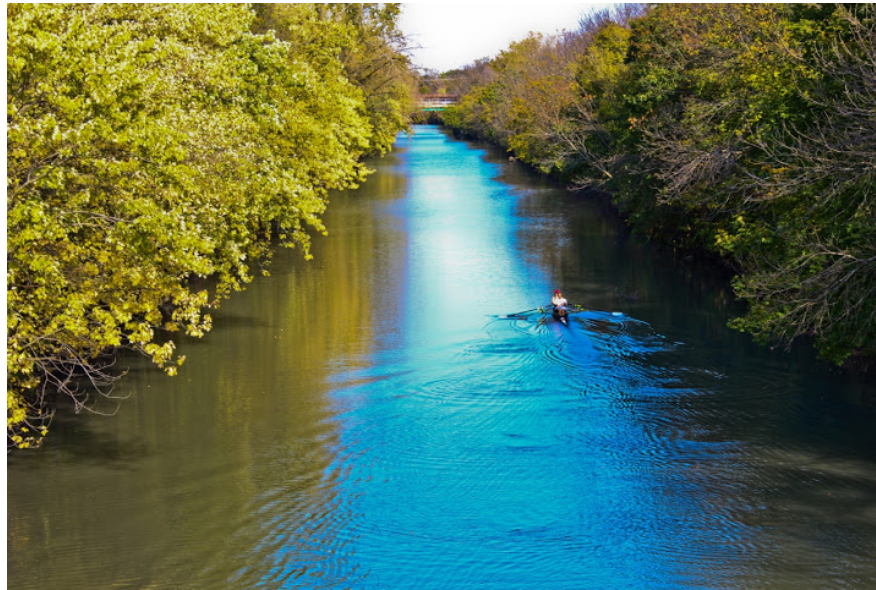


# CITY OF EVANSTON

## 2019A and 2019B General Obligation Bonds



Hitesh Desai, Chief Financial Officer/Treasurer

April 22, 2019

# OVERVIEW

<b>Summary of 2019 Bond Issues</b>	<b>Amount</b>
2019A - Robert Crown Center Project	\$ 15,000,000
2019B - Capital Improvements Plan	\$ 15,000,000
General CIP - \$9,235,000	
Water Fund - \$2,930,000	
Sewer Fund - \$1,000,000	
Library Fund - \$1,835,000	
<b>Total 2019 Issues</b>	<b>\$ 30,000,000</b>

# 2019A – ROBERT CROWN PROJECT

- \$15 million project fund in 2019 (par amount not-to-exceed \$18 million)
- Capitalized interest through 12/1/2019
- 12/1/2043 final maturity to match 2018A series
- Principal amortization begins 2022
- No additional TEFRA authorization required; covered under prior (2018)

Key Results	
<b>Par</b>	\$13,285,000
<b>Total Interest Cost</b>	\$10,559,269
<b>Average Annual Debt Service</b>	\$974,230
<b>Total Debt Service</b>	\$23,844,269
<b>TIC</b>	3.654%
<b>Arbitrage Yield</b>	3.001%

Notes:

1. Based on spread to interpolated AAA MMD as of 3/15/19
2. Assumes 10-year par call

# 2019A – ROBERT CROWN PROJECT

Year	2018 Robert Crown Debt Service			2019 Robert Crown Debt Service		
	Principal	Interest	Total	Principal	Interest*	Total
2018	-	316,308	316,308	-	-	-
2019	-	998,869	998,869	-	315,519	315,519
2020	-	998,869	998,869	-	664,250	664,250
2021	-	998,869	998,869	-	664,250	664,250
2022	570,000	998,869	1,568,869	345,000	664,250	1,009,250
2023	595,000	970,369	1,565,369	365,000	647,000	1,012,000
2024	750,000	940,619	1,690,619	380,000	628,750	1,008,750
2025	785,000	903,119	1,688,119	400,000	609,750	1,009,750
2026	825,000	863,869	1,688,869	420,000	589,750	1,009,750
2027	865,000	822,619	1,687,619	440,000	568,750	1,008,750
2028	910,000	779,369	1,689,369	465,000	546,750	1,011,750
2029	955,000	733,869	1,688,869	485,000	523,500	1,008,500
2030	1,005,000	686,119	1,691,119	510,000	499,250	1,009,250
2031	1,055,000	635,869	1,690,869	535,000	473,750	1,008,750
2032	1,105,000	583,119	1,688,119	560,000	447,000	1,007,000
2033	1,140,000	548,588	1,688,588	590,000	419,000	1,009,000
2034	1,175,000	511,538	1,686,538	620,000	389,500	1,009,500
2035	1,215,000	471,881	1,686,881	650,000	358,500	1,008,500
2036	1,260,000	430,875	1,690,875	685,000	326,000	1,011,000
2037	1,300,000	386,775	1,686,775	715,000	291,750	1,006,750
2038	1,350,000	341,275	1,691,275	755,000	256,000	1,011,000
2039	1,395,000	294,025	1,689,025	790,000	218,250	1,008,250
2040	1,445,000	245,200	1,690,200	830,000	178,750	1,008,750
2041	1,500,000	187,400	1,687,400	870,000	137,250	1,007,250
2042	1,560,000	127,400	1,687,400	915,000	93,750	1,008,750
2043	1,625,000	65,000	1,690,000	960,000	48,000	1,008,000
<b>Total</b>	<b>24,385,000</b>	<b>15,840,677</b>	<b>40,225,677</b>	<b>13,285,000</b>	<b>10,559,269</b>	<b>23,844,269</b>

\* Assumes 5% coupons



# 2019A – ROBERT CROWN PROJECT

## Impact of the Project Debt Service on the City's Property Tax

Total Taxpayer Rate										
9.054										
City Portion of Rate										
1.49										
2017 Levy			2018 Levy			2019 Levy				
Market Value of Property	Assessed Value of Property	Equalized Value of Property	Estimated City Tax	Projected City Tax	Amount of Increase	Projected City Tax	Amount of Increase	Market Value of Property	Projected City Tax	Amount of Increase
\$100,000	\$10,000	\$29,627	\$441.44	\$452.26	\$10.82	\$459.81	\$7.55	\$100,000	\$470.62	\$10.81
\$200,000	\$20,000	\$59,254	\$882.88	\$904.52	\$21.63	\$919.62	\$15.11	\$200,000	\$941.23	\$21.61
\$400,000	\$40,000	\$118,508	\$1,765.77	\$1,809.03	\$43.26	\$1,839.24	\$30.21	\$400,000	\$1,882.46	\$43.22
\$600,000	\$60,000	\$177,762	\$2,648.65	\$2,713.55	\$64.89	\$2,758.86	\$45.32	\$600,000	\$2,823.70	\$64.83
\$800,000	\$80,000	\$237,016	\$3,531.54	\$3,618.06	\$86.52	\$3,678.48	\$60.42	\$800,000	\$3,764.93	\$86.44
\$1,000,000	\$100,000	\$296,270	\$4,414.42	\$4,522.58	\$108.15	\$4,598.10	\$75.53	\$1,000,000	\$4,706.16	\$108.06
					<b>2.45%</b>				<b>1.67%</b>	<b>2.35%</b>
<b>10% Market</b>		<b>Equalizer</b>	<b>Total Taxpayer Rate</b>	<b>City Tax Percentage</b>		<b>City Tax Percentage</b>		<b>City Tax Percentage</b>		<b>City Tax Percentage</b>
0.1		2.9627	9.006	1.0245		1.0167		1.0235		
			<b>City Portion of Rate</b>	<b>Increase</b>		<b>Increase</b>		<b>Increase</b>		
			1.49	1.0245		1.0167		1.0235		

# 2019B – CAPITAL IMPROVEMENT PLAN

- \$15 million project fund in 2019 (par amount not-to-exceed \$18 million)
- Capitalized interest through 12/1/2019
- 12/1/2039 final maturity
- Principal amortization begins 2020

Key Results	
<b>Par</b>	\$13,280,000
<b>Total Interest Cost</b>	\$8,344,900
<b>Average Annual D/S</b>	\$1,056,161
<b>Total Debt Service</b>	\$21,624,900
<b>TIC</b>	3.404%
<b>Arbitrage Yield</b>	2.851%

Notes:

1. Based on spread to interpolated AAA MMD as of 3/15/19
2. Assumes 10-year par call on tax-exempt bonds

# 2019B – CAPITAL IMPROVEMENT PLAN

2019 CIP Debt Service			
Year	Principal	Interest*	Total
2019	-	315,400	315,400
2020	400,000	664,000	1,064,000
2021	420,000	644,000	1,064,000
2022	445,000	623,000	1,068,000
2023	465,000	600,750	1,065,750
2024	490,000	577,500	1,067,500
2025	515,000	553,000	1,068,000
2026	540,000	527,250	1,067,250
2027	565,000	500,250	1,065,250
2028	595,000	472,000	1,067,000
2029	625,000	442,250	1,067,250
2030	655,000	411,000	1,066,000
2031	685,000	378,250	1,063,250
2032	720,000	344,000	1,064,000
2033	755,000	308,000	1,063,000
2034	795,000	270,250	1,065,250
2035	835,000	230,500	1,065,500
2036	875,000	188,750	1,063,750
2037	920,000	145,000	1,065,000
2038	965,000	99,000	1,064,000
2039	1,015,000	50,750	1,065,750
<b>Total</b>	<b>13,280,000</b>	<b>8,344,900</b>	<b>21,624,900</b>

\* Assumes 5% coupons

# 2019B – CAPITAL IMPROVEMENTS

- City Capital Projects = \$9,235,000
- Full project list included in packet

<b>2019 General CIP Projects</b>	<b>Amount</b>
Major Projects	\$ 1,000,000
Other Transportation	\$ 3,951,000
Parks	\$ 1,045,000
Facilities	\$ 2,460,000
Miscellaneous	\$ 779,000
<b>Total General CIP</b>	<b>\$ 9,235,000</b>



# 2019B – CAPITAL IMPROVEMENTS

<b>2019 Library Fund Projects</b>	
Main Library - Building Electrical Upgrades	\$ 70,000
Main Library - Building Life Safety Upgrades (Audio)	\$ 125,000
Main Library - Building Ventilation Upgrades	\$ 50,000
Main Library - Building Fire System Upgrades (code required)	\$ 160,000
Main Library - Building HVAC/Storm Pump Upgrade	\$ 70,000
Main Library - Building Lift Equipment Upgrades (elevators)	\$ 50,000
Main Library - Building Interiors/Exteriors (paint, trees, roof maint)	\$ 30,000
North Branch - North Branch Building Plumbing Upgrades	\$ 10,000
North Branch - Life Safety Upgrades	\$ 20,000
Contribution to Robert Crown Community Center Library	\$ 1,250,000
<b>Total Library Fund</b>	<b>\$ 1,835,000</b>

# 2019B – CAPITAL IMPROVEMENTS

<b>2019 Water Fund Projects</b>	
Main Street, Maple to Hinman Design Engr Ph I/II	\$ 120,000
WM - Isabella, Prairie to Green Bay Road	\$ 330,000
WM - Emerson, Dodge to Ashland	\$ 800,000
WM - Hartrey, Dobson to Brummel	\$ 100,000
WM - Hartrey, Main to Washington	\$ 420,000
WM - Cowper, Harrison to Central	\$ 470,000
WM - Lincolnwood, Park Place to Isabella	\$ 450,000
WM - Payne, Darrow to Dewey	\$ 240,000
<b>Total Water Fund</b>	<b>\$ 2,930,000</b>
<b>2019 Sewer Fund Projects</b>	
Sewer - Robert Crown Stormwater Detention	\$ 1,000,000
<b>Total Sewer Fund</b>	<b>\$ 1,000,000</b>

# DEBT LIMIT

<b>Unabated General Obligation Debt</b>	
Unabated Principal as of 01/01/2019	\$ 134,525,872
Proposed 2019 A&B Bonds – unabated principal	\$ 22,635,000
<b>Total Unabated Debt as of May 31, 2019</b>	<b>\$ 157,160,872</b>
2019 payment (unabated principal only)	\$ ( 7,219,250)
<b>Total Unabated Debt as of December 31, 2019</b>	<b>\$ 149,941,622</b>