

General Obligation Bonds, Series 2022A

March 15, 2022

Schedule of Events

March 15, 2022

- City Council considers Bond Resolution authorizing the sale of bonds

March 29, 2022

- Ratings call

April 19, 2022

- Bids received by BakerTilly (10:30 am)
- Sale and consideration of awards of bonds by City Council

May 19, 2022

- Receipt of bond proceeds



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Tax Increment Bonds (\$5.91 million)

- TIF District #18 (Canterbury)
- Proceeds can be used towards city costs identified in the development agreement (Exhibit C)

Project	Amount	Description
	(\$1,500,000)	2020 Bond Issue Balance Remaining
Unbridled	600,000	Estimated remaining costs
12 th Avenue	550,000	Estimated remaining costs
Workforce Center Acq./Demo	1,350,000	Estimated net of sale proceeds
CSAH 83	4,400,000	City cost share
Miscellaneous	<u>510,000</u>	Traffic safety improvements/other
	\$5,910,000	2022 TIF Bond Proceeds Needed



**EXHIBIT C - AMENDMENTS TO EXHIBIT C OF THE ORIGINAL AGREEMENT
EXHIBIT C- PUBLIC IMPROVEMENTS**

Location of Improvement	Original Costs	Revised Costs	TIF Costs	Timeline	Canterbury TIF Note	City -- TIF	Other Funding*
CH 83 Improvements	\$8,860,000	\$15,931,750	\$4,514,450	2021-2023		\$4,514,450	\$11,417,300
Changes to County Road 83	\$900,000			2022			
Eagle Creek Blvd/Vierling Roundabout	\$1,400,000	\$1,700,000	\$1,700,000	2023		\$1,700,000	
CR 83/US 169 North Ramp Turn Lane	\$230,000			2022			
Shenandoah Drive Construct	\$8,400,000	\$9,128,174	\$9,128,174	2019	\$9,128,174		
Hauer Trail		\$359,725	\$359,725	2019	\$359,725		
Schenian Street		\$461,499	\$461,499	2019	\$461,499		
12 th Avenue Reconstruction including east side	\$6,850,000	\$4,853,000	\$4,853,000	2019-2023		\$4,853,000	
Barenscheer Blvd Construct (now known as Unbridled Av)	\$7,200,000	\$7,900,000	\$7,900,000	2020-2021		\$7,900,000	
Internal Roads/Utilities	\$7,000,000	\$6,500,000	\$6,500,000	2023-2024	\$6,500,000		
Shenandoah/Vierling/12 th Roundabout	\$350,000			2019			
General Wayfinding	\$100,000	\$60,000	\$60,000	2021		\$60,000	
Property Acquisition:							
ROW Acquisition – JJ Mpls	\$636,500	\$650,000	\$650,000	2020		\$650,000	
ROW Acquisition – TCOutboard		\$1,030,856	\$1,030,856	2019	\$1,030,856		
Workforce Center		\$3,100,000	\$1,100,000	2021		\$1,100,000	\$2,000,000
Scott County Land		\$900,000		2021			\$900,000
Demolition:							
TC Outboard		\$112,627	\$112,627	2019	\$112,627		
Workforce Center		\$350,000	\$350,000	2021		\$350,000	
Other TIF Eligible Costs		\$1,250,000	\$1,250,000			\$1,250,000	
Total	\$41,926,500	\$54,287,631	\$39,970,331		\$17,592,881	\$22,377,450	\$14,317,300
Total TIF					\$17,592,881	\$22,377,450	

*\$11,417,300 from Scott County for Road Improvements; \$2,900,000 payment from Developer for land acquisition

Previous TIF #18 Bond Sales

Description	Amount	Primary Purpose
2019A TIF Bonds	\$4,220,000	12 th Avenue
2020A TIF Bonds	8,165,000	Unbridled
2022A TIF Bonds	<u>5,910,000</u>	CH 83/Workforce Center
Totals	\$18,295,000	Total Bond Issues
Exhibit C	\$22,377,450	Identified City Costs
	\$4,082,450	Remaining (maximum)



Terms – Alternatives Reviewed

Net Savings vs. 15-Year Bond Scenario									
Full Build-Out Scenario					Additional \$115M EMV Build-Out Scenario				
Bond D/S Scenario	Pay-Go Note Interest Savings	Bond Interest Cost	Net Savings	Final Payment	Scenario	Pay-Go Note Interest Savings	Bond Interest Cost	Net Savings	Final Payment
23Y	1,766,884	(705,463)	1,061,421	8/1/2033	23Y	953,037	(705,463)	247,574	8/1/2038
20Y	1,675,693	(428,983)	1,246,710	8/1/2033	20Y	703,771	(428,983)	274,788	8/1/2039
18Y	1,583,791	(249,704)	1,334,087	2/1/2034	18Y	475,714	(249,704)	226,010	2/1/2039
Mod 18Y	2,140,405	(955,282)	1,185,123	2/1/2033	Mod 18Y	1,832,967	(955,282)	877,685	2/1/2038

- Repaid over 18 years
- Wrapped debt (with previous debt issues)
- Call provision (2/1/2031)



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Improvement Bonds (\$4.09 million)

- Bonds authorized under MN Statute 429 (20% of street project costs must be assessed)
 - 2020 & 2022 Reconstruction Projects
- Proceeds will be deposited to the Capital Improvements Fund (CIF), allowing CIF funds to be available for projects identified in the CIF.
- Assessments \$1.7 million (105% of principal and interest)
 - Repaid over 10 years (\$170k per year)
- Levy \$3.1 million (105% of principal and interest)
 - Repaid over 10 years (\$310k per year)
 - Equates to 1.3% levy increase, \$13 on the median value home



	2021 Actual	2022 Projected	2023 Projected
Revenue			
Capital Improvement Fund Levy	\$ 700,000	\$ 700,000	\$ 700,000
Franchise Fees	671,844	850,000	850,000
Special Assessments	1,389,295	698,517	898,017
Intergovernmental			
State Aid Construction	-	2,564,681	3,180,074
State Bonding	-	2,000,000	-
Misc./Cost Share/Donations	(1,404)	125,000	50,000
Bond Proceeds - Proposed	-	-	-
Transfers In	402,555	366,502	471,702
Total Revenues	3,162,290	7,304,700	6,149,793
Expenditures			
Trail/Pavement Rehabilitation	(30,738)	305,000	360,000
Bituminous Overlay			
2021 Bituminous Overlay	2,182,993	644,736	-
2022 Bituminous Overlay	13,736	1,660,000	-
2023 Bituminous Overlay	-	-	2,900,000
Reconstruction Project			
2019/2020 Reconstruction Project	692,105	1,008,823	
2022 Reconstruction Project	7,509	1,074,300	1,700,000
2023 Reconstruction Project	-	75,000	2,500,000
Alley Reconstruction	-	175,000	-
Downtown ADA, Lighting & Tree F	-	450,000	3,370,000
Scott County ADA Pedestrian Curb	-	35,000	-
Marystown Rd/TH 169	4,145	-	557,000
T.H. 169 Pedestrian Bridge	119,776	4,993,000	-
CSAH 16 Trail ext.	6,568	210,000	-
Maras St., 13th Ave., Hansen Ave.	-	1,927,800	-
Total Expenditures	2,996,094	12,558,659	11,513,300
Excess (deficiency) of Sources over Uses	166,196	(5,253,959)	(5,363,507)
Cash Balance - January 1	4,062,100	3,921,032	(1,332,927)
Changes in Accruals	(307,264)	-	-
Cash Balance - December 31	\$ 3,921,032	\$ (1,332,927)	\$ (6,696,434)

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Pre-sale Bond Summary - BakerTilly

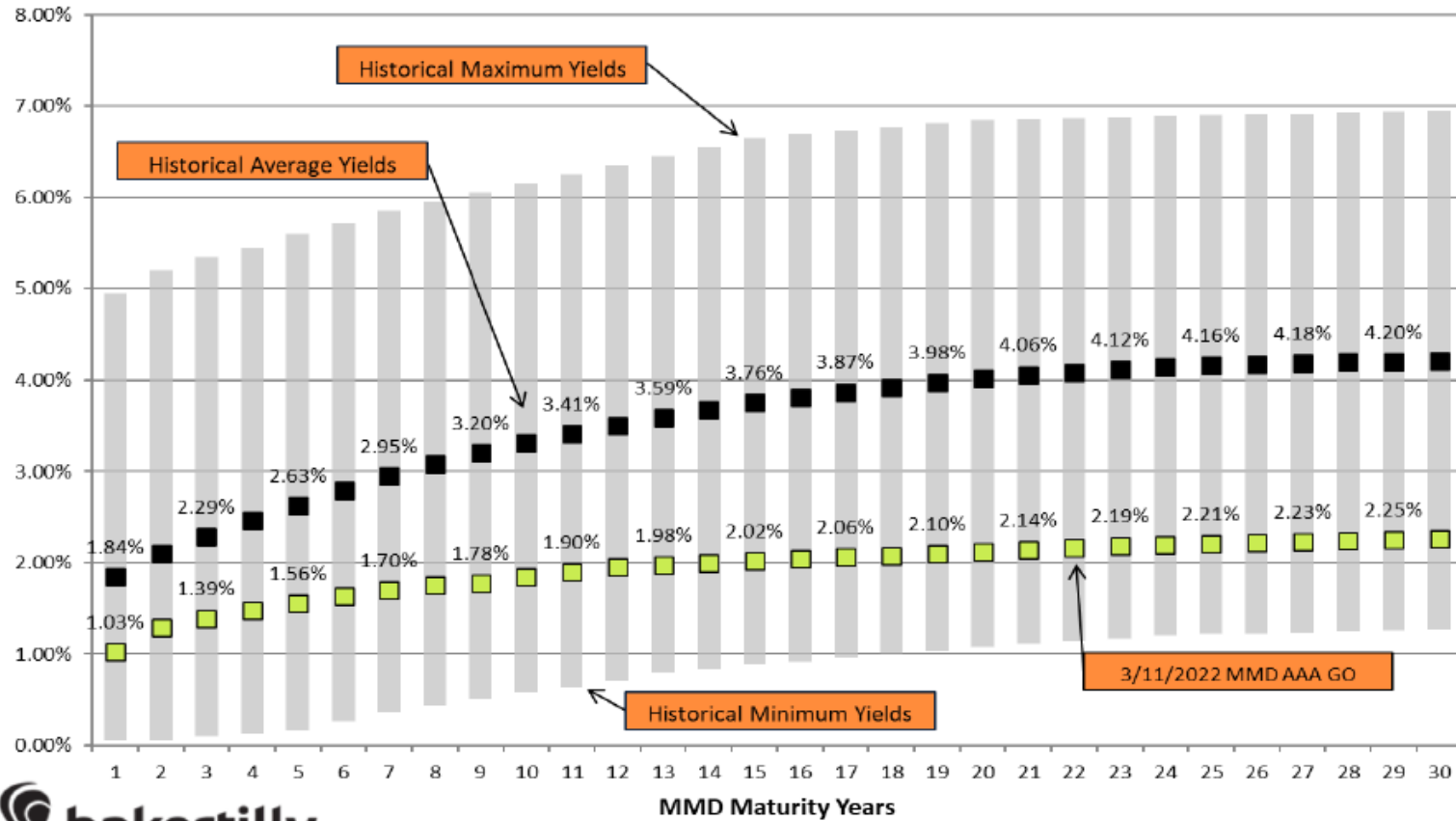
Paul Steinman, Director
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Historical MMD AAA GO Yield Distribution January 3, 1993 through March 11, 2022



■ Average

■ 3/11/2022 MMD AAA GO

Data source: Thomson Reuters