



Smart decisions. Lasting value.™

Bond 101

Zionsville Redevelopment Commission



April 24, 2023

Sources of Revenues

1

General Obligation: the Commission may levy and collect a special benefits tax on all taxable property within the Zionsville Redevelopment District (coterminous with the Town) to pay debt service. Limited to 2% of 1/3 of the District's Assessed Value, as referenced in page 10 of the Five-Year TIF Outlook Report.

2

Lease Financings*: the Zionsville Redevelopment Authority (RDA) may issue bonds to finance the construction of a facility that will be leased to the Commission. The debt service is paid by the Commission's lease payments which may be secured by TIF revenues, a special benefits tax, or other revenues of the District.

3

Tax Increment Financing (TIF)*: the Commission may establish an allocation area and increment revenues (property taxes generated from new project assessed value) within that area may be pledged to pay debt service.

Note: All bonds issued by the RDC need approval from the RDC and Town Council.

* The Redevelopment District's debt limit does not apply to issuances funded by these sources.