



## **MINUTES**

### **Committee of the Whole Meeting of the West Chicago Park District Board of Park Commissioners**

**Tuesday, June 2, 2020**

**6:00 p.m.**

Please Note: Due to the shutdown of all Park District facilities in response to COVID-19, this meeting was held by video/audio conferencing via GoToMeeting as permitted by the Gubernatorial Disaster Proclamation in Response to COVID-19 (COVID-19 Executive Order 5) exempting the requirement of the Open Meetings Act for the physical presence of the Commissioners at the meeting and permitting Commissioner attendance by video, audio, or telephone access.

#### **I. Call to Order and Roll Call**

The meeting was called to order at 6:00 p.m. Present by remote attendance were Commissioners Bass, Driscoll, Lenertz, Spencer, Turney, Voelz and Zaputil, Director Major, Superintendents Gasparini, Hoffmann and Radun.

#### **II. Pledge of Allegiance**

#### **III. Public Comment**

Please Note: The public was invited to join the meeting via audio and were invited to email any public comment to [commissioners@we-goparks.org](mailto:commissioners@we-goparks.org) by 4:00 p.m. on 4/14/2020 to be read at the meeting.

There was no public comment.

#### **IV. Approve Meeting Agenda**

Commissioner Voelz motioned to approve the meeting agenda. Commissioner Turney seconded the motion which carried by voice vote.

#### **V. Presentation**

A. Tom Reedy, Director at Stifel Public Finance – Mr. Reedy presented the Board with information regarding the refunding of series 2012 and series 2013 (Appendix A) topics covered were:

- Refunding analysis of series 2012 & 2013 general obligation park bonds
- Summary statistics and assumptions used for refunding
- Limited bond needs
- Projects previously financed with alternate bonds
- Borrowing alternatives for Illinois park districts
- Debt service extension base
- Debt limitations

**VI. Miscellaneous**

There were no miscellaneous items brought before the Board.

**VII. Adjourn Open Meeting**

Commissioner Voelz motioned to adjourn the meeting at 6:36 p.m. Commissioner Bass seconded the motion which carried by voice vote.



# Refunding of Series 2012 and Series 2013 and Rollover Bonds Discussion

June 2, 2020

**Tom Reedy**  
*Director*

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## Refunding Analysis of Series 2012 &amp; 2013 General Obligation Park Bonds\*

Fiscal Year Ending 4/30	Series 2012 Debt Service	Series 2013 Debt Service	2012 + 2013 Debt Service	New Series 2020 Debt Service	Unrefunded Debt Service	Savings
2021*	199,188	409,675	608,863		297,250	0
2022	398,375	544,850	943,225	849,270		93,955
2023	398,375	563,850	962,225	876,500		85,725
2024	398,375	596,100	994,475	909,900		84,575
2025	398,375	629,838	1,028,213	941,500		86,713
2026	398,375	655,688	1,054,063	967,500		86,563
2027	398,375	688,913	1,087,288	1,001,250		86,038
2028	398,375	723,988	1,122,363	1,037,250		85,113
2029	398,375	750,650	1,149,025	1,060,250		88,775
2030	788,375	384,163	1,172,538	1,085,750		86,788
2031	1,210,338		1,210,338	1,123,500		86,838
2032	1,241,950		1,241,950	1,152,750		89,200
2033	1,280,325		1,280,325	1,193,750		86,575
2034	1,340,000		1,340,000	1,250,750		89,250
2035	1,396,600		1,396,600	1,307,750		88,850
2036	1,449,200		1,449,200	1,359,500		89,700
2037	1,492,800		1,492,800	1,406,000		86,800
2038	1,497,600		1,497,600	1,412,250		85,350
<b>Totals:</b>	<b>\$15,083,375</b>	<b>\$5,947,713</b>	<b>\$21,031,088</b>	<b>\$18,935,420</b>	<b>\$297,250</b>	<b>\$1,486,805</b>

\*The 2021 year for the Series 2012 and Series 2013 Bonds only represents the payments on 12/1/2020; excludes the 6/1/2020 payments that would occur before issuing the refunding bonds.

## Summary Statistics and Assumptions Used for Refunding\*

<b>Assumed Closing Date:</b>	09/07/2020	<b>Par Amount Issued:</b>	\$11,975,000
<b>First Interest Payment Date:</b>	06/01/2021	<b>Par Amount Refunded:</b>	\$13,790,000
<b>Structure of Maturities:</b>	12/1/2021 - 12/1/2037	<b>All-In TIC:</b>	3.36%
<b>Call Date of Refunded Bonds:</b>	12/01/2020	<b>Average Annual Savings:</b>	\$82,600
<b>Maturities Refunded:</b>	12/1/2021 - 12/1/2037	<b>Net PV Savings (\$):</b>	\$1,191,217
<b>Assumed Bond Insurance?:</b>	Yes	<b>Net PV Savings (%):</b>	8.64%

\*1. Preliminary and subject to change.

2. The use of the "A" rating is consistent with the rating of the outstanding prior bonds.

3. Interest rate assumptions are based on current market conditions and similar credits.

4. Actual results may differ, and Stifel makes no commitment to underwrite at these levels.

5. Utilizes estimated costs of issuance and underwriter's discount for discussion purposes.

6. Analysis was performed with no changes to the debt service structure from the currently outstanding issues.

- The District issues General Obligation Limited Tax Bonds each year to fund upcoming debt service needs for its outstanding alternate revenue bonds. Due to their short-term nature and the fact that they're issued annually, they are commonly referred to as "rollover bonds."

Purpose	Tax-Exempt	Taxable	Total
Series 2015A - 12/1/20 Payment	\$ 100,538	\$ -	\$ 100,538
Series 2015A - 6/1/21 Payment	-	100,538	100,538
Series 2015B - 12/1/20 Payment	-	332,175	332,175
Series 2015B - 6/1/21 Payment	-	56,775	56,775
Series 2017 - 12/1/20 Payment	70,000	-	70,000
Series 2017 - 6/1/21 Payment	-	70,000	70,000
Estimated COI	15,000	15,000	30,000
<b>Totals</b>	<b>185,538</b>	<b>574,488</b>	<b>760,025</b>

- Zone 250
  - District leveraged State grant funding for partial funding
- Toucan's Hideaway
- Crest Creek Trail
  - District leveraged State grant funding for partial funding
- Pioneer Park Project
- Miscellaneous Equipment Purchases

- **General Obligation Park Bonds**
  - Referendum-approved
  - Subject to overall debt limitation
  - No limits on annual debt service
  
- **General Obligation Alternate Revenue Bonds**
  - Back-door referendum and BINA hearing required
  - “Double-barreled” bonds
  - Not subject to any debt limitations as long as GO levy is abated
  - Must demonstrate 1.25x coverage of annual debt service
  
- **General Obligation Limited Tax Park Bonds**
  - BINA hearing required
  - Annual debt service limited by Debt Service Extension Base
  
- **Debt Certificates**
  - No back-door referendum or BINA hearing required
  - No levy attached
  - General appropriation pledge from the District

- The District's Debt Service Extension Base ("DSEB") limits the amount of taxes for debt service that the District may levy on any outstanding general obligation limited bonds. The calculation of the District's current DSEB is shown below.

Original Debt Service Extension Base		\$ 667,128
2009 Levy Year CPI Increase	0.1%	<u>667</u>
Levy Year 2009 Base		\$ 667,795
2010 Levy Year CPI Increase	2.7%	<u>18,030</u>
Levy Year 2010 Base		\$ 685,826
2011 Levy Year CPI Increase	1.5%	<u>10,287</u>
Levy Year 2011 Base		\$ 696,113
2012 Levy Year CPI Increase	3.0%	<u>20,883</u>
Levy Year 2012 Base		\$ 716,996
2013 Levy Year CPI Increase	1.7%	<u>12,189</u>
Levy Year 2013 Base		\$ 729,185
2014 Levy Year CPI Increase	1.5%	<u>10,938</u>
Levy Year 2014 Base		\$ 740,123
2015 Levy Year CPI Increase	0.8%	<u>5,921</u>
Levy Year 2015 Base		\$ 746,044
2016 Levy Year CPI Increase	0.7%	<u>5,222</u>
Levy Year 2016 Base		\$ 751,266
2017 Levy Year CPI Increase	2.1%	<u>15,777</u>
Levy Year 2017 Base		\$ 767,043
2018 Levy Year CPI Increase	2.1%	<u>16,108</u>
Levy Year 2018 Base		\$ 783,151
2019 Levy Year CPI Increase	1.9%	<u>14,880</u>
Levy Year 2019 Base		\$ 798,031
2020 Levy Year CPI Increase	2.3%	<u>18,355</u>
Levy Year 2020 Base		\$ 816,385



- The District is subject to two debt limitations. The District's overall statutory debt limitation is equal to 2.875% of its most recent EAV. Additionally, the District can issue bonds not subject to referendum up to 0.575% of its most recent EAV.

	<b>Overall Statutory Debt Limitation</b>	<b>Statutory Non-Referendum Debt Limitation</b>
2019 Equalized Assessed Valuation	\$ 924,066,712	\$ 924,066,712
Debt Limitation Percentage	<u>2.875%</u>	<u>0.575%</u>
Current Debt Limitation	\$ 26,566,918	\$ 5,313,384
Unlimited General Obligation Bonds		
General Obligation Park Bonds, Series 2012	\$ 9,475,000	\$ -
General Obligation Park Bonds, Series 2013	4,605,000	-
GO Alternate Revenue Source (ARS) Bonds		
GO Park Bonds (ARS), Series 2015A	4,420,000	-
Taxable GO Refunding Park Bonds (ARS), Series 2015B	2,555,000	-
GO Park Bonds (ARS), Series 2017	2,800,000	-
GO Limited Tax Bonds (Non-referendum Bonds)		
General Obligation (Limited Tax) Park Bonds, Series 2010	415,000	415,000
Taxable General Obligation Limited Park Bonds, Series 2018B	380,000	380,000
Taxable General Obligation Limited Park Bonds, Series 2019	<u>1,005,005</u>	<u>1,005,005</u>
Total	\$ 25,655,005	\$ 1,800,005
Debt not Subject to Limitation <sup>(1)</sup>	<u>(9,775,000)</u>	-
Total Debt Subject to Limitation	15,880,005	1,800,005
Legal Debt Margin	\$ 10,686,913	\$ 3,513,379
Percent Used	59.77%	33.88%

<sup>(1)</sup> The District's alternate bonds do not count against statutory debt limits.

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