EHLERS

LEADERS IN PUBLIC FINANCE

2017 Bonding Presale Discussion

City of Northfield

July 11, 2017

Presale Discussion

- 2017A – Financing for 2017 Street Reclamation Project
  - $970,000 bond financing for street and assessed portions only
    - 10 year levy and assessment repayment
  - Utilities paying cash for share of $1,024,000 project

- 2017B – Refunding of 2007D GO TIF Bonds:
  - 2007D (G.O. TIF) – Presidential Commons TIF District
  - Existing interest at 5.75%
  - Relying on advances from Municipal District 4 TIF
  - Final maturity in 2022

Financing Street and Facilities (2016 Debt Study)

City of Northfield

2017 Bonding Discussion - Levy schedules net of pledged assessment revenues

Based on 2016 Debt Study

	Collection Year											
	Levied		Scheduled / Estimated:									
Bond issue	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**	**2026**	**2027**
2007A GO Improvement	50,000	25,000	-	-	-	-	-	-	-	-	-	-
2008A GO Improvement	90,000	85,000	85,000	80,000	-	-	-	-	-	-	-	-
2009A GO Improvement	50,000	60,000	60,000	60,000	-	-	-	-	-	-	-	-
2010A GO Improvement	150,000	155,000	155,000	150,000	150,000	-	-	-	-	-	-	-
2011A GO Improvement	50,000	50,000	50,000	50,000	50,000	50,000	-	-	-	-	-	-
2012A GO Improvement	50,000	50,000	55,000	55,000	55,000	50,000	50,000	-	-	-	-	-
2013A GO Improvement	70,000	75,000	75,000	75,000	75,000	70,000	70,000	70,000	-	-	-	-
2014A GO Improvement	85,000	60,000	60,000	60,000	55,000	55,000	55,000	55,000	55,000	-	-	-
2015A GO Improvement	158,131	100,000	100,000	100,000	100,000	100,000	100,000	100,000	105,000	110,000	-	-
2016A GO Improvement	-	65,000	58,000	58,000	62,000	61,000	61,000	60,000	64,000	63,000	63,000	-
Future Improvements												
2017 Street Reclamation	-	-	*53,200*	*53,200*	*53,200*	*53,200*	*53,200*	*53,200*	*53,200*	*53,200*	*53,200*	*53,200*
Subtotal	753,131	725,000	751,200	741,200	600,200	439,200	389,200	338,200	277,200	226,200	116,200	53,200
Change from previous year		(28,131)	26,200	(10,000)	(141,000)	(161,000)	(50,000)	(51,000)	(61,000)	(51,000)	(110,000)	(63,000)
		-3.74%	3.61%	-1.33%	-19.02%	-26.82%	-11.38%	-13.10%	-18.04%	-18.40%	-48.63%	-54.22%
2007B NCRC Refunding	212,940	-	-	-	-	-	-	-	-	-	-	
2012C Equipment	111,300	109,200	107,100	-	-	-	-	-	-	-	-	
2014A Pool Refinancing	240,000	245,000	245,000	240,000	230,000	230,000	230,000	230,000	-	-	-	
2012B Public Safety COPS	418,670	420,160	420,760	420,160	419,175	422,505	420,305	417,680	419,620	421,140	422,065	422,375
2016A NAFRS Equipment	-	145,000	142,000	140,000	142,000	139,000	-	-	-	-	-	-
Additional Debt												
Fire Facility (est. $225,000 15yr pmt)	-	-	-	-	-	-	-	-	-	-	-	-
Total	1,736,041	1,644,360	1,666,060	1,541,360	1,391,375	1,230,705	1,039,505	985,880	696,820	647,340	538,265	475,575
Total Change from previous year		(91,681)	21,700	(124,700)	(149,985)	(160,670)	(191,200)	(53,625)	(289,060)	(49,480)	(109,075)	(62,690)
Percent Total Debt Levy Increase		-5.28%	1.32%	-7.48%	-9.73%	-11.55%	-15.54%	-5.16%	-29.32%	-7.10%	-16.85%	-11.65%

Refunding 2007D G.O. TIF Bonds

City of Northfield, MN

Presidential Commons - Existing Obligations

Housing District
Adopted 3/15/1999
Certified 7/20/1999
Decert 12/31/2026

Tax Year (1)	Period Ending (2)	Projected TIF Rev (3)	Less: Admin Exp (4)	Investment Earnings 0.00% (5)	Annual Net Revenues (6)	2007D Debt (7)	Annual Change (8)
2015	12/31/2015	74,886	(1,716)	312	73,482	105,095	(31,613)
2016	12/30/2016	76,987	(1,883)	100	75,204	106,144	(30,939)
2017	12/30/2017	76,987	(1,883)	0	75,104	102,056	(26,952)
2018	12/31/2018	76,987	(1,883)	0	75,104	97,856	(22,752)
2019	12/31/2019	76,987	(1,883)	0	75,104	98,400	(23,296)
2020	12/30/2020	76,987	(1,883)	0	75,104	103,513	(28,409)
2021	12/30/2021	76,987	(1,883)	0	75,104	103,194	(28,090)
2022	12/31/2022	76,987	(1,883)	0	75,104	97,731	(22,627)
2023	12/31/2023	76,987	(1,883)	0	75,104	0	75,104
2024	12/30/2024	76,987	(1,883)	0	75,104	0	75,104
2025	12/30/2025	76,987	(1,883)	0	75,104	0	75,104
2026	12/31/2026	76,987	(1,883)	0	75,104	0	75,104
		921,742	(22,428)	412	899,726	813,989	85,737

Assumes future TIF revenues at Pay 2016 levels and at historical administrative district expenses

Refunding 2007D G.O. TIF Bonds

City of Northfield, MN

Presidential Commons - Refinancing the Taxable 2007D Bonds

Housing District
Adopted 3/15/1999
Certified 7/20/1999
Decert 12/31/2026

Tax Year (1)	Period Ending (2)	Projected TIF Rev (3)	Less: Admin Exp (4)	Investment Earnings 0.00% (5)	Annual Net Revenues (6)	Refinanced 2007D Debt (7)	Annual Change (8)
2015	12/31/2015	74,886	(1,716)	312	73,482	105,095	(31,613)
2016	12/30/2016	76,987	(1,883)	100	75,204	106,144	(30,939)
2017	12/30/2017	76,987	(1,883)	0	75,104	102,056	(26,952)
2018	12/31/2018	76,987	(1,883)	0	75,104	68,813	6,291
2019	12/31/2019	76,987	(1,883)	0	75,104	63,884	11,220
2020	12/30/2020	76,987	(1,883)	0	75,104	62,866	12,238
2021	12/30/2021	76,987	(1,883)	0	75,104	61,725	13,379
2022	12/31/2022	76,987	(1,883)	0	75,104	65,415	9,689
2023	12/31/2023	76,987	(1,883)	0	75,104	63,975	11,129
2024	12/30/2024	76,987	(1,883)	0	75,104	62,445	12,659
2025	12/30/2025	76,987	(1,883)	0	75,104	60,825	14,279
2026	12/31/2026	76,987	(1,883)	0	75,104	0	75,104
		921,742	(22,428)	412	899,726	823,243	76,484

Assumes future TIF revenues at Pay 2016 levels and at historical administrative district expenses

2007D Bonds refinanced at existing taxable rates and extended to 2025 retirement

Consideration

- Recommend Competitive Sale process
  - Resolution to call for a competitive sale of two series of bonds
    - General Obligation Improvement Bonds, Series 2017A
    - Taxable General Obligation Tax Increment Refunding Bonds, Series 2017B
  - Competitive bids awarded on the basis of lowest interest cost
  - Individual resolutions for awarding bonds
    - Presented August 8th