

Town of Needham
Facility Financing Plan Update
General Fund
(within the levy limit)

Presented to the Board of Selectmen

September 18, 2012

For Discussion Only

Intentionally Blank

Definitions and Assumptions

DEFINITIONS

Amount^	This column represents the total principal estimated to be borrowed over the life of the project.
C-Rate	This column shows the average coupon interest rate over the life of the actual bond issue for the identified project.
Rate#	This column represents the assumed interest rate to be paid on bonds.
TM	This column shows the anticipated Town Meeting at which the appropriation would be sought.
Yrs*	This column represents the period of years that debt is assumed to be outstanding.

ASSUMPTIONS

Property Tax-->	FY2014 - FY2018 Pro Forma Assumes no new additional revenue from operational overrides.
State Aid-->	FY2014 - FY2018 Pro Forma
Local Receipts-->	FY2014 - FY2018 Pro Forma
General Fund Receipts-->	Growth in General Fund receipts after FY2018 at 2.5% forward

General Fund Debt within the levy limit

Current ---->	Annual debt service is the total issued plus expected short term as of July 1, 2012.
Pending ---->	GF Debt approved projects debt issues pending assumes the total will be borrowed at 6.0% long term rate (bonds).
Pending ---->	Assumes all proposed debt financed capital on schedules will be approved and expended in full. Interest rate assumptions range between 3.0% for notes and 6.0% for bonds.
Pending ---->	Land acquisition proposed for the October 2012 Special Town Meeting not to exceed \$1.1M.

Definitions and Assumptions

- Future ----> Additional debt expense amount is equal to 3% of general fund revenue within the levy limit for FY2014 forward.
- Future ----> Includes capital projects from the 2013 - 2017 CIP recommended to be financed by debt. The projects were previously identified for funding include the Pollard School boiler replacement and tank removal and DPW garage bays.
- Future ----> The Pollard School boiler replacement and tank removal project cost has been increased (was \$474K) based on a revised estimate (\$667K) by the Public Facilities Department (September 2012); design cost of \$55K to be requested at October 2012 Special Town Meeting.
- Future ----> Includes debt funding for roadway infrastructure at \$0.6M for FY2014 to FY2015 (an additional \$310,000 is requested to be transferred to the infrastructure program at the October 2012 Special Town Meeting); \$1.3M FY2016 to FY2019 then increased to \$1.4M FY2020 forward.
- General Note---> The annual estimated debt service shown by year is inclusive of short and long term interest, bond anticipation note principal paid downs, (if any), and amortization of bond principal.
- General Note---> Projects financed or funded through the MWPAT or the MWRA are done through grant programs which provide financing to the Town for eligible projects at a zero rate of interest, below market rate of interest, or debt assistance payments (which actually has the Town paying back less than was borrowed).

**Town of Needham
General Fund Debt Service Recap
FY2013 - FY2024**

Description	2013 - Budget	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Revenue												
General Fund within the Levy	93,162,444	96,656,035	99,990,669	103,390,351	106,905,623	110,540,414	113,303,924	116,136,522	119,039,936	122,015,934	125,066,332	128,192,991
Cherry Sheet	9,314,364	9,488,410	9,479,083	9,398,837	9,326,666	9,262,634	9,494,200	9,731,555	9,974,844	10,224,215	10,479,820	10,741,816
Local Receipts	7,777,000	8,020,640	8,253,651	8,455,796	8,689,321	8,950,001	9,173,751	9,403,095	9,638,172	9,879,126	10,126,105	10,379,257
A General Fund Receipts	110,253,808	114,165,085	117,723,403	121,244,984	124,921,610	128,753,049	131,971,875	135,271,172	138,652,951	142,119,275	145,672,257	149,314,064
Debt Service												
Currently Issued and Outstanding	2,304,734	1,818,650	1,509,576	1,106,625	885,221	545,391	533,675	521,127	486,031	473,688	386,763	375,319
Approved Projects Not Yet Borrowed	926,393	1,501,632	1,528,900	1,914,966	1,841,100	1,671,800	1,268,500	1,225,600	1,182,700	1,139,800	1,096,900	1,034,000
CIP Recommended Project	-	-	357,520	486,520	803,040	1,103,960	1,051,280	878,600	713,120	414,840	132,160	125,080
Facility Financing	-	88,000	117,700	114,400	111,100	107,800	442,500	761,600	1,091,100	1,403,800	1,335,700	1,007,600
Contingent Debt Service	0	16,671	18,006	14,838	107,187	433,641	663,201	671,208	686,637	831,451	1,418,645	1,937,423
B General Fund within the Levy Limit	3,231,127	3,424,953	3,531,702	3,637,350	3,747,648	3,862,591	3,959,156	4,058,135	4,159,589	4,263,578	4,370,168	4,479,422
GF Debt Service % of GF Receipts	2.9%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%
Approved Projects Debt Service % of GF Receipts	2.9%	2.9%	2.6%	2.5%	2.2%	1.7%	1.4%	1.3%	1.2%	1.1%	1.0%	0.9%

Town of Needham
Actual Long Term Debt
FY2013 - FY2024

Project	Amount	C-Rate	2013 - Budget	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	After 2024
Road, Bridges, Sidewalks and Intersection Improvement	180,000	2.1%	30,900	-	-	-	-	-	-	-	-	-	-	-	-
Road, Bridges, Sidewalks and Intersection Improvement	820,000	2.4%	209,100	-	-	-	-	-	-	-	-	-	-	-	-
Road, Bridges, Sidewalks and Intersection Improvement	165,000	2.0%	41,200	40,400	-	-	-	-	-	-	-	-	-	-	-
Pollard School Repairs	325,000	2.8%	152,750	25,250	-	-	-	-	-	-	-	-	-	-	-
Senior Center Design	350,000	2.6%	128,375	75,750	-	-	-	-	-	-	-	-	-	-	-
Road, Bridges, Sidewalks and Intersection Improvement	530,000	2.3%	134,550	131,300	-	-	-	-	-	-	-	-	-	-	-
Public Services Administration Building	125,000	2.1%	20,800	10,200	-	-	-	-	-	-	-	-	-	-	-
Pollard School Parking and Access	702,200	2.7%	186,375	182,000	177,625	-	-	-	-	-	-	-	-	-	-
Road, Bridges, Sidewalks and Intersection Improvement	500,000	2.7%	133,125	130,000	126,875	-	-	-	-	-	-	-	-	-	-
Public Safety Building Roof	350,000	2.2%	73,850	72,100	70,700	-	-	-	-	-	-	-	-	-	-
Road, Bridges, Sidewalks and Intersection Improvement	468,400	3.5%	11,110	10,750	10,380	-	-	-	-	-	-	-	-	-	-
Pollard School Roof Replacement	1,000,000	2.8%	219,000	214,000	209,000	203,000	-	-	-	-	-	-	-	-	-
Parking Lot Improvement (Marked Lee)	100,000	2.0%	22,372	21,400	21,000	20,600	20,200	-	-	-	-	-	-	-	-
Town Hall Project	2,500,000	2.2%	335,250	326,250	320,250	314,250	307,500	-	-	-	-	-	-	-	-
Stormwater	364,979 (see note)		33,750	32,889	35,650	34,152	32,702	31,149	29,874	28,567	-	-	-	-	-
Title V Loans	85,894 (see note)		6,794	6,530	6,265	5,923	5,663	5,391	5,120	4,854	-	-	-	-	-
Kendrick Street Bridge Repair	750,000	2.2%	94,747	88,688	87,188	85,688	84,188	82,688	81,188	79,594	77,813	75,938	-	-	-
Public Services Administration Building	1,000,000	3.1%	84,638	83,138	81,938	85,606	84,063	82,356	80,488	78,538	86,438	84,094	81,563	78,938	76,313
Public Services Administration Building	4,000,000	3.2%	339,525	334,725	329,925	325,125	319,125	312,525	306,225	299,325	292,125	284,625	276,825	268,725	677,663
Town Hall	385,000	2.6%	46,522	33,281	32,781	32,281	31,781	31,281	30,781	30,250	29,656	29,031	28,375	27,656	78,453
General Fund within the Levy Limit			2,304,734	1,818,650	1,509,576	1,106,625	885,221	545,391	533,675	521,127	486,031	473,688	386,763	375,319	832,428

Town of Needham
Open Authorized Projects
Pending Debt Issues

Project	Amount ^	Yrs*	Rate#	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	After 2024
Property Acquisition 37-39 Lincoln Street	630,000	20	6.00%	48,900	71,000	68,900	66,800	64,700	62,600	60,500	58,400	56,300	54,200	52,100	311,200
Property Acquisition 59 Lincoln Street & 89 School Street	1,175,000	20	6.00%	95,250	126,900	123,300	119,700	116,100	112,500	108,900	105,300	101,700	98,100	94,500	663,500
Road, Bridges, Sidewalks and Intersection Improvement Program	600,000	5	6.00%	156,000	148,800	141,600	134,400	127,200	-	-	-	-	-	-	-
Senior Center Construction	8,051,808	22	6.00%	340,000	360,000	860,266	831,700	807,700	783,700	759,700	735,700	711,700	687,700	663,700	5,312,000
Fire Engine	400,000	4	6.00%	124,000	118,000	112,000	106,000	-	-	-	-	-	-	-	-
Road, Bridges, Sidewalks and Intersection Improvement Program	1,100,000	5	6.00%	286,000	272,800	259,600	246,400	233,200	-	-	-	-	-	-	-
Other Open General Fund Projects	3,529,613	12	6.00%	451,482	431,400	349,300	336,100	322,900	309,700	296,500	283,300	270,100	256,900	223,700	206,700
General Fund within the Levy Limit				1,501,632	1,528,900	1,914,966	1,841,100	1,671,800	1,268,500	1,225,600	1,182,700	1,139,800	1,096,900	1,034,000	6,493,400

Town of Needham
Recommended CIP Projects
FY2013 - FY2017 Capital Improvement Plan

Project	TM	Amount	Yrs*	Rate#	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	After 2024
Pollard Boiler Replacement (Revised 9/2012)	May-13	612,000	10	6.00%	-	108,720	92,400	88,800	85,200	81,600	78,000	74,400	70,800	67,200	63,600	-
DPW Garage Bays	May-13	580,000	10	6.00%	-	92,800	89,320	85,840	82,360	78,880	75,400	71,920	68,440	64,960	61,480	-
Public Works Infrastructure Program	May-13	600,000	5	6.00%	-	156,000	148,800	141,600	134,400	127,200	-	-	-	-	-	-
Public Works Infrastructure Program	May-14	600,000	5	6.00%	-	-	156,000	148,800	141,600	134,400	127,200	-	-	-	-	-
Public Works Infrastructure Program	May-15	1,300,000	5	6.00%	-	-	-	338,000	322,400	306,800	291,200	275,600	-	-	-	-
Public Works Infrastructure Program	May-16	1,300,000	5	6.00%	-	-	-	-	338,000	322,400	306,800	291,200	275,600	-	-	-
General Fund within the Levy Limit					-	357,520	486,520	803,040	1,103,960	1,051,280	878,600	713,120	414,840	132,160	125,080	-

Town of Needham
Other Future Projects

Project	TM	Amount	Yrs*	Rate#	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	After 2024
Property Acquisition	Oct-12	1,100,000	20	6.00%	88,000	117,700	114,400	111,100	107,800	104,500	101,200	97,900	94,600	91,300	88,000	643,500
Public Works Infrastructure Program	May-17	1,300,000	5	6.00%	-	-	-	-	-	338,000	322,400	306,800	291,200	275,600	-	-
Public Works Infrastructure Program	May-18	1,300,000	5	6.00%	-	-	-	-	-	-	338,000	322,400	306,800	291,200	275,600	-
Public Works Infrastructure Program	May-19	1,400,000	5	6.00%	-	-	-	-	-	-	-	364,000	347,200	330,400	313,600	296,800
Public Works Infrastructure Program	May-20	1,400,000	5	6.00%	-	-	-	-	-	-	-	-	364,000	347,200	330,400	610,400
General Fund within the Levy Limit					88,000	117,700	114,400	111,100	107,800	442,500	761,600	1,091,100	1,403,800	1,335,700	1,007,600	1,550,700