

Capital Financing

Kennedy Middle School & West Natick Fire Station

BOARD OF SELECTMEN

AUGUST 6, 2018

Project Backgrounds

KENNEDY MIDDLE SCHOOL

Project approved Spring of 2018

Current Design - Total Project Estimated Cost
\$109,560,000

MSBA Offsets \$37M

Status – Construction Design Phase; start of
Construction March 2019

Debt Exclusion Ballot Question Approved

WEST NATICK FIRE STATION

Project prepared by WNFS Building Committee

Current Design – Total Project Estimated Cost
\$15,600,000

Potential Offsets (Free Cash and Capital Stabilization)

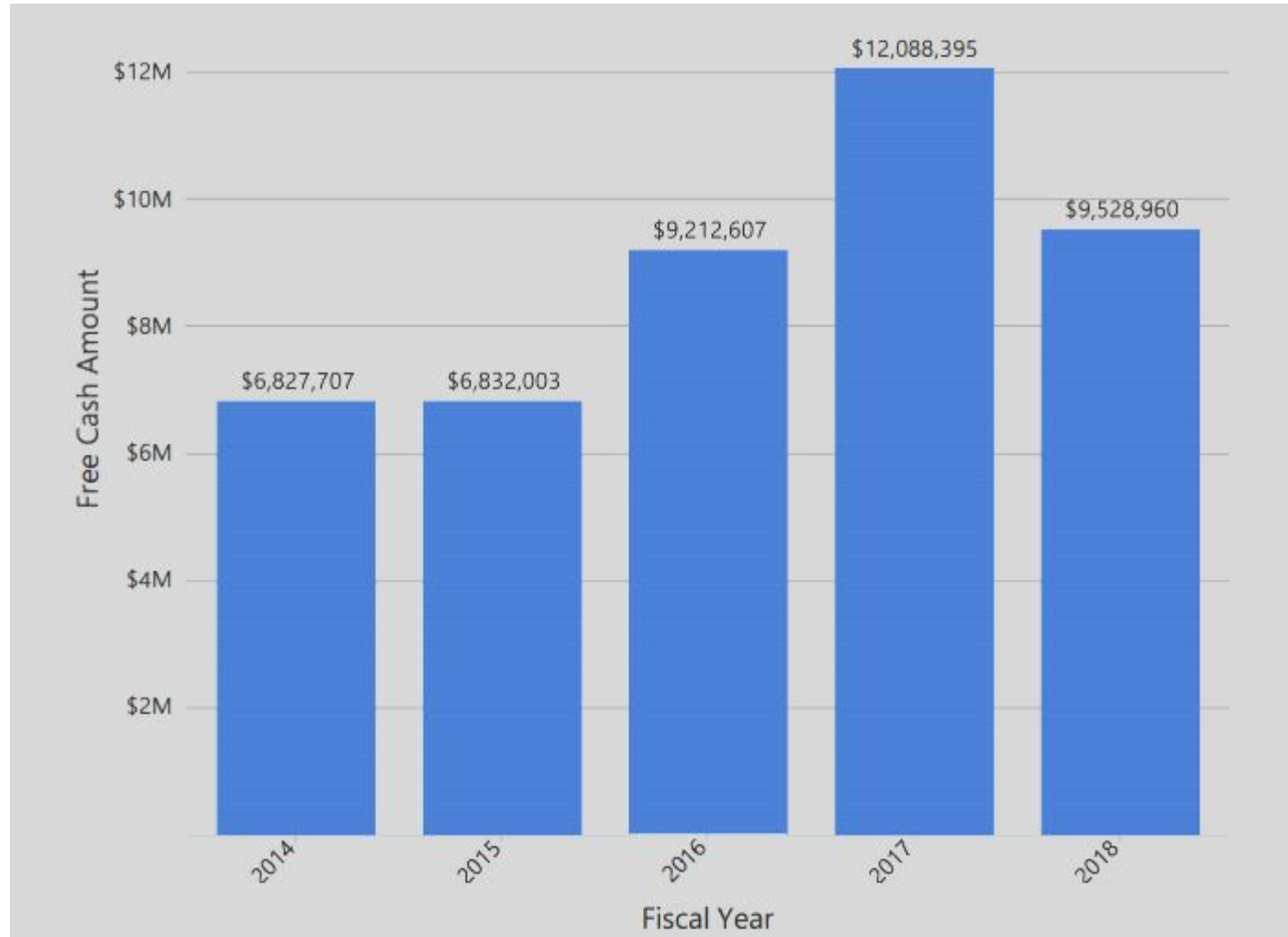
Status – Reviewing funding options for project

Debt Exclusion Ballot Question - November 2018

Stabilization Fund Balances

DESCRIPTION	BALANCE	FUNDING
Capital Stabilization	\$8,027,354	Local Options Tax
Stabilization (Rainy Day)	\$4,570,303	2-5% of GF Revenue
OPEB Trust	\$3,260,603	Free Cash
Operational Stabilization	\$3,070,495	10% State & 5% Local of 3 years receipts
FAR Bonus Stabilization	\$2,524,966	FAR Funds
Infiltration & Inflow Stabilization	\$976,496	Enterprise I & I Funds
1:1 Technology Stabilization	\$1,969	

Certified Free Cash History



Five Year Capital Plan

Approved General Fund Projects

Authorization	Description	Amount	Source
2016SATM29	22 Pleasant Street Land Acquisition	\$ 3,200,000	Tax Levy Borrowing
2016SPEC3	CRT Land Acquisition	\$ 2,960,000	Tax Levy Borrowing
2018SATM13C1	Replace S-5 Fire Alarm and Signal Bucket Truck	\$ 200,000	Tax Levy Borrowing
2018SATM14B1	Engineering & Repairs To The Charles River Dam	\$ 675,000	Tax Levy Borrowing
2018SATM14B2	Roadway & Sidewalks Supplement	\$ 1,000,000	Tax Levy Borrowing
2018SATM14B3	Roadway Improvements Washington Avenue	\$ 2,500,000	Tax Levy Borrowing
2017FATM9C7	Replace SCBA Equipment	\$ 350,000	Tax Levy Borrowing
2017FATM10B3	East Field Renovations	\$ 2,535,000	Tax Levy Borrowing
2017FATM10B4	Navy Yard Field Renovations	\$ 1,600,000	Tax Levy Borrowing
2018SPEC1	Kennedy Middle School	\$ 105,835,000	Debt Excluded Borrowing

Five Year Capital Plan Borrowing

Pending Projects - Under Review - 2018 Fall Annual Town Meeting

Authoriz ation	Description	Amount	Source
2018FATM	Replace Fire Station 4 (West Natick)	\$ 15,560,000	Tax Levy Borrowing
2018FATM	Construction - Roadway Improvements South Main St.	\$ 3,000,000	Tax Levy Borrowing
2018FATM	Replacing S-34 Trash Packer	\$ 305,000	Tax Levy Borrowing
2018FATM	North Ave Area Drainage Improvements	\$ 300,000	Tax Levy Borrowing
2018FATM	Replace H-43 Truck/Sander	\$ 250,000	Tax Levy Borrowing
2018FATM	Replace H-70 Trackless	\$ 250,000	Tax Levy Borrowing
2018FATM	Memorial Sch - Replace Exterior Windows (Engineering)	\$ 120,000	Tax Levy Borrowing
2018FATM	Building Addition 75 West Street (Engineering)	\$ 60,000	Tax Levy Borrowing
2018FATM	Public Safety Building - Replace Roof (Engineering)	\$ 50,000	Tax Levy Borrowing
2018FATM	Library - Replace The Roof (Engineering)	\$ 50,000	Tax Levy Borrowing
2018FATM	Town Hall - Replace Roof (Engineering)	\$ 45,000	Tax Levy Borrowing

Five Year Capital Plan Borrowing

Fiscal Year	Description	Amount	Source
FY2020	Downtown Parking Garage	\$ 12,000,000	Tax Levy Borrowing
FY2020	NHS - Rebuild Memorial Field House	\$ 8,000,000	Tax Levy Borrowing
FY2020	North Ave Area Drainage Improvements	\$ 1,500,000	Tax Levy Borrowing
FY2020	Roads & Sidewalks (Collector/Arterial)	\$ 1,500,000	Tax Levy Borrowing
FY2020	Replace L-1 With A Platform/Ladder	\$ 1,400,000	Tax Levy Borrowing
FY2020	Engineering & Repairs To The Charles River Dam	\$ 1,250,000	Tax Levy Borrowing
FY2020	Memorial School - Replace Exterior Windows	\$ 1,200,000	Tax Levy Borrowing
FY2020	Roadway & Sidewalks Supplement	\$ 1,000,000	Tax Levy Borrowing
FY2020	Cole Recreation Center (Engineering)	\$ 850,000	Tax Levy Borrowing
FY2020	Replace Fire Pumper	\$ 620,000	Tax Levy Borrowing
FY2020	Building Addition 75 West Street	\$ 600,000	Tax Levy Borrowing
FY2020	Public Safety Building - Replace Roof	\$ 600,000	Tax Levy Borrowing
FY2020	Replace Synthetic Turf Memorial Field	\$ 600,000	Tax Levy Borrowing
FY2020	Library - Replace The Roof	\$ 500,000	Tax Levy Borrowing
FY2020	South Natick Multipurpose Court Renovation	\$ 500,000	Tax Levy Borrowing
FY2020	Town Hall - Replace Roof	\$ 450,000	Tax Levy Borrowing
FY2020	Replace S-101 Side Arm Recycling Truck	\$ 320,000	Tax Levy Borrowing
FY2020	Replace H-62 Street Sweeper	\$ 260,000	Tax Levy Borrowing
FY2020	Replace H-46 Truck/Sander	\$ 250,000	Tax Levy Borrowing
FY2020	Document Archiving	\$ 250,000	Tax Levy Borrowing
FY2020	Replace Bookmobile	\$ 200,000	Tax Levy Borrowing
FY2020	Replace H-67 Bombadier	\$ 200,000	Tax Levy Borrowing
FY2020	Memorial School Court Repairs	\$ 200,000	Tax Levy Borrowing

Five Year Capital Plan Borrowing

Fiscal Year	Description	Amount	Source
FY2021	Cole Recreation Center	\$ 8,500,000	Tax Levy Borrowing
FY2021	Roads & Sidewalks (Collector/Arterial)	\$ 1,500,000	Tax Levy Borrowing
FY2021	Roadway & Sidewalks Supplement	\$ 1,000,000	Tax Levy Borrowing
FY2021	Memorial-Install Fire Sprinkler System	\$ 650,000	Tax Levy Borrowing
FY2021	Murphy Field Park Updates	\$ 600,000	Tax Levy Borrowing
FY2021	Wilson - Install Second Floor Ac	\$ 500,000	Tax Levy Borrowing
FY2021	Brown - Replace Boilers	\$ 400,000	Tax Levy Borrowing
FY2021	Lilja - Replace Boilers	\$ 400,000	Tax Levy Borrowing
FY2021	Replace S-102 Side Arm Recycling Truck	\$ 320,000	Tax Levy Borrowing
FY2021	Morse Library - Replace 5 Ahu's	\$ 300,000	Tax Levy Borrowing
FY2021	Replace Ambulance	\$ 275,000	Tax Levy Borrowing
FY2021	Replacing H-49 Dump Truck/Sander	\$ 250,000	Tax Levy Borrowing
FY2021	Tractor Trailer	\$ 225,000	Tax Levy Borrowing

Five Year Capital Plan Borrowing

Fiscal Year	Description	Amount	Source
FY2022	Roads & Sidewalks (Collector/Arterial)	\$ 1,500,000	Tax Levy Borrowing
FY2022	Roadway & Sidewalks Supplement	\$ 1,000,000	Tax Levy Borrowing
FY2022	Replace 2005 Pumper	\$ 700,000	Tax Levy Borrowing
FY2022	Memorial - Resurface And Expand Parking Areas	\$ 400,000	Tax Levy Borrowing
FY2022	Replace 442 (Street Sweeper)	\$ 300,000	Tax Levy Borrowing
FY2022	Replace Public Works Backup Generator	\$ 250,000	Tax Levy Borrowing/WS Bor
FY2023	Roads & Sidewalks (Collector/Arterial)	\$ 1,500,000	Tax Levy Borrowing
FY2023	Roadway & Sidewalks Supplement	\$ 1,000,000	Tax Levy Borrowing
FY2023	Replace Rescue-3	\$ 550,000	Tax Levy Borrowing
FY2023	Henry Wilson Park Improvement	\$ 450,000	Tax Levy Borrowing
FY2023	NPS - New Elementary School	\$110,000,000	Debt Excluded Borrowing

Five Year Capital Plan

Capital Stabilization Fund

<i>Capital Stabilization Fund</i>				
2019	2020	2021	2022	2023
\$ 3,480,240	\$ 3,264,800	\$ 1,510,200	\$ 2,057,700	\$ 1,151,200

Types of Payment Schedules

- 1. **Level Service Payment** – Repayment of bonds through a fixed number of fixed amount payments. Amount of each payment is the same however it is apportioned unequally between interest and principal payments.
 - **Pro** – Constant payment schedules – easier to budget -typically used in consumer mortgages
 - **Con** – Increases amount of interest paid
- 2. **Level Principal Payment** – Amount of principal payment remains relatively constant over the life of the issue of bonds, resulting in declining annual debt service payments as the amount of interest payments declines.
 - **Pro** - Lower overall interest payments
 - **Con** – Higher initial payments
- 3. **Hybrid Level Service Payments** – First five years are Level Service Payments then converts to Level Principal Payments for remainder of bond term.
 - **Pro** - Initial level service payments provide constancy for tax payers in first five years
 - **Con** – Increases interest payments – still get rate increase in sixth year

Town of Natick, Massachusetts											
West Natick Fire Station - Amortized over 20 years; Bonds Dated December 1, 2018											
Debt Exclusion											
	Equal Principal 20 years						Level Debt 20 years				
				Estimated Tax Rate	Est. Tax Impact					Estimated Tax Rate	Est. Tax Impact
FY	Principal	Interest	Total	Impact per \$1,000	per \$100,000		Principal	Interest	Total	Impact per \$1,000	per \$100,000
2020	778,000	748,159	1,526,159	0.19	18.55		\$ 322,041	\$ 748,159	\$ 1,070,199	0.13	13.01
2021	778,000	480,415	1,258,415	0.15	15.29		\$ 582,846	\$ 487,354	\$ 1,070,199	0.13	13.01
2022	778,000	455,130	1,233,130	0.15	14.99		\$ 601,788	\$ 468,411	\$ 1,070,199	0.13	13.01
2023	778,000	429,845	1,207,845	0.15	14.68		\$ 621,346	\$ 448,853	\$ 1,070,199	0.13	13.01
2024	778,000	404,560	1,182,560	0.14	14.37		\$ 641,540	\$ 428,659	\$ 1,070,199	0.13	13.01
2025	778,000	379,275	1,157,275	0.14	14.06		\$ 662,390	\$ 407,809	\$ 1,070,199	0.13	13.01
2026	778,000	353,990	1,131,990	0.14	13.76		\$ 683,918	\$ 386,282	\$ 1,070,199	0.13	13.01
2027	778,000	328,705	1,106,705	0.13	13.45		\$ 706,145	\$ 364,054	\$ 1,070,199	0.13	13.01
2028	778,000	303,420	1,081,420	0.13	13.14		\$ 729,095	\$ 341,105	\$ 1,070,199	0.13	13.01
2029	778,000	278,135	1,056,135	0.13	12.83		\$ 752,790	\$ 317,409	\$ 1,070,199	0.13	13.01
2030	778,000	252,850	1,030,850	0.13	12.53		\$ 777,256	\$ 292,943	\$ 1,070,199	0.13	13.01
2031	778,000	227,565	1,005,565	0.12	12.22		\$ 802,517	\$ 267,683	\$ 1,070,199	0.13	13.01
2032	778,000	202,280	980,280	0.12	11.91		\$ 828,599	\$ 241,601	\$ 1,070,199	0.13	13.01
2033	778,000	176,995	954,995	0.12	11.61		\$ 855,528	\$ 214,671	\$ 1,070,199	0.13	13.01
2034	778,000	151,710	929,710	0.11	11.30		\$ 883,333	\$ 186,867	\$ 1,070,199	0.13	13.01
2035	778,000	126,425	904,425	0.11	10.99		\$ 912,041	\$ 158,158	\$ 1,070,199	0.13	13.01
2036	778,000	101,140	879,140	0.11	10.68		\$ 941,682	\$ 128,517	\$ 1,070,199	0.13	13.01
2037	778,000	75,855	853,855	0.10	10.38		\$ 972,287	\$ 97,912	\$ 1,070,199	0.13	13.01
2038	778,000	50,570	828,570	0.10	10.07		\$ 1,003,886	\$ 66,313	\$ 1,070,199	0.13	13.01
2039	778,000	25,285	803,285	0.10	9.76		\$ 1,036,513	\$ 33,687	\$ 1,070,199	0.13	13.01
	15,560,000	5,552,309	21,112,309				15,317,541	6,086,448	21,403,989		
Interest Estimated at 3.25%											
FY18 Assessed Valuation:			\$	8,229,002,220.00							
Long First Coupon											

Town of Natick, Massachusetts

West Natick Fire Station - Amortized over 25 years; Bonds Dated December 1, 2018

Debt Exclusion

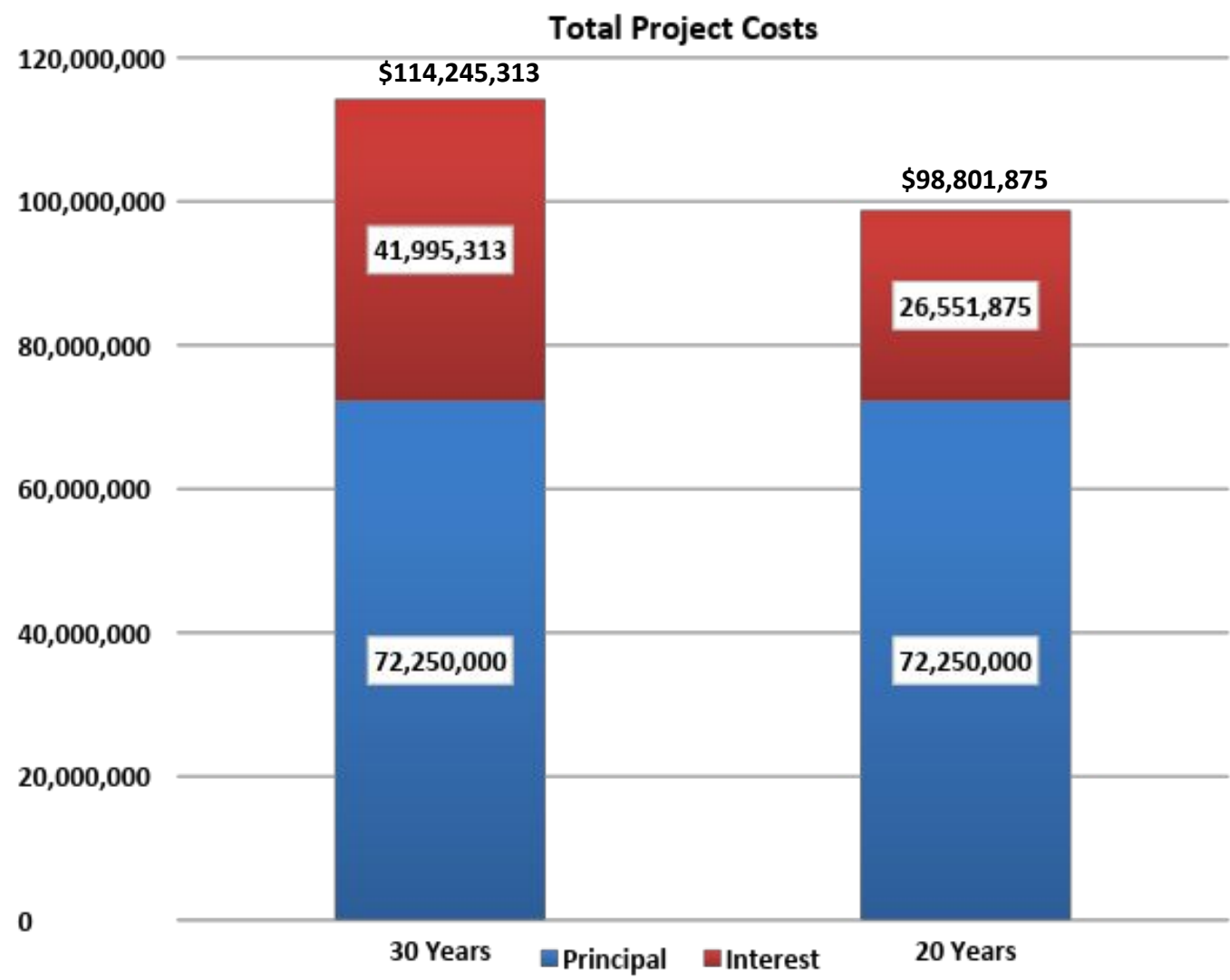
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Projected Debt Costs

Fiscal Year	Outstanding Debt		Approved Projects		Projected	
	Excluded	W/I Levy	W/I Levy	Capital Request	Total General Fund	
2020	\$ 4,334,763	\$ 4,317,229	\$ 1,353,538	\$ 534,689	\$ 10,540,219	
2021	\$ 4,228,171	\$ 3,474,168	\$ 1,325,217	\$ 3,852,140	\$ 12,879,696	
2022	\$ 4,118,730	\$ 2,966,399	\$ 1,296,897	\$ 5,177,169	\$ 13,559,195	
2023	\$ 4,019,639	\$ 2,545,640	\$ 1,268,576	\$ 5,939,079	\$ 13,772,934	
2024	\$ 3,918,068	\$ 2,296,942	\$ 1,240,256	\$ 5,803,856	\$ 13,259,122	
2025	\$ 3,283,696	\$ 1,974,752	\$ 1,196,935	\$ 5,531,552	\$ 11,986,935	
2026	\$ 3,194,884	\$ 1,529,702	\$ 1,169,102	\$ 5,348,488	\$ 11,242,176	
2027	\$ 3,105,128	\$ 1,217,921	\$ 1,086,269	\$ 5,137,763	\$ 10,547,081	
2028	\$ 3,003,197	\$ 1,125,182	\$ 1,060,224	\$ 4,604,614	\$ 9,793,217	
2029	\$ 2,901,266	\$ 1,057,743	\$ 1,034,178	\$ 4,260,595	\$ 9,253,782	
2030	\$ 2,799,335	\$ 924,604	\$ 988,133	\$ 3,945,450	\$ 8,657,522	
2031	\$ 2,697,404	\$ 824,599	\$ 962,737	\$ 3,824,538	\$ 8,309,278	
2032	\$ 160,473	\$ 733,027	\$ 937,342	\$ 3,702,506	\$ 5,533,348	
2033	\$ 155,753	\$ 509,978	\$ 911,946	\$ 3,602,975	\$ 5,180,652	
2034		\$ 308,000	\$ 886,551	\$ 3,503,444	\$ 4,697,994	
2035		\$ 299,850	\$ 326,480	\$ 3,183,913	\$ 3,810,243	
2036		\$ 216,700	\$ 318,472	\$ 2,544,865	\$ 3,080,037	
2037		\$ 161,425	\$ 310,464	\$ 2,125,175	\$ 2,597,064	
2038		\$ 116,725	\$ 302,456	\$ 1,681,919	\$ 2,101,100	
2039			\$ 294,448	\$ 1,632,113	\$ 1,926,561	
2040			\$ 286,440	\$ 1,582,306	\$ 1,868,746	
2041			\$ 278,432	\$ 425,000	\$ 703,432	
2042			\$ 270,424	\$ -	\$ 270,424	
2043			\$ 262,416		\$ 262,416	
2044			\$ 254,408		\$ 254,408	
Total	\$ 41,920,507	\$ 26,600,586	\$ 19,622,338	\$ 77,944,147	\$ 166,087,578	

* This table excludes Fire Station 4 (West Natick) and the Kennedy Middle School

Kennedy Middle School Financing – Debt Exclusion – Level Principal

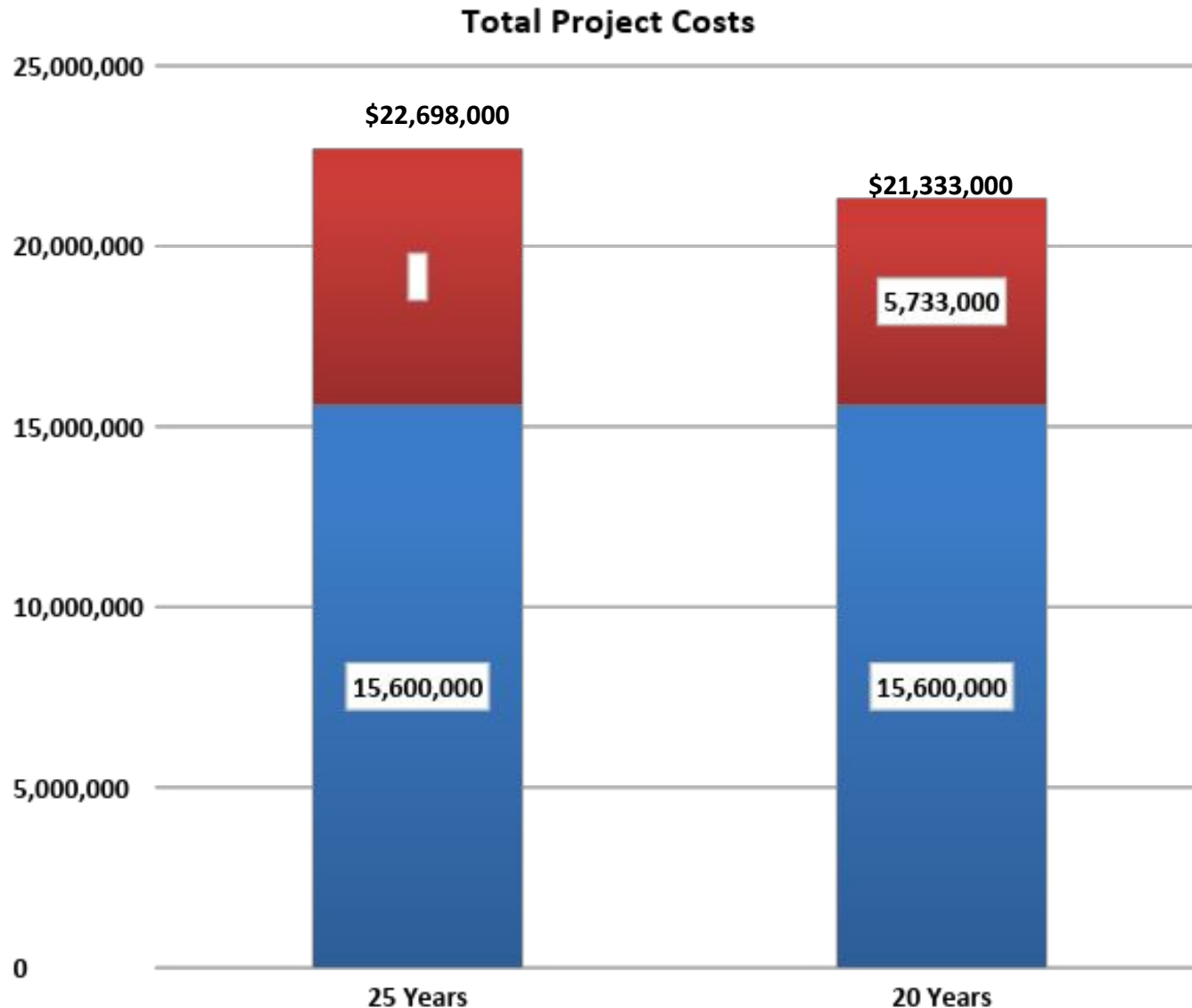


Scenario Highlights:
Offsets – MSBA 37M
Capital Stabilization – 0
Free Cash - 0

KMS DEBT EXCLUSION 30 YRS @ 3.75%*	FY20	FY21	FY22
INCREMENTAL TAX RATE	\$0.5834	\$0.5734	\$0.5634
\$250,000	\$146	\$143	\$141
\$500,000	\$292	\$287	\$282
\$750,000	\$438	\$430	\$423
\$1,000,000	\$583	\$573	\$563

* Tax Impact Table is an estimated projection; interest rate via Financial Advisor

West Natick Fire Station Financing – Debt Exclusion – Level Principal

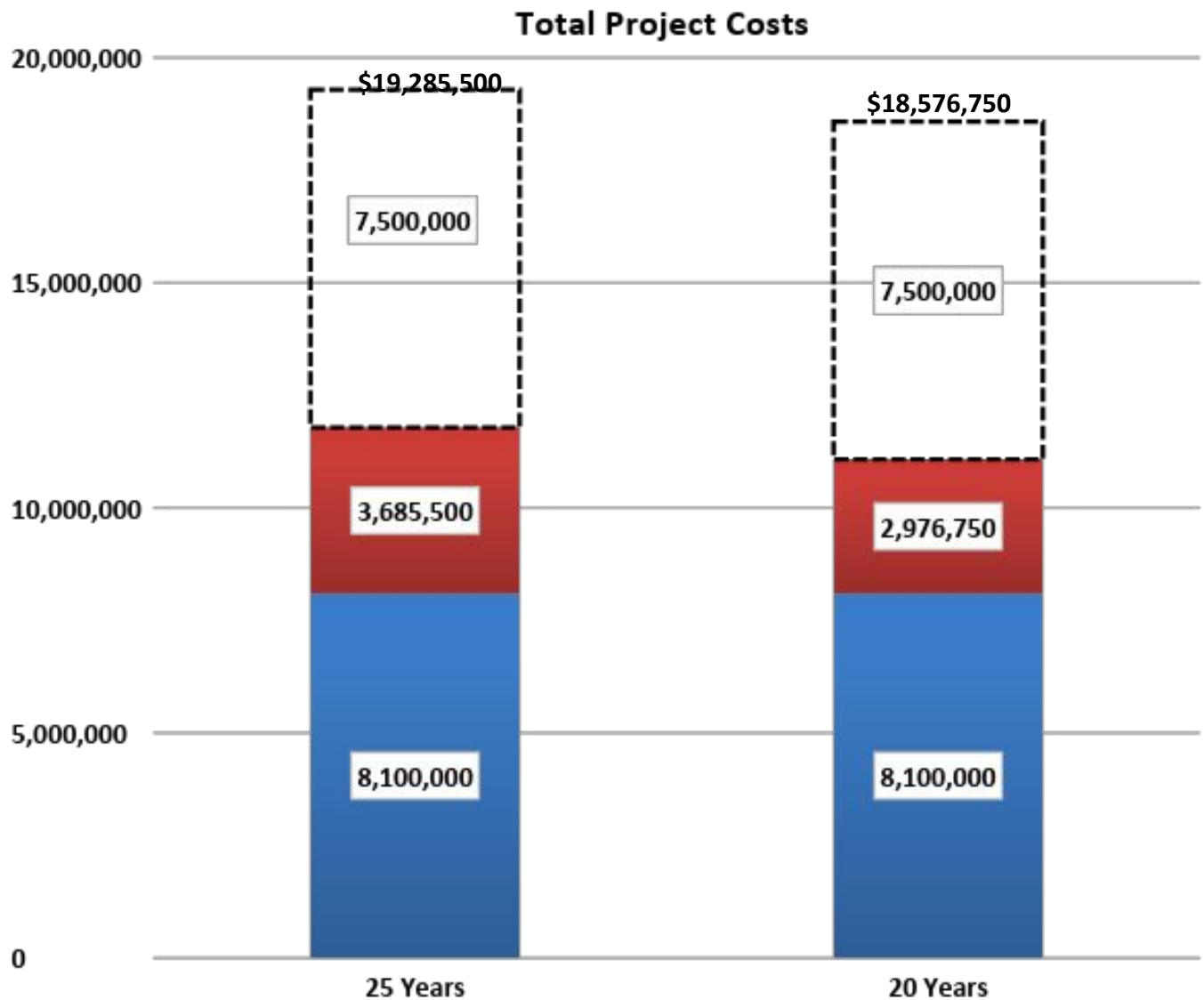


Scenario Highlights:
Capital Stabilization – 0
Free Cash - 0

WNFS DEBT EXCLUSION 25 YRS @ 3.5%*	FY20	FY21	FY22
INCREMENTAL TAX RATE	\$0.1334	\$0.1334	\$0.1334
\$250,000	\$33	\$33	\$33
\$500,000	\$67	\$67	\$67
\$750,000	\$100	\$100	\$100
\$1,000,000	\$133	\$133	\$133

* Tax Impact Table is an estimated projection; interest rate via Financial Advisor

WNFS Financing – 5M Tax Levy Borrowing, 2.5M Cash, 8.1M debt exclusion – Level Principal

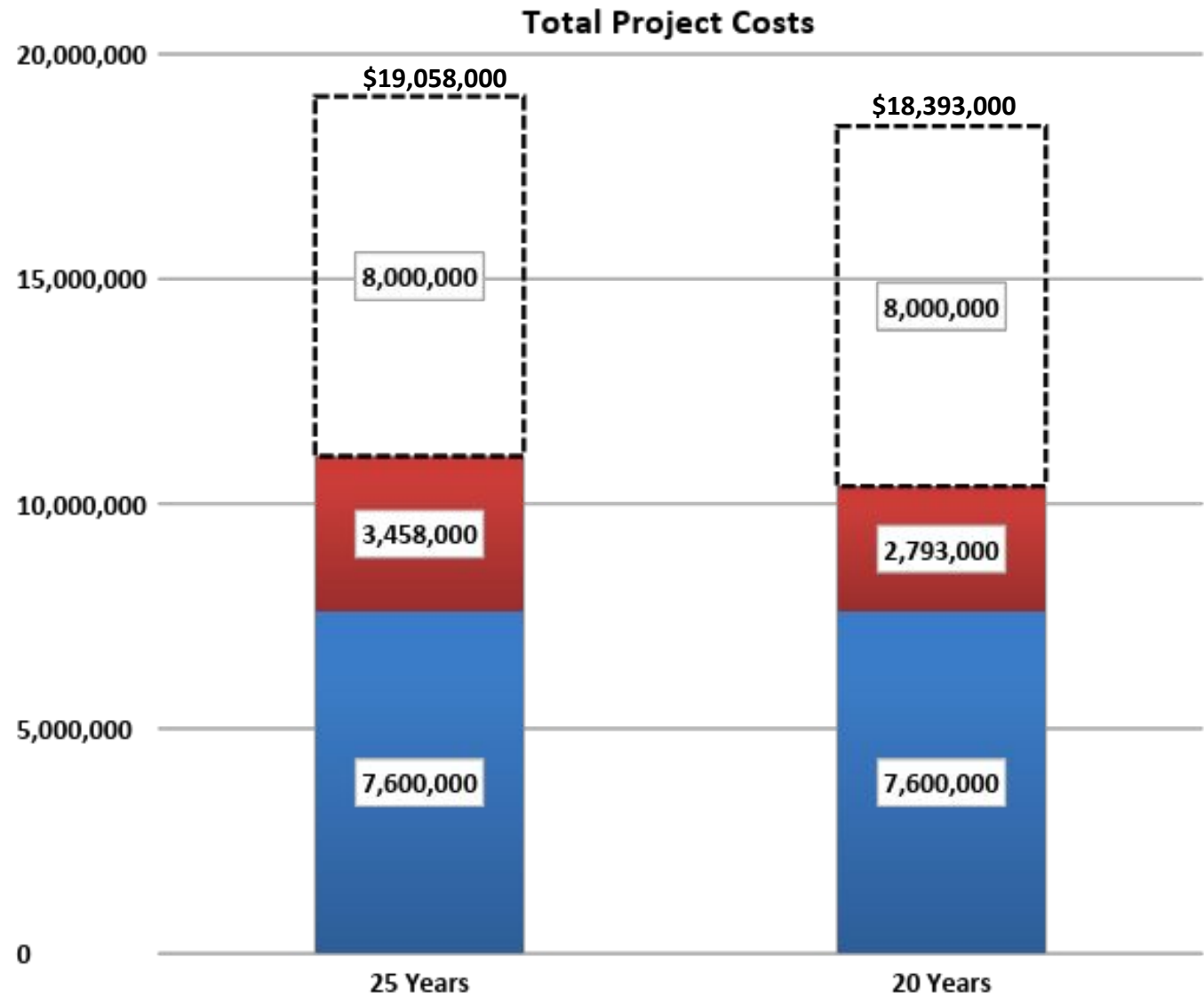


Scenario Highlights:
Debt exclusion - 8.1M
Offsets – 2.5M Cash & 5M within Tax Levy
Capital Stabilization – No funds used
Tax Levy Borrowing – Borrowing within the tax levy will reduce capital flexibility.

WNFS DEBT EXCLUSION 25 YRS @ 3.5%*	FY20	FY21	FY22
INCREMENTAL TAX RATE	\$0.0634	\$0.0634	\$0.0634
\$250,000	\$16	\$16	\$16
\$500,000	\$32	\$32	\$32
\$750,000	\$48	\$48	\$48
\$1,000,000	\$63	\$63	\$63

* Tax Impact Table is an estimated projection; interest rate via Financial Advisor

WNFS Financing – 6M Cap. Stabilization, 2M Tax Levy Borrowing, 7.6M debt exclusion – Level Principal



Scenario Highlights:

Capital Stabilization – 6M

Tax Levy Borrowing – 2M, Borrowing within the tax levy will reduce capital flexibility.

WNFS DEBT EXCLUSION 25 YRS @ 3.5%*	FY20	FY21	FY22
INCREMENTAL TAX RATE	\$0.0634	\$0.0634	\$0.0634
\$250,000	\$16	\$16	\$16
\$500,000	\$32	\$32	\$32
\$750,000	\$48	\$48	\$48
\$1,000,000	\$63	\$63	\$63

* Tax Impact Table is an estimated projection; interest rate via Financial Advisor

KMS & WNFS Both Full Debt Exclusions

KMS 30 Years @ 3.75% WNFS 25 Years @ 3.50%

Level Service Payments with Potential Tax Impact

Plus \$72.250M School Bonds (see pages 10 & 11)	Est. School Debt Service Tax Rate Impact per \$1,000	Plus \$15.6M Fire Station Bonds (see pages 10 & 11)	Est. Fire Station Debt Service Tax Rate Impact per \$1,000
-	-	-	-
4,049,063	0.49	942,863	0.11
4,048,000	0.49	944,463	0.11
4,049,844	0.49	944,675	0.11
4,049,625	0.49	944,363	0.11
4,047,344	0.49	943,525	0.11
4,047,906	0.49	942,163	0.11
4,046,219	0.49	945,188	0.11
4,047,188	0.49	942,600	0.11
4,050,625	0.49	944,400	0.11
4,046,531	0.49	945,500	0.11
4,049,813	0.49	945,900	0.11
4,050,281	0.49	945,600	0.11
4,047,938	0.49	944,600	0.11
4,047,688	0.49	942,900	0.11
4,049,344	0.49	945,413	0.11
4,047,813	0.49	947,050	0.12
4,048,000	0.49	942,600	0.11
4,049,719	0.49	942,663	0.11
4,047,875	0.49	947,063	0.12
4,047,375	0.49	945,200	0.11
4,048,031	0.49	942,463	0.11
4,049,656	0.49	943,763	0.11
4,047,156	0.49	944,013	0.11
4,050,344	0.49	943,213	0.11
4,049,031	0.49	946,275	0.11
4,048,125	0.49	-	-
4,047,438	0.49	-	-
4,046,781	0.49	-	-
4,050,875	0.49	-	-
4,049,531	0.49	-	-
121,455,156		23,609,050	

DEBT EXCLUSION	FY20	FY21	FY22
INCREMENTAL TAX RATE	\$0.60	\$0.60	\$0.60
\$250,000	\$150	\$150	\$150
\$500,000	\$300	\$300	\$300
\$750,000	\$450	\$450	\$450
\$1,000,000	\$600	\$600	\$600

KMS \$72,250,000

WNFS \$15,560,000

Total Cost - \$144,524,206

KMS & WNFS Both Full Debt Exclusions

KMS 30 Years @ 3.75% WNFS 25 Years @ 3.50%

Hybrid Model Level Service Payments with Potential Tax Impact

Plus \$72.250M School Bonds (see pages 10 & 11)	Est. School Debt Service Tax Rate Impact per \$1,000	Plus \$15.6M Fire Station Bonds (see pages 10 & 11)	Est. Fire Station Debt Service Tax Rate Impact per \$1,000
-	-	-	-
4,049,063	0.49	942,863	0.11
4,048,000	0.49	944,463	0.11
4,049,844	0.49	944,675	0.11
4,049,625	0.49	944,363	0.11
4,047,344	0.49	943,525	0.11
5,043,875	0.61	1,143,575	0.14
4,945,250	0.60	1,119,775	0.14
4,846,625	0.59	1,095,975	0.13
4,748,000	0.58	1,072,175	0.13
4,649,375	0.56	1,048,375	0.13
4,550,750	0.55	1,024,575	0.12
4,452,125	0.54	1,000,775	0.12
4,353,500	0.53	976,975	0.12
4,254,875	0.52	953,175	0.12
4,156,250	0.51	929,375	0.11
4,057,625	0.49	905,575	0.11
3,959,000	0.48	881,775	0.11
3,855,469	0.47	857,975	0.10
3,757,031	0.46	834,175	0.10
3,658,594	0.44	810,375	0.10
3,560,156	0.43	786,575	0.10
3,461,719	0.42	762,775	0.09
3,363,281	0.41	734,063	0.09
3,264,844	0.40	710,438	0.09
3,166,406	0.38	686,813	0.08
3,067,969	0.37	-	-
2,969,531	0.36	-	-
2,871,094	0.35	-	-
2,772,656	0.34	-	-
2,674,219	0.32	-	-
116,704,094		23,055,175	

DEBT EXCLUSION	FY20	FY21	FY25 Hybrid
INCREMENTAL TAX RATE	\$0.60	\$0.60	\$0.75
\$250,000	\$150	\$150	\$187.50
\$500,000	\$300	\$300	\$375.00
\$750,000	\$450	\$450	\$562.50
\$1,000,000	\$600	\$600	\$750.00

KMS \$72,250,000

WNFS \$15,560,000

Total Cost - \$139,759,269

KMS Full Debt Exclusion & WNFS \$10,000,000 Debt Exclusion

KMS 30 Years @ 3.75% WNFS 25 Years @ 3.50%

Level Service Payments with Potential Tax Impact

\$5.6M, 25 YEARS @ 3.5% WITHIN TAX LEVY IMPACT		
Fiscal year	Debt Service	Value of Projects Deferred
2020	\$420,000	\$5.6M spent within the tax levy would potentially defer \$4.2M worth of projects over the first 5 years
2021	\$412,160	
2022	\$404,320	
2023	\$396,480	

Total Tax Levy Cost - \$8,148,000

Tax Payer Tax Bill Impact			
DEBT EXCLUSION: KMS & WNFS	FY20	FY21	FY22
INCREMENTAL TAX RATE	\$0.56	\$0.56	\$0.56
\$250,000	\$140	\$140	\$140
\$500,000	\$280	\$280	\$280
\$750,000	\$420	\$420	\$420
\$1,000,000	\$560	\$560	\$560

KMS \$72,250,000 WNFS \$10,000,000
Total Cost - \$136,590,006

KMS Full Debt Exclusion & WNFS \$10,000,000 Debt Exclusion

KMS 30 Years @ 3.75% WNFS 25 Years @ 3.50%

Hybrid Model Level Service Payments with Potential Tax Impact

Plus \$72.250M School Bonds (see pages 10 & 11)	Est. School Debt Service Tax Rate Impact per \$1,000	Plus \$10M Fire Station Bonds (see pages 10 & 11)	Est. Fire Station Debt Service Tax Rate Impact per \$1,000
-	-	-	-
4,049,063	0.49	604,525	0.07
4,048,000	0.49	604,413	0.07
4,049,844	0.49	604,963	0.07
4,049,625	0.49	605,163	0.07
4,047,344	0.49	605,013	0.07
5,043,875	0.61	737,150	0.09
4,945,250	0.60	721,750	0.09
4,846,625	0.59	701,438	0.09
4,748,000	0.58	686,213	0.08
4,649,375	0.56	670,988	0.08
4,550,750	0.55	655,763	0.08
4,452,125	0.54	640,538	0.08
4,353,500	0.53	625,313	0.08
4,254,875	0.52	610,088	0.07
4,156,250	0.51	594,863	0.07
4,057,625	0.49	579,638	0.07
3,959,000	0.48	564,413	0.07
3,855,469	0.47	549,188	0.07
3,757,031	0.46	533,963	0.06
3,658,594	0.44	518,738	0.06
3,560,156	0.43	503,513	0.06
3,461,719	0.42	488,288	0.06
3,363,281	0.41	473,063	0.06
3,264,844	0.40	457,838	0.06
3,166,406	0.38	442,613	0.05
3,067,969	0.37	-	-
2,969,531	0.36	-	-
2,871,094	0.35	-	-
2,772,656	0.34	-	-
2,674,219	0.32	-	-
116,704,094		14,779,425	

DEBT EXCLUSION	FY20	FY21	FY25 Hybrid
INCREMENTAL TAX RATE	\$0.56	\$0.56	\$0.70
\$250,000	\$140	\$140	\$175
\$500,000	\$280	\$280	\$350
\$750,000	\$420	\$420	\$525
\$1,000,000	\$560	\$560	\$700

KMS \$72,250,000 WNFS \$10,000,000
Total Cost - \$131,483,519

KMS Full Debt Exclusion & WNFS \$7,800,000 Debt Exclusion

KMS 30 Years @ 3.75% WNFS 25 Years @ 3.50%

Level Service Payments with Potential Tax Impact

\$7.8M, 25 YEARS @ 3.5% WITHIN TAX LEVY IMPACT

Fiscal year	Debt Service	Value of Projects Deferred
2020	\$585,000	\$7.8M spent within the tax levy would potentially defer \$6.1M worth of projects over the first 5 years
2021	\$574,080	
2022	\$563,160	
2023	\$552,240	

**Total Tax Levy Cost -
\$11,349,000**

DEBT EXCLUSION	FY20	FY21	FY22
INCREMENTAL TAX RATE	\$0.55	\$0.55	\$0.55
\$250,000	\$137.50	\$137.50	\$137.50
\$500,000	\$275.00	\$275.00	\$275.00
\$750,000	\$412.50	\$412.50	\$412.50
\$1,000,000	\$550.00	\$550.00	\$550.00

KMS \$72,250,000 WNFS \$7,800,000
Total Cost - \$131,261,606

Debt Exclusions Hybrid Financing: KMS 30 years @ 3.75% and WNFS 25 Years @3.5% Potential Tax Impact

BOTH DEBT EXCLUSION	FY20	FY21	FY25
INCREMENTAL TAX RATE	\$0.64	\$0.62	\$0.75
\$250,000	\$160	\$155	\$188
\$500,000	\$320	\$310	\$375
\$750,000	\$480	\$465	\$563
\$1,000,000	\$640	\$620	\$750

Summary of Scenario Costs

Description	KMS Debt Excl	KMS Debt Cost	Terms	WNFS Debt Excl	WNFS Other Funds	WNFS Debt Cost	Terms	Total Debt Cost
Level Payment Both Projects Excluded	\$ 72,250,000	\$ 121,455,156	30 years @3.75%	\$ 15,600,000	\$ -	\$ 23,069,050	25 years @ 3.5%	\$ 144,524,206
Level Principal Both Projects Excluded	\$ 72,250,000	\$ 114,221,875	30 years @3.75%	\$ 15,600,000	\$ -	\$ 22,698,000	25 years @ 3.5%	\$ 136,919,875
Level Principal Both Projects Excluded	\$ 72,250,000	\$ 107,471,875	25 years @3.75%	\$ 15,600,000	\$ -	\$ 22,698,000	25 years @ 3.5%	\$ 130,169,875
Hybrid Both Projects Excluded	\$ 72,250,000	\$ 116,704,094	30 years @3.75%	\$ 15,600,000	\$ -	\$ 23,055,175	25 years @ 3.5%	\$ 139,759,269
Level Payment Both Projects Excluded - WNFS \$10M	\$ 72,250,000	\$ 121,455,156	30 years @3.75%	\$ 10,000,000	\$ 5,600,000	\$ 15,134,850	25 years @ 3.5%	\$ 136,590,006
Hybrid Both Projects Excluded - WNFS \$10M	\$ 72,250,000	\$ 116,704,094	30 years @3.75%	\$ 10,000,000	\$ 5,600,000	\$ 14,779,425	25 years @ 3.5%	\$ 131,483,519
Level Payment Both Projects Excluded - WNFS \$7.8M	\$ 72,250,000	\$ 121,455,156	30 years @3.75%	\$ 7,800,000	\$ 7,800,000	\$ 11,806,450	25 years @ 3.5%	\$ 133,261,606
Hybrid Both Projects Excluded - WNFS \$7.8M	\$ 72,250,000	\$ 116,704,094	30 years @3.75%	\$ 7,800,000	\$ 7,800,000	\$ 11,529,075	25 years @ 3.5%	\$ 128,233,169

QUESTIONS?
