

City of Stacy, Minnesota
2021 Bond Issuance Planning

AS-BID PROJECT COSTS

(Option 2 Open Cut / Assessment Scenario 2)	307th Street	311th Street	Total	Percent
Street and Storm	\$0	\$1,011,528	\$1,011,528	
Less County Stormwater Funding	<u>\$0</u>	<u>(\$67,914)</u>	<u>(\$67,914)</u>	
Street and Storm	\$0	\$943,614	\$943,614	50%
Water	\$437,282	\$0	\$437,282	23%
Sanitary Sewer	<u>\$467,048</u>	<u>\$48,515</u>	<u>\$515,563</u>	<u>27%</u>
Total Project Costs Financed	\$904,330	\$992,130	\$1,896,460	100%

STEP 1: ANNUAL DEBT SERVICE (P&I)	20-Years
Estimated Construction and Engineering	<u>\$1,896,460</u>
Estimated Financing Cost	<u>\$50,000</u>
Estimated Par Amount (Rounded)	\$1,946,000

Repayment Term (Years)	20
Interest Rate	2.50%
Annual Debt Service (Principal and Interest)	\$125,000

Debt Service by Purpose

Street and Storm (50%)	\$62,000
Water (23%)	\$29,000
Sanitary Sewer (27%)	<u>\$34,000</u>
Total Annual Payments	\$125,000

STEP 2: ANNUAL PROPERTY TAX LEVY	
Assessment Revenue	
Principal Amount of Assessments	\$703,522
Assessment Interest Rate	3.50%
Annual Assessment Revenue (Rounded)	\$50,000

Property Tax Levy	
Street and Storm (50%)	\$62,000
Annual Assessments	<u>(\$50,000)</u>
Net Levy Increase	\$12,000

2021 Property Tax Levy	\$397,560
Levy Increase	3.0%

STEP 3: PROPERTY TAX IMPACT	
Net Tax Capacity	\$1,300,000
Current Tax Rate	30.6%
New Tax Rate	31.5%

Residential Market Value	
\$100,000	\$7
\$200,000	\$17
\$300,000	\$27

Commercial Market Value	
\$100,000	\$14
\$250,000	\$39
\$500,000	\$85
\$1,000,000	\$178