

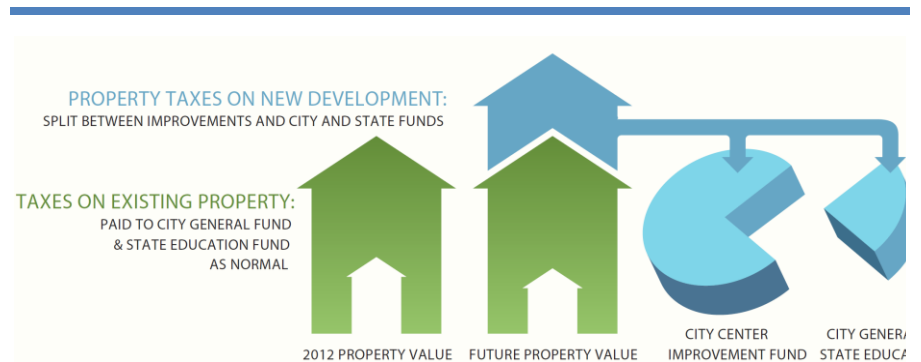


PUBLIC NOTICE
CITY OF SOUTH BURLINGTON
TAX INCREMENT FINANCING FOR GARDEN STREET
CITY CENTER TAX INCREMENT FINANCING DISTRICT

This Public Notice has been prepared by the City of South Burlington. It provides information regarding Article III on the March 2, 2021 ballot. Article III seeks voter authorization to issue bonds, pledge the credit of the City, incur indebtedness and expend funds of the City to finance and pay for improvements within the City Center Tax Increment Financing (TIF) District – more particularly the Garden Street project – to be repaid using a portion of the tax revenue derived from real property development within the TIF District (TIF increment). Article III also requests voter authorization to use TIF increment to pay for related costs incurred in establishing and administering the TIF District.

By this notice the City’s lawful voters are provided information concerning the proposed project, the improvements to be made, the debt and terms of indebtedness to be incurred, the total incurred to date, the related costs that have and may be incurred by the City, and the expected sources of funds to repay that indebtedness and direct and related costs.

The City’s lawful voters are also provided information concerning the anticipated development or redevelopment to occur and a notice regarding the nature of the debt as backed by the full faith and credit of the City.



TIF Increment is 75% of new property tax revenues generated by the growth in property value in the City Center TIF District since April 1, 2012. It is collected annually through tax year 2036-2037

WARNING AND PUBLIC VOTE

The City Council held a public hearing and at its January 19, 2021 meeting and considered a necessity resolution "For incurring bonded debt for Garden Street and Williston Road improvements in the City Center Tax Increment Financing District." By resolution, the City Council authorized the following question be placed on the ballot for the March 2, 2021 Special City Meeting:

ARTICLE III

Shall the City Council be authorized to pledge the credit of the City and to borrow up to Four Million Two Thousand Five Hundred Fifty Dollars (\$4,002,550) in order to build Vermont Economic Progress Council-approved City Center Tax Increment Financing District (TIF District) public infrastructure and capital improvements, specifically: engineering and construction of the Garden Street Project between Dorset Street and Williston Road and the upgrade of intersections at White Street/Midas Drive and Hinesburg Road/Patchen Road together with associated site work and project costs, and to pay related costs, specifically, approval for reimbursement of TIF eligible related costs incurred in the establishment, implementation and administration of the TIF District? To date, the cumulative amount of voter approved City Center TIF debt is \$25,400,000.

FINANCING OF PUBLIC IMPROVEMENTS - INDEBTEDNESS

Subject to the receipt of necessary voter approval, the City intends to finance the TIF improvements by issuing bonds (or notes in anticipation of bonds) or incurring interfund indebtedness or make direct payments from the TIF District Increment Funds, the total principal amount of which shall not exceed \$4,002,550 dollars.

The City may issue such bonds through either a direct competitive or negotiated sale, or sell them through the Vermont Municipal Bond Bank, as the City Council determines to be most appropriate. The term of the debt may vary and would not exceed twenty years, and the interest rate, costs, and other terms fees will be determined based upon market conditions at the time the debt is issued.

Based on prevailing market conditions, and the build-out schedule for the capital improvements, the City may issue bond anticipation notes (BANs) to finance the initial improvements, using an interfund loan or a bank. Please note that interfund loans are, by law, interest-free borrowings.

Direct payments of TIF increment require voter authorization under the TIF Statute and it is included in the question. The authorization of direct payments is requested in order to directly reimburse the City for costs incurred to date, and anticipated over the life of the TIF District. Direct payments would only occur at the time that funds are available in the TIF District Increment Fund (above what is required to service debt). See Related Costs for additional information on what costs are included as Related Costs.

The City estimates that just over 3.5 million dollars will be issued as a bond to be serviced by TIF District revenues and just under half a million dollars would be made as direct payments of TIF District revenues for expenses related to administering the TIF District. The amount used for bond proceeds and the amount to be used for related costs may be adjusted as actual costs are incurred but the total aggregated amount under this authorization shall not exceed \$4,002,550.

PROJECTED TAX INCREMENT REVENUES

The City estimates that the TIF increment (tax revenue generated from taxable improvements made in the City Center TIF District and lawfully retained by the City) will be sufficient to cover:

- the costs of the proposed improvements and the related costs (soft costs) of the improvement,
- the related costs of the TIF District, and
- debt service on the indebtedness incurred to finance the City's capital improvements in the District.

TIF revenue funds are dependent upon the pace, intensity and taxable value of development that occurs in the TIF District. The City has projected growth and development occurring in the TIF District and the expected TIF funds to be generated over time using assumptions and expectations that that the City believes are reasonable.

There is no guarantee, however, that such development will occur or occur in the time or of the type(s) forecast. In the event that the TIF funds are insufficient to pay all of the principal and interest on the City's TIF related indebtedness, for whatever reason, including a decrease in property values or repeal of a State of Vermont property tax source, unless determined otherwise at the time of such repeal, the City will be liable for the payment of the principal and interest for the term of indebtedness.

RELATED COSTS

The City may use TIF funds to pay for "related costs," which include City expenditures related to specific public improvements in the TIF District or costs incurred by the City to implement and administer the TIF district. The following are expected "related costs" to be paid from TIF funds:

- (i) reimbursement of the City's costs and expenses to organize and establish the City Center TIF District, including reimbursement of such costs as were paid to outside consultants, and also including expenditures identified as related to creating, implementing and administering the City Center TIF District;
- (ii) reimbursement of the City's costs in complying with the annual and State audits and reporting requirements as may be required by statute and rules;

- (iii) reimbursement of the City's costs and expenses in the future for administration of the City Center TIF District.

The City expects these related costs in the aggregate to be \$480,000.

The City has maintained and will continue to maintain records of such related costs and the reimbursement of related costs incurred in the creation and administration of the City Center TIF District and/or the projects relating thereto.

TIF INFRASTRUCTURE PROJECT

The Garden Street project includes the construction of roadway segments A, B, C and D. 100% of the total cost for the Garden Street Project is eligible for TIF District Financing. The amount of financing sought in Article III will enable the construction of Segment A and Segment C.



Segment A – West End. Dorset Street through the bridge – between Trader Joes and Healthy Living. This segment includes utilities, street lights, walking and bicycling facilities, curb work, intersection signal work and landscaping (shown as A on the inset diagram *Garden Street Project*).

Segment C – Connector. From the northern edge of existing Garden Street roadway north of Market Street to Midas Drive connecting to Williston Road. This segment (shown as C on the inset diagram *Garden Street Project*) includes full roadway construction southeast of Midas Drive and curb, utility, street light, walking and bicycle facilities, and landscaping on Midas Drive.

Segment B has been constructed north of Market Street and south of Market Street, Segment B is planned to be constructed (utilities went in in 2020). All of Segment B will be undertaken and

funded separately by South Burlington City Center, LLC as part of the Snyder-Braverman development of the surrounding land.

Segment D includes improvements to the Williston Road White Street/Midas Drive and the Hinesburg Road/Patchen Road intersections. This segment is planned to be constructed in a later phase, but is included in Article III in order that any leftover bond proceeds may be applied to this segment of the Garden Street project.

Categories of expenditures for TIF public improvements shall include:

- road, sidewalk, crosswalk, lighting, and parking infrastructure;
- surveying;
- engineering, design, and permitting;
- environmental assessment, protection and remediation;
- general site work (including site preparation and stabilization);
- utility infrastructure, connections and relocation (water, sewer, electrical, communications, and stormwater);
- green infrastructure;
- public accessibility improvements;
- bike amenities;
- public amenities;
- public art and place-making;
- wayfinding and signage;
- landscape improvements;
- walls, stonework, and other outdoor permanent furniture;
- preparation of design & maintenance guides associated with the projects;

and eligible related costs associated with the above categories, or as attributable to the project generally or where permitted for inclusion as eligible related costs for administration of the City Center TIF District.

PLEDGE OF THE CREDIT OF THE CITY

Although the City projects that cumulative TIF increment will be sufficient over life of the TIF District to service the proposed bond debt if the voters approve Article III on the March 2, 2021 ballot, voters are reminded that if the TIF increment (whether sourced from education or municipal property tax) is insufficient to pay the principal and interest on the debt as the same comes due, for whatever reason, including a decrease in property value or repeal of a state property tax source, unless otherwise determined at the time of such repeal, the City shall remain liable for payment of the principal and interest for these obligations for the term of indebtedness until fully paid.

CITY CENTER TAX INCREMENT FINANCING DISTRICT OVERVIEW

In March of 2015, the Vermont Economic Progress Council unanimously approved the City Center Tax Increment Financing Plan which includes using up to \$61.3 million dollars in City Center TIF District Tax Increment Financing to fund public improvements. This approval allows the City to annually retain 75% of the property tax revenues (TIF increment) on the TIF District property value growth since 2012 to service debt or make direct payments for public improvements as approved in the Financing Plan. This 75% retention applies to the growth in the municipal and in the state education property tax revenues.

Actual use of TIF District Financing may occur only if approved by a public vote. TIF District Financing is debt which is serviced by TIF increment or direct payments made with TIF increment.

At this point in time the City is asking voters to approve the City's proposed debt issuance for the Garden Street public improvements and related costs, expected to be approximately \$4,002,550 dollars combined. This investment will support future development projects within the TIF District through a system-wide transportation improvement. Projects supported by this transportation investment include the proposed Dover Place affordable housing project and the Prospect Place mixed-use project and other future private developments along Market, Garden, Dorset Street and on Williston Road. This project supports connectivity, bicycle and pedestrian mobility, placemaking, and the expansion of transportation capacity, route options and mode choices around and through City Center.

If approved by the voters on March 2, 2021, the City Council will be authorized to use TIF increment to service the TIF District financed debt or make direct payments. The combined value of project costs funded by debt proceeds and related costs funded by direct payments under this authorization may not exceed \$4,002,550 dollars.

State statutes require that the City incur (issue) all debt to be serviced by TIF increment by March of 2023. The City Council is not required to issue any TIF District financed debt, even once authorized by the voters, but if the City Council does so, it is only authorized by the State to do so under this parameter. To date, the City has issued 10 million dollars of debt serviced by TIF increment.

The City began collecting TIF increment in tax year 2017-2018 on the TIF District's added taxable value (increase in property value since the April 1, 2012 baseline) and will continue to do so through tax year 2036-2037– a 20-year period.

Six projects have already been built – Champlain Housing Trust's Garden Apartments, Allard Square affordable senior housing, Blackbay Venture's two town home projects, Trader Joe's, and Pier 1. Two additional projects have been permitted: Dover Square and Prospect Place. The largest TIF District property, owned by South Burlington City Center, LLC is the site of five of

these projects (three built, two permitted). This site also contains the South Burlington Public Library and City Hall. Snyder-Braverman, the developers for the property, have completed state-level wetland, stormwater and Act 250 permitting for the entire property to support future development. The City estimates that the total TIF increment from developments to date combined with projected future development on this property alone will total just under 23.9 million dollars.

There are over 40 other properties within the current boundary of the TIF District. Private development or redevelopment of any one of these properties between now and March 2037 represents an increase in property value resulting in commensurate increase in the annual TIF increment collected.

TIF increment that is collected is added to a special City TIF Increment Fund where it is held apart to be available only to service TIF District indebtedness.

Debt issued under this authorization will not raise the tax rate as it is able to be serviced with TIF increment.

SOURCES OF FUNDING IN ADDITION TO TIF DISTRICT FINANCING

The Garden Street project will have funding from one other revenue source, highway impact fees.

The total project cost estimate is \$4,172,450. The City is planning to use \$650,000 in impact fees to fund the project, reducing the project funding need for TIF District financing to \$3,522,450.

Reimbursement for Related Costs Expended is expected to be \$480,100. No other sources of funding are available for these costs.

DEBT AUTHORIZATION

The following shows how the authorization amount in Article III on the November March 2, 2021 ballot was calculated.

Estimated improvement project cost funding sources:

Garden Street Segments A and C Cost Estimate:	\$4,172,450
Non-TIF Funding Source - Impact Fees:	\$650,000

The estimated total required to be issued as debt under this authorization is thus \$3,522,450. This will most likely be issued by the Vermont Bond Bank. A schedule has been attached showing annual interest and principle payments using an 18-year term, with 5 year delayed principal payments at 1.78%, the lender and terms of which will be

adjusted at the time of borrowing based on market conditions and an analysis of the best terms then available for the City.

Direct Payment Estimated

Related Costs are estimated at \$480,100 over the life of the TIF District. Authorization will allow the City to make direct payments in reimbursement for these expenditure from the TIF District Increment Fund at the time the TIF increment in the Fund is in excess of that required to service debt.

Total Authorization Amount

\$3,522,450 (estimated Garden St. Debt) + 480,100 (estimate related cost) = \$4,002,550

DEBT SERVICE PROJECTION

The City has options as to the type of debt, from whom the City obtains financing, and the payment structure. Depending upon market conditions, the City may make direct payments, use an anticipation note, take out an interfund loan or bond, delay interest payments, or otherwise structure financing in such a way as to most benefit tax payers.

The hypothetical debt for 3.52 million is modeled in Attachment A using a bond schedule provided by the Vermont Bond Bank for the estimated amount needed to build Garden Street's segment A and C.

Projected TIF Increment. Attachment A shows the TIF District increment collected annually is collected, and what is projected to be collected until the 2037. The growth of the annual collections is based on values derived from developer provided indications to the City on how to conservatively pace the build out of their site (South Burlington City Center, LLC property) for the model. \$23,900,000 is what is projected to be available to service debt over the life of the District.

Debt Service on TIF Debt Incurred (TIF District Fund Projection – Annual Expenditures). The model also presents annual debt service payments on debt incurred or anticipated under prior authorizations that will be serviced from the TIF District Increment Fund to Date to date.

- 5 M dollars of TIF District financing to reconstruct Market Street and to construct City Center Park (100% of the authorized amount).
- 5 M dollars of TIF District Financing for the South Burlington Public Library and City Hall (this project includes the Senior Center and is indicated in the model as 180 Market Street).

- An estimated additional 0.43 M will be issued for the South Burlington Public Library and City Hall to complete the amount of TIF District funding to be issued for 180 Market Street.

No additional TIF debt will be issued under the 20.4 M authorization – the remaining approximately 14.7M will be serviced by the Reserve Fund and not with TIF Increment.

Combined, the total debt anticipated to be incurred under the two authorizations to date is \$10.43 million. This is all modeled on Attachment A.

TIF Debt to be Issued is less than Authorized. Note that the total authorization for TIF Debt to date is listed in Article III as \$25.4 million because the question related to the Library, Senior Center and City Hall lumped both the City share (non-TIF District eligible costs) and TIF District eligible debt into one authorization. Under that \$20,400,000 voter authorization, about a quarter or \$5.4 M will be issued as TIF Debt (listed on Attachment A as TIF Bond Payment \$5M-180 Market St. 1.9% and TIF Bond Payment \$0.43M- 180 Mkt Estimated). While the TIF debt authorized to date is 25.4 million, the City will issued only \$10.43 M under authorizations to date.

Combined Projected TIF Debt. Combined with other authorizations, debt expected under this authorization will bring the total TIF District debt to \$13,952,560.

Debt Instruments, Terms, and Lenders. The City will continue to model various payment structures, terms of various debt instruments, and the advantages and disadvantages offered by various lenders. The final instrument chosen will be the one which at the time is the best fit for the needs of the City due to factors such as condition of financial markets, projected private development in the TIF District, and interest rates.

Debt service of this proposed debt will not result in an increase to City's property tax rate.

USE OF ANTICIPATION NOTES

If the voters approve the issuance of debt, the City may use Bond Anticipation Notes to cover anticipated costs of construction. It is expected that this would be repaid in full by one or more bonds as applicable should there be an advantage to using this financing tool.

DEBT SERVICE USING TIF DISTRICT INCREMENT

The City anticipates that the bulk of private development in the TIF District will occur after the City incurs this debt and after the City has constructed public infrastructure to support such development. The City may annually collect TIF increment through tax year 2026-2037, Fiscal Year 2037. The City estimates that more than enough tax increment will be collected to fully service debt issued for this project from development to date, and the future build-out of the one property modeled (South Burlington City Center, LLC). During the initial development period

in the District, the TIF Increment Fund, will collect insufficient funds to fully service the debt in most prior to 2029 (projected in Attachment A).

Reserve Fund. The annual balance of the reserve fund is modeled to show funds available to enable the overall TIF fund cash flow until TIF increment revenues catch up with TIF debt service requirements. Reserve Fund debt service obligations for the non-TIF District eligible portion of the South Burlington Public Library and City Hall are included in the model, and the remainder is available to ensure cash flow for payments as development occurs.

In the early years of private property development TIF increment is generated from less property values (less development), while in later years at full buildout (all development), TIF increment is projected to be substantial. The City has long planned to use the City Center CIP Reserve Fund to offset cash needs to ensure that while the TIF increment is building up, the City has the cash flow necessary to service debt obligations until TIF increment is available to back fill these payments.

The projections on Attachment 1 show the City Center TIF District as generating less increment to service debt as private projects are built. The City expects to accumulate sufficient TIF District increment so that the Reserve Fund is not required as a cash flow cushion past 2032 (Fiscal Year 2033). By then, sufficient TIF increment will be generated on an annual basis so that the cumulative TIF Fund balance is positive and the amount of TIF Increment generated over the life of the District exceeds the amount of debt service paid.

This is presented to demonstrate that the City has the resources to cover the debt service without increasing the City's property tax rate.

ESTIMATED DEVELOPMENT AND DISTRICT OUTCOMES EXPECTED TO OCCUR BECAUSE OF THE PROJECT

The assessed value on the South Burlington City Center, LLC property is expected to be realized more rapidly and at a higher value than it would otherwise due to the City's investment in Garden Street.

Garden Street connects two ends of the TIF District together to infrastructure already built, or slated to be constructed. It facilitates more efficient transportation:

- provides an alternative route between two major streets,
- supports the use of bicycles, walking and transit in addition to automobiles as primary transportation choices, and
- creates a more attractive streetscape for people to shop, travel, live, exercise and socialize in.

Together, these enhancements create a more efficient transportation system allowing for a more efficient use of land and higher value development.

The City's construction of Garden Street, in conjunction with other TIF District improvements underway, incentivizes the full development of the South Burlington City Center, LLC property over the next decade or so.

The City has worked with Snyder-Braverman, the developer of the South Burlington City Center, LLC property to understand the company's anticipated development based on the City's improvements. After these conversations, a property buildout projection was developed, and from this projection, the TIF District increment shown in Attachment A was derived. This has been adjusted to reflect the COVID-19 pandemic. In some of the initial ten years more than one building is projected to be constructed, in other years, no buildings are projected to be constructed. Overall, between 700 and 800 units of new housing is expected to be built, of which over 125 units have already been built and are fully occupied, and another 170 permitted, and some amount of commercial (ground level and upper story).

Snyder-Braverman has already obtained State environmental permits for the whole site. A small parcel was purchased by the Blackbay Ventures (and developed into town homes) and another small one was purchased by the City for the South Burlington Public Library and City Hall (currently under construction). In addition to the two occupied buildings, two more projects have been permitted, one of which will go into construction this winter.

Attachment A shows the projected TIF Increment (tax revenues) to be collected each fiscal year due to private development on this property in addition to what has already been built within the TIF District. This projected TIF increment is based on modeling TIF increment from:

- the build-out of approximately 16 acres, with the remainder protected wetlands, stormwater treatment, or roadways, and
- the development that has already occurred (Trader Joes and Pier 1 and the first Black Bay Ventures development).

Attachment A, represents TIF increment collected annually until the end of the TIF District. Over the life of the TIF District, this model (which excludes the other 40 plus properties in the TIF District) is projected to generate over \$23.9 million in increment.

Combined, properties already built and the South Burlington City Center, LLC property are estimated to add approximately \$110,000,000 worth of assessed value to the City's Grand List. \$15,000,000 in assessed value may be attributable to development to date within the TIF District.

This material and other information regarding the history of the City Center TIF District are available online at www.SouthBurlingtonVT.gov.

FINANCING MODEL FOR QUESTION RELATED TO AUTHORIZING TIF DISTRICT FINANCING FOR GARDEN STREET WEST, CONNECTOR, AND RELATED COSTS

Attachment A

July 1 2017 - June 30 2018

TIF DISTRICT FUND PROJECTION	1 2018 (FY)	2 2019	3 2020	4 2021	5 2022	6 2023	7 2024	8 2025	9 2026	10 2027	11 2028	12 2029	13 2030	14 2031
ANNUAL EXPENDITURES														
Proposed TIF Bond Estimated Payment (\$3.52M, 18 Years at 1.78%- Garden Street)					\$ 45,401	\$ 54,301	\$ 54,301	\$ 54,301	\$ 54,301	\$ 324,472	\$ 322,757	\$ 320,755	\$ 318,465	\$ 315,888
TIF Bond Payment (\$5M - Market St. CC Park 3.39%)	\$ 134,661	\$ 162,133	\$ 162,133	\$ 162,133	\$ 162,133	\$ 162,133	\$ 491,383	\$ 482,933	\$ 473,983	\$ 464,533	\$ 454,583	\$ 444,250	\$ 433,567	\$ 422,567
TIF Bond Payment (\$5M - 180 Market St 1.9%)			\$ 71,374	\$ 87,100	\$ 87,100	\$ 87,100	\$ 87,100	\$ 87,100	\$ 502,413	\$ 499,434	\$ 495,913	\$ 491,042	\$ 484,240	\$ 475,954
TIF Bond Payment (\$0.43M - 180 Mkt Estimated)				\$ 6,124	\$ 7,473	\$ 7,473	\$ 7,473	\$ 7,473	\$ 7,473	\$ 43,107	\$ 42,851	\$ 42,549	\$ 42,131	\$ 41,548
Related Costs Direct Reimbursement \$480,100														
ANNUAL INCOME (INCREMENT) (INCREMENT MODEL: DEVELOPMENT TO DATE AND SNYDER-BRAVERMAN OPTION ON SOUTH BURLINGTON CITY CENTER, LLC PROPERTY ONLY)														
Projected TIF Increment	\$ 72,940	\$ 84,928	\$ 153,820	\$ 264,380	\$ 264,380	\$ 323,831	\$ 468,439	\$ 606,429	\$ 792,134	\$ 1,117,544	\$ 1,186,136	\$ 1,278,020	\$ 1,360,334	\$ 1,615,266
TIF FUND Annual Increment minus Annual TIF Expenditures	\$ (61,721)	\$ (77,205)	\$ (8,314)	\$ 30,873	\$ (36,378)	\$ 12,824	\$ (171,818)	\$ (25,378)	\$ (246,035)	\$ (214,002)	\$ (129,969)	\$ (20,576)	\$ 81,930	\$ 359,308
TIF Fund Balance- Cumulative Increment minus Expenditures	\$ (61,721)	\$ (138,926)	\$ (147,240)	\$ (116,367)	\$ (152,745)	\$ (139,921)	\$ (311,738)	\$ (337,116)	\$ (583,152)	\$ (797,154)	\$ (927,123)	\$ (947,699)	\$ (865,768)	\$ (506,460)
RESERVE FUND PROJECTION														
Payment on 180 Market Street Bond - (\$14,000,000)			\$ 583,452	\$ 926,056	\$ 917,423	\$ 908,626	\$ 899,596	\$ 890,239	\$ 877,532	\$ 867,452	\$ 859,308	\$ 846,624	\$ 832,620	\$ 817,496
TIF Bond Payment (2nd 180 Market St -Estimated at .97M, 15 years, 2.18%)					\$ 15,609	\$ 82,985	\$ 82,091	\$ 81,178	\$ 80,239	\$ 79,274	\$ 78,272	\$ 77,220	\$ 76,119	\$ 74,969
Annual Transfer to CC Reserve Fund	\$ 750,000	\$ 860,000	\$ 750,000	\$ 860,000	\$ 860,000	\$ 860,000	\$ 860,000	\$ 860,000	\$ 860,000	\$ 860,000	\$ 860,000	\$ 860,000	\$ 860,000	\$ 860,000
Cumulative City Center Reserve Fund Balance	\$ 2,700,000	\$ 3,450,000	\$ 3,726,548	\$ 3,158,000	\$ 3,084,968	\$ 2,953,357	\$ 2,831,670	\$ 2,720,252	\$ 2,622,481	\$ 2,535,755	\$ 2,458,175	\$ 2,394,331	\$ 2,345,592	\$ 2,313,127
CASH CUSHION (Reserve + TIF Balances) Modeled	\$ 2,638,279	\$ 3,311,074	\$ 3,579,308	\$ 3,041,633	\$ 2,932,223	\$ 2,813,436	\$ 2,519,931	\$ 2,383,136	\$ 2,039,329	\$ 1,738,601	\$ 1,531,053	\$ 1,446,633	\$ 1,479,824	\$ 1,806,667

Increase in property tax rate: 0

Total TIF Debt authorized to date (180 Market, CC Park, Market Street):	\$ 10,430,000
Proposed Garden Street TIF Debt:	\$ 3,522,450
Proposed Related Cost	\$ 480,100
Total:	\$ 14,432,550

Bond Calculation

A and C Cost Estimate	\$ 4,172,450.00
Additional Funding Source: Impact Fees	\$ 650,000.00
Remainder Est. Costs:	\$ 3,522,450.00

Garden Street Bond Amount \$ 3,522,450.00

Estimated VT Muni Bond Payment Schedule
Interest: 1.78% 18 Year term (13 year principal payments)

Related Costs

To date	\$ 103,200
Est. Add'l legal work - vote & debt	\$ 40,000
Est. Annual Audit	\$ 96,900
Est. State Audit	\$ 240,000
	\$ 480,100

NOTE: Related Costs are required to be voter authorized; these are costs related to the TIF District that the City intends to reimburse directly from the TIF District Increment Funds (not a bond).

Bond Estimate	\$ 3,522,450
Related Cost Estimate	\$ 480,100
Total Authorization:	\$ 4,002,550

15 2032	16 2033	17 2034	18 2035	19 2036	20 2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049
									<i>Total Debt Payment</i>								
\$ 313,024	\$ 309,554	\$ 305,230	\$ 300,182	\$ 294,513	\$ 288,303	\$ 281,634	\$ 274,578	\$ 3,957,382.41									
\$ 411,300	\$ 399,783	\$ 388,050	\$ 376,117	\$ 364,017	\$ 351,800	\$ 339,500	\$ -	\$ 7,243,694.24									
\$ 466,936	\$ 457,398	\$ 448,088	\$ 439,332	\$ 430,384	\$ 425,855	\$ -	\$ -	\$ 6,036,760.44									
\$ 40,837	\$ 40,063	\$ 39,245	\$ 38,446	\$ 37,695	\$ 36,927	\$ 36,538	\$ -	\$ 517,954.05									
\$ 364,400	\$ 5,100	\$ 5,100	\$ 5,100	\$ 5,100	\$ 5,100	\$ 5,100	\$ 85,100	\$ 480,100.00									

2037 is the last year of Increment collection

\$ 2,067,466	\$ 2,242,700	\$ 2,286,213	\$ 2,523,714	\$ 2,572,676	\$ 2,622,592	\$ -	\$ -	<i>Total estimated increment from Development to date and South Burlington City Center, LLC.</i>									\$ 23,903,942
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\$ 470,968	\$ 1,030,802	\$ 1,100,500	\$ 1,364,537	\$ 1,440,968	\$ 1,514,607	\$ (662,773)	\$ (359,678)	<i>Total Estimated TIF Debt Payment:</i>									\$ 18,235,891
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\$ (35,491)	\$ 995,310	\$ 2,095,811	\$ 3,460,348	\$ 4,901,316	\$ 6,415,924	\$ 5,753,151	\$ 5,393,474	<i>Estimated TIF District Fund Balance at end of TIF District:</i>									\$ 5,393,474
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Reserve Fund Debt Service (lilac)

continues below:

\$ 801,487	\$ 784,733	\$ 767,387	\$ 749,850	\$ 732,140	\$ 714,299	\$ 696,449	\$ 678,394	\$ 660,695	\$ 643,102	\$ 625,159	\$ 607,215	\$ 589,272	\$ 571,329	\$ 552,788	\$ 533,650	\$ 514,512	\$ 495,374
\$ 73,770	\$ 72,453	\$ 70,967	\$ 69,336	\$ 67,581	\$ 65,717												
\$ 860,000	\$ 860,000	\$ 860,000	\$ 860,000	\$ 860,000	\$ 860,000	\$ 860,000	\$ 860,000	\$ 860,000	\$ 860,000	\$ 860,000	\$ 860,000	\$ 860,000	\$ 860,000	\$ 860,000	\$ 860,000	\$ 860,000	\$ 860,000
\$ 2,297,870	\$ 2,300,684	\$ 2,322,330	\$ 2,363,144	\$ 2,423,424	\$ 2,503,408	\$ 2,666,959	\$ 2,848,565	\$ 3,047,870	\$ 3,264,768	\$ 3,499,609	\$ 3,752,394	\$ 4,023,122	\$ 4,311,793	\$ 4,619,005	\$ 4,945,355	\$ 5,290,843	\$ 5,655,469

Reserve Fund Estimated Balance (grape)

\$ 2,262,379 TIF INCREMENT SUFFICIENT

continued from above:

	2050	2051
Payment on 180 Market Street Bond - (\$14,000,000)	\$ 476,226	\$ 572,359
TIF Bond Payment (2nd 180 Market St -Estimated at .97M, 15 years, 2.18%)		
Annual Transfer to CC Reserve Fund	\$ 860,000	\$ 860,000
Cumulative City Center Reserve Fund Balance	\$ 6,039,243	\$ 6,326,884