.org](http://www.mnhefa.org)

Please note the Authority's new address as of July 1, 2022.



## Statement of Net Position

Year ended June 30, 2023 (With Partial Comparative Information for the Year Ended June 30, 2022)

	2023	2022
<b>Assets</b>		
Current assets		
Cash and cash equivalents	\$ 426,945	\$ 944,637
Investments	1,735,543	1,226,917
Accounts Receivable	3,477	2,098
Interest receivable	19,473	913
Prepaid items	2,782	18,302
Total current assets	2,188,220	2,192,867
Noncurrent assets		
Security deposit receivable	4,000	-
Equipment	74,744	63,528
Less accumulated depreciation	(31,791)	(62,323)
Leased building	180,841	63,648
Less accumulated amortization	(24,383)	(44,928)
Total noncurrent assets	203,411	19,925
Total assets	2,391,631	2,212,792
<b>Deferred Outflows of Resources</b>		
Deferred outflows of resources related to pensions	39,078	47,160
Total assets and deferred outflows of resources	\$ 2,430,709	\$ 2,259,952

*Continued on page 21*



## Statement of Net Position

Year ended June 30, 2023 (With Partial Comparative Information for the Year Ended June 30, 2022)

	2023	2022
<b>Liabilities</b>		
Current liabilities		
Accounts payable	\$ 28,984	\$ 11,889
Lease liability	21,552	19,188
Compensated absences payable	14,192	13,911
Total current liabilities	64,728	44,988
Noncurrent liabilities		
Lease liability	150,053	-
Compensated absences payable	14,191	13,911
Net pension liability	42,840	2,117
Total noncurrent liabilities	207,084	16,028
Total liabilities	271,812	61,016
 <b>Deferred Inflows of Resources</b>		
Deferred inflows of resources related to pensions	15,933	87,974
 <b>Net Position</b>		
Net investment in capital assets	27,806	737
Unrestricted	2,115,158	2,110,225
Total net position	2,142,964	2,110,962
 Total liabilities, deferred inflows of resources, and net position	\$ 2,430,709	\$ 2,259,952

See notes to basic financial statements.

## Statement of Revenues, Expenses and Changes in Net Position

Year ended June 30, 2023 (With Partial Comparative Information for the Year Ended June 30, 2022)

	2023	2022
<b>Operating Revenues</b>		
Annual administrative fees	\$ 473,407	\$ 481,264
Other income	3,000	3,000
Total operating revenues	476,407	484,264
 <b>Operating Expenses</b>		
Payroll, payroll taxes, and employee benefits	286,023	238,589
Legal, audit, and consulting expense	44,994	70,264
Rent	8,706	1,618
Depreciation	50,673	47,094
Other general and administrative expenses	102,611	63,133
Total operating expenses	493,007	420,698
 Operating income (loss)	(16,600)	63,566
 <b>Nonoperating Revenues (Expenses)</b>		
Interest income	46,751	17,053
Change in fair value of investments	8,626	(38,016)
Interest expense	(6,775)	(1,525)
Total nonoperating revenues (expenses)	48,602	(22,488)
 Change in net position	32,002	41,078
 <b>Net Position</b>		
Beginning of year	2,110,962	2,069,884
End of year	\$ 2,142,964	\$ 2,110,962

See notes to basic financial statements.

## Statement of Cash Flows

Year ended June 30, 2023 (With Partial Comparative Information for the Year Ended June 30, 2022)

	2023	2022
<b>Cash Flows - Operating Activities</b>		
Cash received from annual administrative and other fees	\$ 475,028	\$ 485,000
Cash payments to employees	(300,170)	(290,170)
Cash payments to suppliers for goods and services	(136,224)	(147,909)
Net cash flows - operating activities	38,634	46,921
 <b>Cash Flows - Capital and Related Financing Activities</b>		
Lease principal payments	(28,424)	(44,460)
Interest paid on leases	(6,775)	(1,525)
Purchase of Capital Assets	(49,318)	-
Net cash flows - capital and related financial activities	(84,517)	(45,985)
 <b>Cash Flows - Investing Activities</b>		
Interest received	28,191	20,748
Net investment purchases	(500,000)	500,000
Net cash flows - investing activities	(471,809)	520,748
Net change in cash and cash equivalents	(517,692)	521,684
 <b>Cash and Cash Equivalents</b>		
Beginning of year	944,637	422,953
End of year	\$ 426,945	\$ 944,637

*Continued on page 24*

## Statement of Cash Flows

Year ended June 30, 2023 (With Partial Comparative Information for the Year Ended June 30, 2022)

	2023	2022
<b>Reconciliation of Operating Income (Loss) to</b>		
<b>Net Cash Flows - Operating Activities</b>		
Operating income (loss)	\$ (16,600)	\$ 63,566
Adjustments to reconcile operating income (loss)		
to net cash flows - operating activities		
Depreciation and amortization expense	50,673	47,094
Accounts receivable	(1,379)	736
Prepaid items	11,520	(16,041)
Accounts payable	17,095	(378)
Deferred outflows, inflows, and		
liability related to pension activity	(23,236)	(53,484)
Compensated absences payable	561	5,428
Total adjustments	55,234	(16,645)
Net cash flows - operating activities	\$ 38,634	\$ 46,921
 <b>Noncash Investing Activities</b>		
Net change in fair value of investments	\$ 8,626	\$ (38,016)

See notes to basic financial statements.

## Notes to Basic Financial Statements

### Note 1—Summary of Significant Accounting Policies

#### A. Reporting Entity

The Authority is a state agency created to assist nonprofit institutions of higher education in financing the construction of educational facilities. The Authority finances projects through the issuance of bonds; the principal and interest of which are paid by the lease/loan payments collected from the higher education institutions. In 2023, the Authority was authorized to have a maximum of \$1.3 billion of revenue bonds outstanding. Bonds issued by the Authority are payable only from specified revenues and collateral and do not constitute a debt of the State of Minnesota.

#### B. Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The Authority utilizes the accrual basis of accounting and is reported using the economic resources measurement focus. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The operating revenues of the Authority consist principally of annual administrative fees paid by the participating institutions. While the annual administrative fee rate for new bond issues has changed periodically, the fee rate remains constant for the life of the bonds, with the exception of fee reductions for operating reserve stabilization purposes. The fees for bonds outstanding at June 30, 2023, are 0.125% of the outstanding balance of the bonds. In an effort to stabilize its unrestricted net position balance, the Authority periodically evaluates the administrative fees charged to participating institutions. For the year ended June 30, 2023, the Authority required participating institutions to pay 35% of the contractual administrative fees.

#### C. Cash and Investments

Cash and investment balances are invested to the extent available in various securities as authorized by state law. Securities in which the Authority may invest include government bonds, notes, bills, mortgages, and other 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.

## Notes to Basic Financial Statements

### Note 1—Summary of Significant Accounting Policies (Continued)

#### C. Cash and Investments (Continued)

Subject to applicable law, the Authority may also invest in general obligation (G.O.) or revenue bonds of any state or any political subdivision provided the G.O. bonds are rated AA or better for states and AAA or better for political subdivisions and revenue bonds are rated AAA or better for both. Time deposits are allowed, provided they are fully insured by Federal Deposit Insurance Corporation (FDIC) insurance. In some cases, investment agreements with corporations rated AA by Standard & Poor's (S&P) or AA by Moody's are allowed as well as repurchase agreements fully collateralized by U.S. government securities. Commercial paper maturing in 270 days or less and rated within the top two categories without gradation by either S&P's or Moody's is also allowed.

The Authority's cash and cash equivalents are considered to be cash on hand, deposits, and highly liquid debt instruments purchased with original maturities of three months or less from the date of acquisition. Investments are stated at fair value.

The Authority categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The Hierarchy is based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs. Investments held by investment pools are measured at amortized cost.

#### D. Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items. Prepaid items are recorded as an expense at the time of consumption.

#### E. Capital Assets

Capital assets, which include office furniture and equipment, are stated at historical cost and depreciated on the straight-line method over the estimated useful lives of the assets, generally three years for software and computer or electronic equipment and ten years for furniture. The Authority's threshold for capitalization of assets is \$2,000 and an expected useful life of more than three years.

## Notes to Basic Financial Statements

### Note 1—Summary of Significant Accounting Policies (Continued)

#### F. Conduit Debt

The Authority issues tax exempt instruments (bonds, notes, or other obligations), which do not constitute a debt of the Authority. These debt instruments are limited obligations of the Authority, payable solely from payments made by the related borrowing institutions and related assets held by trustees. The Authority has no general liability with respect to these obligations and has no beneficial interest in the related assets held by trustees. Acting solely in an agency capacity, the Authority serves as a financing conduit, bringing the ultimate borrower and the ultimate lender together. The Authority has elected to exclude these obligations and the related assets held by trustees, from the basic financial statements.

#### G. Compensated Absences

The Authority compensates all employees upon termination of employment for unused vacation up to a maximum of 275 hours. At June 30, 2023, the Authority recorded a liability for all unused vacation up to this limit. Authority employees accrue sick leave at the rate of four hours for each ten day pay period of full-time service. Employees are compensated for unused sick leave upon termination of employment only if they meet the requirements of the plan under which they are employed. Employees working under the managerial plan who meet the requirements of the plan shall be paid a sum equal to the regular rate of pay at the time of separation multiplied by 35% of the accumulated but unused sick leave.

#### H. Lease Liability and Right-to-Use Lease Asset

The Authority recorded a right-to-use lease asset for building space as a result of implementing GASB Statement No. 87, Leases. The right-to-use asset is amortized on a straight-line basis over the life of the related lease. The discount rate used to calculate the present value of the lease payments should be the Federal Home Loan Bank of Des Moines Fixed Rate Advances 5-year rate, rounded to the nearest 1% at the commencement of the lease. The lease term includes the noncancellable period of the lease. The Authority's threshold for capitalization of right-to-use lease assets is \$10,000.

#### I. Deferred Outflows/Inflows of Resources

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

## Notes to Basic Financial Statements

### Note 1—Summary of Significant Accounting Policies (Continued)

#### I. Deferred Outflows/Inflows of Resources (Continued)

In addition to liabilities, the Statement of Net Position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element 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 Authority has one type of item which qualifies for reporting in this category: deferred inflows of resources related to pensions is recorded for various estimate differences that will be amortized and recognized over future years.

#### J. Pensions

For purposes of measuring the net pension liability, deferred outflows/inflows of resources, and pension expense, information about the fiduciary net position of the Minnesota State Retirement System (MSRS) and additions to/deductions from MSRS's fiduciary net position have been determined on the same basis as they are reported by MSRS. For this purpose, plan contributions are recognized as of employer payroll paid dates and benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

#### K. Net Position

Net position represents the difference between assets and deferred outflows of resources; and liabilities and deferred inflows of resources in the basic financial statements. Net investment in capital assets consists of capital assets, net of accumulated depreciation, reduced by the outstanding balance of any long-term debt used to build or acquire the capital assets.

#### L. Use of Estimates

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

#### M. Comparative Data

Comparative data for the prior year has been presented only for certain sections of the accompanying financial statements in order to provide an understanding of the changes in the Authority's financial position and operations. This data has been restated where necessary for comparable classifications.



## Notes to Basic Financial Statements

### Note 2—Deposits and Investments

#### A. Deposits

Deposits are maintained at depository banks authorized by the Authority.

**Custodial Credit Risk – Deposits:** As of June 30, 2023, the Authority's bank balance of \$171,053 was not exposed to custodial credit risk because it was insured through FDIC insurance.

As of June 30, 2023, the Authority's carrying value of deposits was as follows:

Deposits ..... \$170,524

**Custodial Credit Risk – Deposits:** For deposits, this is the risk that in the event of a bank failure, the Authority's deposits may not be returned to it. The Authority has a deposit policy that requires the Authority's deposits be collateralized in an amount equal to 110% of an amount exceeding FDIC coverage.

## Notes to Basic Financial Statements

### Note 2—Deposits and Investments (Continued)

#### B. Investments

As of June 30, 2023, the Authority had the following investments:

Investment	Maturities	Fair Value	S&P Rating
Eaglemark Savings Bank Certificate of Deposit	07/14/23	\$ 99,807	N/A
UBS Bank Certificate of Deposit	07/14/23	99,807	N/A
Pacific Western Bank Certificate of Deposit	08/17/23	199,368	N/A
US Bank National Association Certificate of Deposit	09/15/23	99,929	N/A
BMW Bank North America Certificate of Deposit	12/11/23	97,775	N/A
Merrick Bank Certificate of Deposit	12/29/23	97,527	N/A
BMW Bank North American Certificate of Deposit	01/22/24	97,209	N/A
Wells Fargo Bank Certificate of Deposit	02/15/24	199,169	N/A
Citizens Bank Certificate of Deposit	03/14/24	149,716	N/A
Bank Hapoalim Certificate of Deposit	07/19/24	198,218	N/A
Discover Bank Certificate of Deposit	11/15/24	198,515	N/A
Sandy Spring Bank Certificate of Deposit	11/15/24	198,503	N/A
Wells Fargo Money Market	N/A	256,421	AAAm
		\$ 1,991,964	
Total investments		\$ 1,991,964	

## Notes to Basic Financial Statements

### Note 2—Deposits and Investments (*Continued*)

#### B. Investments (*Continued*)

Concentration of Credit Risk: This is the risk of loss attributed to the magnitude of an investment in a single issuer. The Authority's policy states the Authority should consider the credit quality in the selection of individual securities of any single issuer in excess of 5% of the Authority's total investments. As of June 30, 2023, investments with ten separate issuers exceeded the five percent threshold.

Custodial Credit Risk – Investments: For an investment, this is the risk that in the event of the failure of the counterparty, the Authority will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The Authority's investment policy does not address custodial credit risk for investments other than to follow the overall framework provided by *Minnesota Statutes*. Investments of the Authority are not registered in the Authority's name. The securities are held in bank safekeeping in third party depositories under the bank's name and ownership. Pursuant to federal banking laws and regulations, the bank's customer accounts are segregated from and not considered part of the bank's assets. Thus, the account ownership of assets in bank safekeeping accounts remain vested in the customers and are protected from claims of creditors of the bank.

Interest Rate Risk: This is the risk that market value of securities will fall due to the changes in market interest rates. The Authority's investment policy states the Authority's investments should be made with consideration for cash flow requirements, taking into account budgeted expenditures.

Credit Risk: This is the risk that an issuer or other counterparty to an investment will not fulfill its obligations. State law limits investments in commercial paper and corporate bonds to the top two ratings issued by nationally recognized statistical rating organizations. The Authority's investment policy requires their investments to be rated in the top two categories by S&P or Moody's.

## Notes to Basic Financial Statements

### Note 2—Deposits and Investments (Continued)

#### B. Investments (Continued)

The Authority has the following recurring fair value measurements as of June 30, 2023:

- Brokered money markets of \$256,421 are valued using calculated net asset value (Level 1 inputs)
- Investment securities of \$1,735,543 are valued using quoted market prices (Level 2 inputs)

Deposits and investments are presented in the June 30, 2023, basic financial statements as follows:

Cash and cash equivalents	\$	426,945
Investments		1,735,543
Total deposits and investments	\$	2,162,488

### Note 3—Capital Assets

Capital asset activity for the year ended June 30, 2023, was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Capital assets				
Office furniture and equipment	\$ 63,528	\$ 49,318	\$ 38,102	\$ 74,744
Leased building	63,648	180,841	63,648	180,841
Less accumulated depreciation	(62,323)	(7,570)	(38,102)	(31,791)
Less accumulated amortization	(44,928)	(43,103)	(63,648)	(24,383)
Total capital assets	\$ 19,925	\$ 179,486	\$ -	\$ 199,411

## Notes to Basic Financial Statements

### Note 4—Long-Term Liabilities

#### A. Components of Long-Term Liabilities

The Authority has a lease liability related to office space through November 2029 with monthly rent increasing each year through the end of the lease term. The lease liability relates to a right-to-use building asset.

#### B. Minimum Debt Payments for Lease Liability

Minimum annual principal and interest payments required to retire the lease liability:

Year Ending June 30,	Lease Liability		
	Principal	Interest	Total
2024	\$ 21,552	\$ 6,472	\$ 28,024
2025	23,351	5,577	28,928
2026	25,223	4,609	29,832
2027	27,172	3,564	30,736
2028	29,199	2,441	31,640
2029-2030	45,108	1,373	46,481
Total	<u>\$ 171,605</u>	<u>\$ 24,036</u>	<u>\$ 195,641</u>

#### C. Changes in Long-Term Liabilities

Changes in long-term liability activity for the year ended June 30, 2023, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Lease liability	\$ 19,188	\$ 180,841	\$ (28,424)	\$ 171,605	\$ 21,552
Compensated absences	27,822	33,248	(32,687)	28,383	14,192
	<u>\$ 47,010</u>	<u>\$ 214,089</u>	<u>\$ (61,111)</u>	<u>\$ 199,988</u>	<u>\$ 35,744</u>

## Notes to Basic Financial Statements

### Note 5—Conduit Debt

At June 30, 2023, there were 48 conduit bond issues and leases outstanding with an aggregate principal balance outstanding of \$1,071,544,606 as follows:

College/University	Final Maturity	Indebtedness	
		Issued	Outstanding
Series Three-Z, Macalester College Variable Rate Demand Revenue Bonds, September 1994	2024	\$ 6,660,000	\$ 6,660,000
Series Five-Q, Macalester College Variable Rate Demand Revenue Bonds, February 2003	2033	15,300,000	15,300,000
Series Six-Q, Concordia University, St. Paul Revenue Bonds, October 2007	2037	18,155,000	11,900,000
Series Seven-R, The College of St. Scholastica Revenue Bonds, October 2012	2032	9,380,000	5,380,000
Series Seven-T, College of Saint Benedict Revenue Bonds, January 2013	2024	5,235,000	495,000
Series Seven-U, University of St. Thomas Revenue Bonds, March 2013	2027	25,685,000	10,860,000
Series Seven-W, Gustavus Adolphus College Revenue Bonds, July 2013	2034	11,410,000	7,685,000
Series Seven-Z, University of St. Thomas Revenue Note, March 2014	2034	24,210,000	12,818,593
Series Eight-D, Minneapolis College of Art and Design Revenue Bond, March 2015	2026	7,845,000	2,380,000
Series Eight-E, Augsburg University Revenue Note, April 2015	2036	12,400,000	8,665,000
Series Eight-G, St. Olaf College Revenue Bonds, July 2015	2032	53,745,000	36,700,000

## Notes to Basic Financial Statements

### Note 5—Conduit Debt (Continued)

College/University	Final Maturity	Indebtedness	
		Issued	Outstanding
Series Eight-H, Saint John's University Revenue Bonds, August 2015	2026	13,815,000	1,800,000
Series Eight-I, Saint John's University Revenue Bonds, December 2015	2035	18,275,000	13,380,000
Series Eight-J, Macalester College Revenue Bonds, September 2015	2032	22,660,000	12,610,000
Series Eight-K, College of Saint Benedict Revenue Bonds, April 2016	2043	34,360,000	30,080,000
Series Eight-L, University of St. Thomas Revenue Bonds, March 2016	2039	55,355,000	42,880,000
Series Eight-N, St. Olaf College Revenue Bonds, September 2016	2035	\$ 22,845,000	\$ 21,690,000
Series 2016A, Augsburg University Revenue Bonds, December 2016	2046	32,240,000	32,240,000
Series 2016B, Augsburg University Revenue Bonds, December 2016	2046	13,680,000	11,260,000
Series 2017, Carleton College Revenue Bonds, May 2017	2047	124,900,000	103,455,000
Series 2017A, Saint Mary's University of Minnesota Revenue Note, June 2017	2037	5,546,000	4,532,000
Series 2017, Bethel University Revenue and Refunding Bonds, July 2017	2047	44,565,000	44,565,000
Series 2017, Gustavus Adolphus College Revenue Bonds, September 2017	2047	52,515,000	50,025,000

## Notes to Basic Financial Statements

### Note 5—Conduit Debt (Continued)

College/University	Final Maturity	Indebtedness	
		Issued	Outstanding
Series 2017, Saint John's University Revenue and Refunding Bonds, September 2017	2033	7,595,000	5,690,000
Series 2017, Macalester College Revenue and Refunding Bonds, November 2017	2048	40,315,000	28,915,000
Series 2017B, Hamline University Revenue and Refunding Bonds, December 2017	2047	34,650,000	30,865,000
Series 2017A, University of St. Thomas Revenue Bonds, December 2017	2037	60,750,000	52,440,000
Series 2017B, University of St. Thomas Revenue and Refunding Note, December 2017	2025	8,220,000	1,325,000
Series 2017, College of Saint Benedict Revenue and Refunding Bonds, December 2017	2036	8,605,000	5,580,000
Series 2018, Minneapolis College of Art and Design Revenue Note, May 2018	2028	3,643,000	3,416,013
Series 2018A, St. Catherine University Revenue and Refunding Bonds, September 2018	2045	49,770,000	49,770,000
Series 2018B, St. Catherine University Taxable Revenue Refunding Bonds, September 2018	2050	20,765,000	20,765,000
Series 2019, University of St. Thomas Revenue Bonds, May 2019	2044	80,525,000	78,325,000
Series 2019, Augsburg University Revenue Refunding Note, August 2019	2028	2,920,000	2,920,000
Series 2019, The College of St. Scholastica Revenue Refunding Bonds, September 2019	2040	\$ 29,075,000	\$ 26,210,000
Series 2020A, University of St. Thomas Revenue Refunding Note, October 2020	2032	9,610,000	7,760,000



## Notes to Basic Financial Statements

### Note 5—Conduit Debt (Continued)

College/University	Final Maturity	Indebtedness	
		Issued	Outstanding
Series 2020B, University of St. Thomas Revenue Note, October 2020	2030	9,135,000	7,435,000
Series 2021, St. Olaf College Revenue Bonds, March 2021	2050	57,335,000	57,335,000
Series 2021, Macalester College Revenue Refunding Bonds, April 2021	2043	12,870,000	12,030,000
Series 2021, Saint John's University Revenue Bonds, September 2021	2041	21,560,000	21,560,000
Series 2021, Hamline University Revenue Refunding Note, June 2021	2032	9,725,000	8,135,000
Series 2022, Minneapolis College of Art and Design Revenue Note, March 2022	2032	1,500,000	1,490,000
Series 2022A, Mitchell Hamline School of Law Revenue Note, March 2022	2038	12,425,000	11,915,000
Series 2022B, Mitchell Hamline School of Law Revenue Note, March 2022	2034	998,000	930,000
Series 2022A, University of St. Thomas Revenue Refunding Bonds, May 2022	2053	60,720,000	60,720,000
Series 2022B, University of St. Thomas Revenue Refunding Bonds, May 2022	2053	70,280,000	70,280,000
Series 2023A, Minneapolis College of Art and Design Revenue Note, June 2023	2053	13,120,000	13,120,000
Series 2023B, Minneapolis College of Art and Design Revenue Note, June 2023	2053	5,253,000	5,253,000
Total		\$ 1,262,145,000	\$ 1,071,544,606

## Notes to Basic Financial Statements

### Note 5—Conduit Debt (Continued)

A summary of changes in conduit debt outstanding for the year ended June 30, 2023, is presented below.

Conduit debt - July 1, 2022	\$	1,089,175,606
Additions		
Revenue bonds issued		18,373,000
Reductions		
Principal retirements		<u>(36,004,000)</u>
Conduit debt - June 30, 2023	\$	<u>1,071,544,606</u>

### Note 6—Risk Management

The Authority is exposed to various risk of loss related to torts: theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. In order to protect against these risks of loss, the Authority purchases commercial insurance through the State of Minnesota Department of Administration Risk Management Division.

During the year ended June 30, 2023, there were no significant reductions in insurance coverage from the prior year. Settled claims have not exceeded the Authority's commercial coverage in any of the past three years.

## Notes to Basic Financial Statements

### Note 7—State Employees Retirement Fund

#### A. Plan Description

The State Employees Retirement Fund (SERF) is administered by the Minnesota State Retirement System (MSRS) and is established and administered in accordance with *Minnesota Statutes*, Chapters 352 and 356. SERF includes the General Employees Retirement Plan (General Plan), which is a multiple-employer, cost-sharing defined benefit plan, and three single-employer defined benefit plans: the Military Affairs Plan, the Transportation Pilots Plan, and the Fire Marshals Plan. Only certain employees of the Department of Military Affairs, the Department of Transportation, and the State Fire Marshal's Office are eligible to be members of those plans, but all state of Minnesota employees who are not members of another plan are covered by the General Plan. The Transportation Pilots Plan has been closed to new entrants since July 1, 2008, and there are no active contributing participants in the plan.

MSRS issues a publicly available financial report that includes financial statements and required supplementary information. That report may be obtained at [www.msrs.state.mn.us/financial-information](http://www.msrs.state.mn.us/financial-information); by writing to MSRS at 60 Empire Drive, #300, St. Paul, Minnesota, 55103; or by calling (651) 296-2761 or 1-800-657-5757.

#### B. Benefits Provided

MSRS provides retirement, disability, and death benefits to plan members and their beneficiaries. Benefit provisions are established by state statute and can only be modified by the state legislature. Benefits are based on a member's age, years of credit, and the highest average salary for any sixty successive months of allowable service at termination of service. Benefit increases are provided to benefit recipients each January and are related to the funded ratio of the plan. Annuitants receive benefit increases of 2.0% each year. When the fund reaches a 90% funded status for two consecutive years, annuitants will receive a 2.5% increase.

Retirement benefits can be computed using one of two methods: the Step formula and the Level formula. Members hired before July 1, 1989, may use the Step or Level formula, whichever is greater. Members hired on or after July 1, 1989, must use the Level formula. Each formula converts years and months of service to a certain percentage. Under the Step formula, members receive 1.2% of the high-five average salary for each of the first ten years of covered service, plus 1.7% for each year thereafter. It also includes full benefits under the Rule of 90 (age plus years of allowable service equals 90). In contrast, the Level formula does not include the Rule of 90. Under the Level formula, members receive 1.7% of the high-five average salary for all years of covered service, and full benefits are available at normal retirement age.

## Notes to Basic Financial Statements

### Note 7—State Employees' Retirement Fund (Continued)

#### C. Contributions

*Minnesota Statutes* Chapter 352 sets the rates for employer and employee contributions. Eligible General Plan members were required to contribute 6.0% of their annual covered salary in fiscal year 2022 while participating employers were required to contribute 6.25% of covered salary in fiscal year 2022. The Authority's contribution to the General Plan for the fiscal year ending June 30, 2022, was \$5,443. These contributions were equal to the contractually required contributions for each year as set by state statute.

#### D. Actuarial Assumptions

The Authority's net pension liability was measured as of June 30, 2022, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The total pension liability was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	Active Member Payroll Growth	Investment Rate of Return
2.25% per year	3.00% per year	6.75%

Salary increases were based on a service-related table. Mortality rates for active members, retirees, survivors, and disabilitants were based on Pub-2010 mortality tables using projection scale MP-2018, with adjustments to match fund experience.

Actuarial assumptions used in the June 30, 2022, valuation were based on the results of an actuarial experience study dated June 27, 2019, and a review of inflation and investment return assumptions dated July 12, 2022.

## Notes to Basic Financial Statements

### Note 7—State Employees' Retirement Fund (Continued)

#### D. Actuarial Assumptions , continued

The SBI, which manages the investments of MSRS, prepares an analysis of the reasonableness of the long-term expected rate of return on a regular basis using a building-block method. Best-estimates of expected future real rates of return (expected rates, net of inflation) were developed for each major asset class. These asset class estimates and target allocations are combined to produce a geometric, expected long-term rate of return as summarized in the following table:

Asset Class	Target Allocation	Long-term Expected Real Rate of Return (Geometric Mean)
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	100%	

The following changes were made in actuarial assumptions and plan provisions.

- The investment return and single discount rates increased from 6.5% to 6.75%
- There were no changes to plan provisions.

#### E. Discount Rate

A Single Discount Rate used to measure the total pension liability as of June 30, 2022, was 6.75%. This Single Discount Rate was based on an expected rate of return on pension plan investments of 6.75% and a municipal bond rate of 3.69%. The projection of cash flows used to determine this Single Discount Rate assumed that employee and employer contributions will be made at the current statutory contribution rates. Based on these assumptions, the pension plan's fiduciary net position and future contributions were sufficient to finance the benefit payments of current plan members through fiscal year 2122. As a result, the discount rate is the long-term expected rate of return on pension plan investments which, was applied to all periods of projected benefit payments to determine the total pension liability.

## Notes to Basic Financial Statements

### Note 7—State Employees’ Retirement Fund (Continued)

#### F. Net Pension Liability

As of June 30, 2022, the Authority reported a liability of \$42,840 for its proportionate share of MSRS net pension liability. The net pension liability was measured as of June 30, 2022, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The Authority’s proportion of the net pension liability was based on the Authority’s contributions received by MSRS during the measurement period July 1, 2021, through June 30, 2022, relative to the total employer contributions received from all of MSRS’s participating employers. As of June 30, 2022, the Authority’s proportionate share was 0.0034% at the end of the measurement period and 0.0034% for the beginning of the period.

#### G. Pension Liability Sensitivity

The following presents the Authority’s proportionate share of the net pension liability, calculated using the discount rate disclosed in Note 7.E. above, as well as what the proportionate share of the net pension 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 discount rate:

	1% Decrease in Discount Rate (5.75%)	Discount Rate (6.75%)	1% Increase in Discount Rate (7.75%)
Authority’s proportionate share of the net pension liability (asset):	\$ 100,536	\$ 42,840	\$ (4,888)

#### H. Pension Plan Fiduciary Net Position

Detailed information about the pension plan’s fiduciary net position is available in the MSRS Comprehensive Annual Financial Report, available on the MSRS website: [www.msrs.state.mn.us/financial-information](http://www.msrs.state.mn.us/financial-information)

## Notes to Basic Financial Statements

### Note 7—State Employees’ Retirement Fund (Continued)

#### I. Pension Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

For the year ended June 30, 2023, the Authority recognized pension expense of (\$17,350). As of June 30, 2023, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 334	\$ 275
Changes of assumptions	29,331	15,577
Net difference between projected and actual earnings on investments	2,041	-
Changes in proportion and differences between actual contributions and proportionate share of contributions	1,486	81
Contributions paid to MSRS subsequent to the measurement date	5,886	-
Total	\$ 39,078	\$ 15,933

The \$5,886 reported as deferred outflows of resources related to pensions resulting from Authority contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ended June 30, 2024.

Other amounts reported as deferred outflows of resources and (deferred inflows of resources) will be recognized in pension expense as follows:

Year ended June 30,	Pension Expense Amount
2024	\$ 3,074
2025	2,659
2026	2,861
2027	8,665
Total	\$ 17,259

## Notes to Basic Financial Statements

### Note 8—State Unclassified Employee’s Retirement Program

Pension fund information is provided by the Minnesota State Retirement System (MSRS), who prepares and publishes their own stand-alone Annual Comprehensive Financial Report (ACFR), including financial statements and required supplementary information. Copies of the report may be obtained directly from MSRS at 60 Empire Drive, #300, St. Paul, Minnesota 55103-3000.

The statutory authority for State Unclassified Employees' Retirement Program (SUERP) is *Minnesota Statutes* Chapter 352D. Only certain unclassified employees are covered by this defined contribution program. The cash value may not be withdrawn prior to termination of the covered employee.

The funding requirement for SUERP is 6.0% for employees and 6.25% for the employer. Actual contributions were 100% of required contributions. Required contributions for the Authority were:

Year	Amount
2023	\$ 8,342
2022	7,788
2021	7,757



## Required Supplementary Information

### State Employees Retirement Fund, Last Ten Years.\*

#### A. Schedule of Authority's Share of Net Pension Liability

For Fiscal Year Ended June 30,	Authority's Proportion of the Net Pension Liability (Asset)	Authority's Proportionate Share of the Net Pension Liability (Asset)	Authority's Covered- Employee Payroll	Authority's Proportionate Share of the Net Pension Liability (Asset) as a Percentage of its Covered- Employee Payroll	Plan Fiduciary Net Position as a Percentage of the Total Pension Liability
2022	0.0034%	\$ 42,840	\$ 87,088	49.19%	90.60%
2021	0.0034%	2,117	84,256	2.51%	99.53%
2020	0.0032%	31,991	78,944	40.52%	91.25%
2019	0.0032%	34,126	75,030	45.48%	90.73%
2018	0.0032%	33,308	71,200	46.78%	90.56%
2017	0.0035%	192,979	78,927	244.50%	62.73%
2016	0.0048%	440,386	97,600	451.22%	47.51%
2015	0.0048%	54,876	94,073	58.33%	88.32%
2014	0.0049%	58,367	92,180	63.32%	87.64%

\*Note: Schedule is intended to show ten year trend. Additional years will be reported as they become available. See notes to required supplementary information.

## Required Supplementary Information

### State Employees Retirement Fund, Last Ten Years.\* (Continued)

#### B. Schedule of Authority's Contributions

For Fiscal Year Ended June 30,	Contractually Required Contribution	Contributions in Relation to the Contractually Required	Contribution Deficiency (Excess)	Authority's Covered-Employee Payroll	Contributions as a Percentage of Covered-Employee Payroll
2023	\$ 5,886	\$ 5,886	\$ -	\$ 94,176	6.250%
2022	5,443	5,443	-	87,088	6.250%
2021	5,266	5,266	-	84,256	6.250%
2020	4,934	4,934	-	78,944	6.250%
2019	4,408	4,408	-	75,030	5.875%
2018	3,916	3,916	-	71,200	5.500%
2017	4,341	4,341	-	78,927	5.500%
2016	5,368	5,368	-	97,600	5.500%
2015	5,174	5,174	-	94,073	5.500%
2014	4,609	4,609	-	92,180	5.000%

\*Note: Schedule is intended to show ten year trend. Additional years will be reported as they become available. See notes to required supplementary information.

## Notes to the Required Supplementary Information

### State Employees' Retirement Fund

#### Fiscal Year 2022 Changes Since the Fiscal Year 2021 Actuarial Valuation

##### Changes in Actuarial Assumptions

- The investment return and single discount rates increased from 6.5% to 6.75%.

##### Changes to Plan Provisions

- No changes

#### Fiscal Year 2021 Changes Since the Fiscal Year 2020 Actuarial Valuation

##### Changes in actuarial assumptions

- The investment return and single discount rates decreased from 7.5% to 6.5%

##### Changes to plan provisions

- No changes

#### Fiscal Year 2020 Changes Since the Fiscal Year 2019 Actuarial Valuation

##### 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, resulting in proposed rates that average 0.25% less than the previous rates.
- Assumed rates of retirement were changed, resulting in more unreduced (normal) retirements, fewer Rule of 90 retirements and fewer early retirements.
- Assumed rates of termination were changed, resulting in new rates which are generally lower than the previous rates for years 1-5 and slightly higher thereafter.
- Assumed rates of disability were changed, resulting in fewer predicted disability retirements.
- 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 mortality improvement scale was changed from Scale MP-2015 to Scale MP-2018. The base mortality table for disabled annuitants was changed from the RP-2014 disabled annuitant mortality table (with future mortality improvement according to Scale MP-2015) to the Pub-2010 General/Teacher disabled annuitant mortality table (with future mortality improvement according to Scale MP-2018), with adjustments.

## Notes to the Required Supplementary Information

### State Employees' Retirement Fund (*Continued*)

#### Fiscal Year 2020 Changes Since the Fiscal Year 2019 Actuarial Valuation (*Continued*)

##### Changes in actuarial assumptions (*Continued*)

- The percent married assumption for female members was changed from 65% to 60%.
- The assumed age difference was changed from three years younger for males to 2 years younger.
- The assumed number of married male new retirees electing the 50% and 100% Joint & Survivor options changed from 15% to 10% to 65%, respectively. The assumed number of married female new retirees electing the 100% Joint & Survivor option changed from 30% to 40%. The corresponding number of married new retirees electing the Life annuity option was adjusted accordingly.

##### Changes to plan provisions

- No changes

#### Fiscal Year 2019 Changes Since the Fiscal Year 2018 Actuarial Valuation

##### Changes in actuarial assumptions

- No changes

##### Changes to plan provisions

- No changes

## Notes to the Required Supplementary Information

### State Employees' Retirement Fund (Continued)

#### Fiscal Year 2018 Changes Since the Fiscal Year 2017 Actuarial Valuation

Changes in actuarial assumptions:

- The single discount rate changed from 5.42% to 7.50%.

Changes to plan provisions

- The augmentation adjustment in early retirement factors is eliminated over a five-year period starting July 1, 2019, resulting in actuarial equivalence after June 30, 2024.
- Member contributions increased from 5.50% to 5.75% of pay, effective July 1, 2018, and 6.00% of pay effective July 1, 2019.
- Employer contributions increased from 5.50% to 5.875% of pay, effective July 1, 2018, and 6.25% of pay effective July 1, 2019.
- Interest credited on member contributions will decrease from 4.0% to 3.0%, beginning July 1, 2018.
- Deferred augmentation was changed to 0.0% for future accruing benefits effective January 1, 2019.
- Contribution stabilizer provisions were repealed.
- Post-retirement benefit increases were changed from 2.0% to 2.5% per year increase based upon funded ratio, to a fixed rate of 1.0% for five years beginning January 1, 2019, and 1.5% per year thereafter.
- For retirements on or after January 1, 2024, the first benefit increase is delayed until the retiree reaches Normal Retirement Age.

#### Fiscal Year 2017 Changes Since the Fiscal Year 2016 Actuarial Valuation

Changes in Actuarial Assumptions:

- The Combined Service Annuity loads were changed from 1.2% for active members and 40.0% for deferred members, to 0.0% for active members, 4.0% for vested deferred members, and 5.0% for non-vested deferred members.
- The single discount rate changed from 4.17% to 5.42%.

Changes to Plan Provisions:

- Actuarial equivalent factors were updated to reflect current mortality and interest assumptions, effective January 1, 2017.

## Notes to the Required Supplementary Information

### State Employees' Retirement Fund (Continued)

#### Fiscal Year 2016 Changes Since the Fiscal Year 2015 Actuarial Valuation

##### Changes in Actuarial Assumptions:

- Assumed salary increase rates were changed to rates that average 0.2% greater than the previous rates.
- Assumed rates of retirement were changed, resulting in fewer unreduced retirements and fewer Rule of 90 retirements. Distinct rates for reduced (early) retirements were adopted for members hired prior to July 1, 1989, and members hired after June 30, 1989.
- Assumed rates of termination were changed, with new rates generally greater than the previous rates for years 3 through 9 and less than the previous rates after 15 years.
- Assumed rates of disability for females were reduced to 75.0% of previous rates. Rates for male members were lowered by utilizing the same disability rates as for females.
- The base mortality table for healthy annuitants and employees was changed from the RP-2000 fully generational table to the RP-2014 fully generational table (with a base year of 2014), white collar adjustments, with age adjustments. The mortality improvement scale was changed from Scale AA to Scale MP-2015. The base mortality table for disabled annuitants was changed from the RP-2000 disabled mortality table (no projection for future mortality improvement) to the RP-2014 disabled annuitant mortality table (with future mortality improvement according to Scale MP-2015), with age adjustments.
- The percent married assumption was change from 85% of active male members and 70% of female members to 80% of active male members and 65% of active female members.
- The assumed number of married male new retirees electing the 75% Joint & Survivor option changed from 10% to 15%. The assumed number of married female new retirees electing the 75% and 100% Joint & Survivor options changed from 0% to 10% and from 25% to 30%, respectively. The corresponding number of married new retirees electing the life annuity option was adjusted accordingly.
- The assumed post-retirement benefit increase rate was changed from 2.0% per year through 2043 and 2.5% per year thereafter, to 2.0% per year for all future years.
- The long-term expected rate of return on pension plan investments was changed from 7.90% to 7.50%.
- The single discount rate changed from 7.90% to 4.17%.
- The inflation assumption was changed from 2.75% to 2.50%.
- The payroll growth assumption was changed from 3.50% to 3.25%.

## Notes to the Required Supplementary Information

### State Employees' Retirement Fund (*Continued*)

#### Fiscal Year 2015 Changes Since the Fiscal Year 2014 Actuarial Valuation

##### Changes in Actuarial Assumptions:

- The assumed post-retirement benefit increase rate was changed from 2.0% per year through 2015 and 2.5% per year thereafter, to 2.0% per year through 2043 and 2.5% per year thereafter.
- The *Contribution Stabilizer* statutes were revised to make changes to contribution rates less prescriptive and more flexible.

##### Changes to Plan Provisions:

- Effective July 1, 2015, if the 2.5% post-retirement benefit increase is triggered and the funded ratio subsequently drops below 80.0% for the most recent valuation year or 85.0% for two consecutive years, the post-retirement benefit increase will change to 2.0% until the plan again reaches a 90.0% funded ratio for two consecutive years.



Fiscal Year 2023 Annual Report

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