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Town of Zionsville Proposed Debt Analysis

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October 7, 2019

Objectives

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Debt and Property Tax Rate Overview

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Zionsville Property Tax Impact Overview

Debt and Property Tax Rate Overview

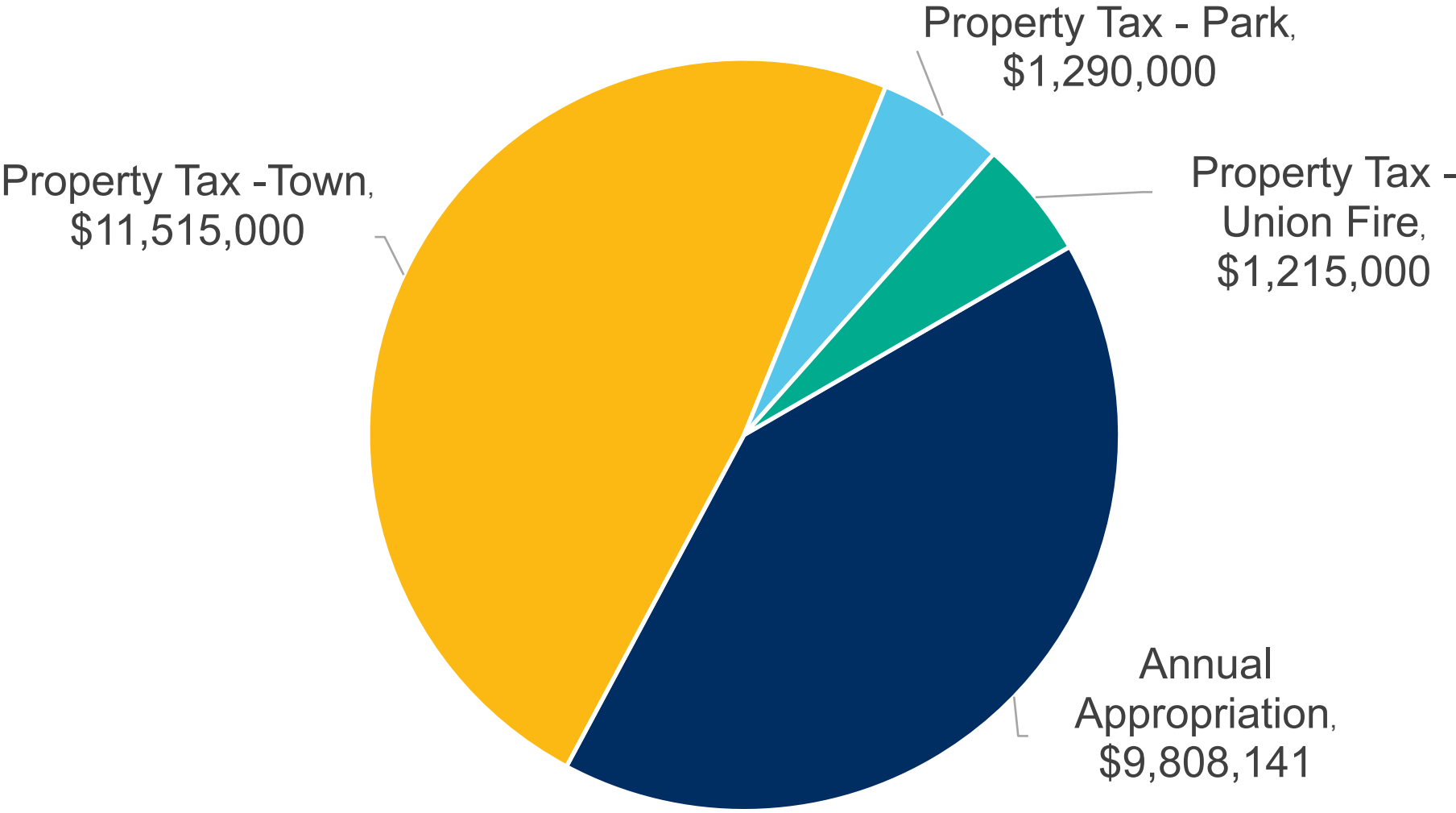
Total Town Debt Overview

Property Tax &
Appropriation,
\$23,828,141



Fee and TIF ,
\$23,440,080

Property Tax & Annual Appropriation Debt Principal Balances



Zionsville Tax Rates 2015 Forward

Total Rate & Debt Rate Less Than When This Council Elected

Tax Pay Year	Zionsville Town Debt Rate	Zionsville Town Total Rate	Taxing District 006 Total Rate
2015	.1695	.6424	2.2484
2016	.1965	.6384	2.1382
2017	.1098	.5852	2.0946
2018	.1706	.6315	2.1297
2019	.1023	.5892	2.1108
2020 W/Prop. Debt	.1367		
2021 W/Prop. Debt	.1352		
2022 W/Prop. Debt	.1599		
2023 W/Prop. Debt	.1562		

2019 Municipality Property Tax Rate Comparison

Municipality	Municipal Rate	Total Rate
Kokomo	1.9761	3.8357
Whitestown	1.2833	2.4942
Lafayette	1.0930	2.6608
Noblesville	1.0529	2.8823
Brownsburg	.9381	2.7847
West Lafayette	.9249	2.9030
Lebanon	.8224	2.1620
Plainfield	.7994	2.1202
Carmel	.7886	2.0354
Westfield	.7880	2.9246
Fishers	.6952	2.3211
Danville	.6666	2.4478
Zionsville	.5892	2.1108
Avon	.3874	3.1985

Zionsville Net Assessed Value Changes

Assessment Year	Net Assessed Value	Percent Change
2008	\$ 1,051,939,845	
2009	\$1,897,838,016	N/A
2010	\$1,866,600,431	(1.65%)
2011	\$1,861,730,788	(0.26%)
2012	\$1,884,019,644	1.20%
2013	\$1,964,226,542	4.26%
2014	\$2,097,882,290	6.80%
2015	\$2,344,982,201	11.78%
2016	\$2,447,358,908	4.37%
2017	\$2,610,580,751	6.67%
2018	\$2,703,035,262	3.54%
2019	\$2,858,851,434	5.76%

Zionsville Park District Overview

Park District General Obligation Debt Capacity

	Current	2018/2019 Assessed Values W/ Proposed Debt	Using 2019/2020 Certified Assessed Values
Net Assessed Value	\$2,703,035,262	\$2,703,035,262	\$2,858,851,438
2% of 1/3 of AV	\$18,020,235	\$18,020,235	\$19,059,010
2007 Bonds	(\$1,290,000)	(\$1,290,000)	(\$1,290,000)
2019A		(\$9,050,000)	(\$9,050,000)
2019B		(\$3,375,000)	(\$3,375,000)
2019C		(\$4,305,000)	(\$4,305,000)
G.O. Capacity	\$16,730,235	\$ 235	\$ 1,039,010

Park District Debt Overview

Bond Issue	Final Maturity	Assessed Value	Original Issue Amount	2019 Principal Balance	Average Annual Debt Service
2007 Bond	1/15/22	\$ 1,391,769,623	\$ 5,980,000	\$ 1,290,000	\$ 547,098
2019A	7/15/39	\$ 2,703,035,262	\$ 9,050,000	\$ 9,050,000	\$ 724,746
2019B	7/15/39	\$ 2,703,035,262	\$ 3,375,000	\$ 3,375,000	\$ 270,157
2019C	7/15/39	\$ 2,703,035,262	\$ 4,305,000	\$ 4,305,000	\$ 344,644
TOTALS				\$ 18,020,000	\$ 1,886,645

Park District Debt Service Property Tax Rate

Tax Pay Year	Assessed Value/Estimated Assessed Value	Debt Service/Estimated Debt Service	Estimated Park Debt Service Rate
2018	\$ 1,354,933,203	\$ 663,917	.0490
2019	\$ 1,391,769,623	\$ 382,401	.0275
2020	\$ 1,453,330,747	\$ 823,563	.0567
2021	Multiple	\$ 916,853	.0493
2022	\$ 3,062,473,131	\$ 1,626,988	.0531
2023	\$ 3,169,659,691	\$ 1,622,506	.0512

Zionsville Town Debt Overview

Zionsville Town General Obligation Debt Capacity

	Current	Using 2019/2020 Certified Assessed Values
Net Assessed Value	\$2,703,035,262	\$2,858,851,438
2% of 1/3 of AV	\$18,020,235	\$19,059,010
2005 G.O. Bonds	(\$105,000)	(\$105,000)
2017 Refunding	(\$100,000)	(\$100,000)
2018A	(\$3,255,000)	(\$3,255,000)
2018B	(\$2,875,000)	(\$2,875,000)
2018C	(\$2,170,000)	(\$2,170,000)
2018D	(\$2,820,000)	(\$2,820,000)
G.O. Capacity	\$6,695,235	\$ 7,734,010

Zionsville Town Debt Overview

Bond Issue	Final Maturity	Assessed Value	Original Issue Amount	2019 Principal Balance	Average Annual Debt Service
2005 G.O.	1/15/20	\$ 1,391,769,623	\$ 1,960,000	\$ 105,000	\$ 211,820
2009 Refund	1/15/20	\$ 1,391,769,623	\$ 2,370,000	\$ 130,000	\$ 268,000
2017 Refund	1/15/20	\$ 1,391,769,623	\$ 475,000	\$ 100,000	\$ 200,679
2012 Refund	2/1/20	\$ 1,391,769,623	\$ 850,000	\$ 60,000	\$ 126,000
2016 Town hall	1/1/37	\$ 2,703,035,262	\$ 10,250,000	\$ 9,251,455	\$ 668,487
2017 Land	5/1/27	\$ 2,703,035,262	\$ 681,300	\$ 556,686	\$ 90,766
2018A	7/15/38	\$ 2,703,035,262	\$ 3,255,000	\$ 3,255,000	\$ 236,943
2018B	7/15/38	\$ 2,703,035,262	\$ 2,875,000	\$ 2,875,000	\$ 209,156
2018C	7/15/38	\$ 2,703,035,262	\$ 2,170,000	\$ 2,170,000	\$ 157,973
2018D	7/15/38	\$ 2,703,035,262	\$ 2,820,000	\$ 2,820,000	\$ 205,301
2019 Lease	7/15/39	\$ 2,703,035,262	\$ 9,105,000	\$ 9,105,000	\$ 728,918
Property Tax	Levy Total			\$ 20,620,000	

Zionsville Town Debt Service Property Tax Rate

Tax Pay Year	Assessed Value/Estimated Assessed Value	Debt Service/Estimated Debt Service	Estimated Town Debt Service Rate
2018	\$ 1,354,933,203	\$ 990,456	.0731
2019	\$ 1,391,769,623	\$ 380,289	.0273
2020	\$ 2,858,851,438	\$ 929,933	.0325
2021	\$ 2,958,911,238	\$ 1,134,779	.0384
2022	\$ 3,062,473,131	\$ 1,814,969	.0593
2023	\$ 3,169,659,691	\$ 1,823,794	.0575

Zionsville Property Tax Impact Overview

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Danville	.6666	2.4478
Zionsville	.5892	2.1108
Avon	.3874	3.1985



Thank You

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