

Notice to Voters for the City's Final TIF Bond Vote, March 2024

Items		Notes
Total Amount of TIF Debt to be Considered for March 2024 Vote:	\$ 11,400,000	\$10M for the Bellevue Redevelopment Project, \$1.2M for the Federal Street Multimodal Connector and \$200k for the Redevelopment of 45 Kingman St. (the old Customs/courthouse).
Total Cumulative Amount of TIF District Debt Incurred to Date (not including the March 2024 bond item):	\$ 21,000,000	\$14.5M in the initial TIF bond, \$1.5M that was repurposed in a subsequent vote, \$2.5M. for the Congress & Main Project, \$1M for the Fonda Redevelopment, \$1M for the Kingman Street Project, \$500k for the 100-120 Federal St. Redevelopment.
Estimated Amount and Type of Financing if the March 2024 TIF Bond is Approved:	The City plans to issue \$11.4M in Bond Anticipation Notes during March 2024 and will eventually secure a long-term bond for the TIF project debt through the Vermont Municipal Bond Bank.	
TIF Principal to be Financed:	\$ 11,400,000	
Estimated Interest Rate:	4.21%	Estimate based on the rates from the last bond issuance in 2022 and considering current market trends.
Anticipated Fees:	\$ -	Any fees charged by the bond bank are incorporated into the interest rate.
Debt Term:	20 Years	
Estimated Amount of TIF Bond that Would Fund Related Costs for the Projects:	\$ 2,500,000	Estimated at \$2M for the Bellevue Redevelopment Project, \$400k for the Federal Street Multimodal Connector and \$100k for the Redevelopment of 45 Kingman St. Related costs will include planning, design, engineering, architecture, project management, and real estate services. The related costs are part of the total amount of debt, and not in addition to the \$11.4M. Whatever TIF debt ultimately isn't spent on related costs can be spent on constructions costs.
Estimated Annual Debt Expense (Combined Principal & Interest):	\$ 854,504	Calculated using 4.21% and a 20 year term.
Interfund Loan (if used):	Not planned	
Interim Financing (including line of credit) (if used):	\$ 11,400,000	The City intends to issue a bond anticipation note before the end of March 2024 for the full amount of the bond authorization to meet the TIF debt issuance deadline. Estimated interest will be 6.0% on the interim financing.

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Improvements to be Financed:	Land acquisition, brownfield remediation, utility improvements, construction of parking, site preparation, roadway construction and improvements, streetscaping, professional services, and related costs.	Nearly every type of improvement will be involved in the Bellevue Redevelopment Project. The Federal Street Multimodal Connector will consist primarily of multimodal roadway/streetscape construction and improvements. 45 Kingman Street is primarily a brownfield remediation and site preparation project.
Proportion of the total improvement costs to be financed with District increment:	100% of the Bellevue Project and 45 Kingman St. costs and 63% of the Federal St. Multimodal Connector costs.	These were the latest estimates approved by VEPC based on the planned scope of projects and availability of non-TIF funds that will be used.
Cost of Improvements to be Financed:	Bellevue Project: \$10M; 45 Kingman Street: \$200,000; Federal St. Multimodal Connector: \$1.9M of which \$1.2M will be financed with this debt issuance.	
Anticipated Development or Redevelopment (estimated increment and outcomes expected):	The City's TIF District financial plan assumes that the private development response to these public projects will add \$15,827,500 in incremental assessed property value. Specifically, the increment is a result of the Bellevue and Courthouse redevelopment projects, which are planned to result in new and newly-renovated residential and commercial space.	
Notice Regarding Insufficient Increment:	Voters are hereby notified that, if the tax increment received by the City from any property tax source (State education or municipal) is insufficient to pay the principal and interest on the debt, or other forms of district financing, in any year, for whatever reason, including a decrease in property value or repeal of the State education property tax source, unless determined otherwise at the time of such repeal, the City shall remain liable for the full payment of the principal and interest for the term of indebtedness.	