

Political Subdivision: Washington Community Schools
County: Daviess County
Date of Submission: October 2, 2019
Date of Referendum: November 5, 2019

Pursuant to Indiana Code Section 6-1.1-20-3.6(l), the following information is being provided:

1. The cost per square foot of any buildings being constructed as part of the controlled project.

<u>Building Being Constructed</u>	<u>Cost per Square Foot*</u>
Griffith Elementary School	\$0.25
Lena Dunn Elementary School	\$0.25
North Elementary School	\$0.25
Veale Elementary School	\$0.40
New Middle School Building	\$190.00
Washington Junior High School/ Washington High School	\$0.25

*Preliminary, subject to change.

2. The effect that approval of the controlled project would have on the political subdivision's property tax rate.

The effect that the approval of this project would have on the debt service tax rate is estimated at a maximum of \$0.4829. The first debt service levy for the bonds is anticipated in 2021. There will not be an impact on any other tax rates of the School Corporation resulting from this project.

3. The maximum term of the bonds or lease.

The maximum term of any series of bonds is 20 years and the maximum term of the lease is 22 years.

4. The maximum principal amount of the bonds or the maximum lease rental for the lease.

The maximum principal amount of the bonds is \$38,000,000 and the maximum annual lease rental is \$3,436,000.

5. The estimated interest rate that will be paid and the total interest costs associated with the bonds or lease.

The estimated interest rates range from 3.50% to 5.90%, with an estimated total interest cost of \$25,097,326 over the life of the bonds.

6. The purpose of the bonds or lease.

The Bonds are being issued for the 2020 Safety & Security Construction Project, which includes the construction of a new middle school building, and safety, security, and efficiency improvements to school facilities throughout the district.

7. In the case of a controlled project proposed by a school corporation:

(a) The current and proposed square footage of the school building space per student;

<u>School</u>	<u>Existing Square Footage</u>	<u>Existing Square Feet / Student</u>	<u>Proposed Square Footage*</u>	<u>Proposed Square Feet / Student*</u>
Griffith Elementary School	75,455	183	0	256
Lena Dunn Elementary School	78,435	182	0	254
North Elementary School	72,929	178	0	292
Veale Elementary School	26,047	154	0	215
New Middle School Building	0	0	144,541	151
Washington Junior High School/ Washington High School	210,680	184	0	282

* Preliminary, subject to change.

(b) Enrollment patterns within the school corporation; and

<u>Grade</u>	<u>School Year</u>				
	<u>2014/ 2015</u>	<u>2015/ 2016</u>	<u>2016/ 2017</u>	<u>2017/ 2018</u>	<u>2018/ 2019</u>
Pre-K	0	0	0	0	0
K	215	196	192	191	176
1	227	215	199	179	192
2	217	219	217	204	186
3	206	205	221	218	206
4	193	203	211	233	219
5	191	189	204	224	223
6	213	186	192	205	220
7	195	210	186	200	200
8	196	185	216	184	197
9	183	200	187	214	180
10	200	176	203	183	203
11	171	188	171	200	179
12	155	170	181	167	184
Grade 12+/Adult	<u>5</u>	<u>2</u>	<u>3</u>	<u>3</u>	<u>5</u>
Totals	<u>2,567</u>	<u>2,544</u>	<u>2,583</u>	<u>2,605</u>	<u>2,570</u>

Source: Indiana Department of Education.

(c) The age and condition of the current school facilities.

<u>School</u>	<u>Year Constructed and Renovated</u>	<u>Conditions</u>
Griffith Elementary School	1964, 2011, 2014	Above Average
Lena Dunn Elementary School	1978, 2011	Below Average
North Elementary School	1955, 2006	Average
Veale Elementary School	1960	Below Average
Washington Junior High School/ Washington High School	1967, 2006-2008	Excellent

APPENDIX A

SCHEDULE OF EXISTING & PROPOSED ANNUAL DEBT SERVICE/LEASE RENTAL PAYMENTS
(School Construction Referendum)



Note: Excludes Amended Taxable General Obligation Pension Bonds of 2004.

(1) Based on the 2019 certified net assessed value of \$590,893,589, plus TIF assessed value of \$85,081,526 (total: \$675,975,115). Assumes financial institutions/license excise factor of 5%. Tax rate per \$100.

(Prepared by Baker Tilly October 2, 2019)
 (Preliminary Draft - Subject to Change)
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APPENDIX A

WASHINGTON COMMUNITY SCHOOLS

**SCHEDULE OF PROPOSED AMORTIZATION OF \$38,000,000 PRINCIPAL AMOUNT OF
UNLIMITED AD VALOREM PROPERTY TAX FIRST MORTGAGE BONDS, SERIES 2020**

Assumes Bonds dated July 15, 2020

Payment Date	Principal Outstanding (----In \$1,000's----)	Principal	Interest Rates (1)	Interest	Total Debt Service	Budget Year Debt Service	Annual Lease Rentals (2)
7/15/2021	\$38,000			\$1,926,927.50	\$1,926,927.50		
1/15/2022	38,000			963,463.75	963,463.75	\$2,890,391.25	\$2,896,000
7/15/2022	38,000			963,463.75	963,463.75		
1/15/2023	38,000			963,463.75	963,463.75	1,926,927.50	1,932,000
7/15/2023	38,000	\$750	3.50%	963,463.75	1,713,463.75		
1/15/2024	37,250	765	3.75%	950,338.75	1,715,338.75	3,428,802.50	3,434,000
7/15/2024	36,485	780	3.75%	935,995.00	1,715,995.00		
1/15/2025	35,705	790	3.95%	921,370.00	1,711,370.00	3,427,365.00	3,433,000
7/15/2025	34,915	810	3.95%	905,767.50	1,715,767.50		
1/15/2026	34,105	825	4.15%	889,770.00	1,714,770.00	3,430,537.50	3,436,000
7/15/2026	33,280	840	4.15%	872,651.25	1,712,651.25		
1/15/2027	32,440	860	4.35%	855,221.25	1,715,221.25	3,427,872.50	3,433,000
7/15/2027	31,580	880	4.35%	836,516.25	1,716,516.25		
1/15/2028	30,700	895	4.55%	817,376.25	1,712,376.25	3,428,892.50	3,434,000
7/15/2028	29,805	915	4.55%	797,015.00	1,712,015.00		
1/15/2029	28,890	940	4.70%	776,198.75	1,716,198.75	3,428,213.75	3,434,000
7/15/2029	27,950	960	4.70%	754,108.75	1,714,108.75		
1/15/2030	26,990	980	4.85%	731,548.75	1,711,548.75	3,425,657.50	3,431,000
7/15/2030	26,010	1,005	4.85%	707,783.75	1,712,783.75		
1/15/2031	25,005	1,030	5.00%	683,412.50	1,713,412.50	3,426,196.25	3,432,000
7/15/2031	23,975	1,055	5.00%	657,662.50	1,712,662.50		
1/15/2032	22,920	1,085	5.10%	631,287.50	1,716,287.50	3,428,950.00	3,434,000
7/15/2032	21,835	1,110	5.10%	603,620.00	1,713,620.00		
1/15/2033	20,725	1,140	5.20%	575,315.00	1,715,315.00	3,428,935.00	3,434,000
7/15/2033	19,585	1,170	5.20%	545,675.00	1,715,675.00		
1/15/2034	18,415	1,200	5.30%	515,255.00	1,715,255.00	3,430,930.00	3,436,000
7/15/2034	17,215	1,230	5.30%	483,455.00	1,713,455.00		
1/15/2035	15,985	1,265	5.40%	450,860.00	1,715,860.00	3,429,315.00	3,435,000
7/15/2035	14,720	1,300	5.40%	416,705.00	1,716,705.00		
1/15/2036	13,420	1,330	5.50%	381,605.00	1,711,605.00	3,428,310.00	3,434,000
7/15/2036	12,090	1,370	5.50%	345,030.00	1,715,030.00		
1/15/2037	10,720	1,405	5.60%	307,355.00	1,712,355.00	3,427,385.00	3,433,000
7/15/2037	9,315	1,445	5.60%	268,015.00	1,713,015.00		
1/15/2038	7,870	1,485	5.70%	227,555.00	1,712,555.00	3,425,570.00	3,431,000
7/15/2038	6,385	1,530	5.70%	185,232.50	1,715,232.50		
1/15/2039	4,855	1,570	5.80%	141,627.50	1,711,627.50	3,426,860.00	3,432,000
7/15/2039	3,285	1,620	5.80%	96,097.50	1,716,097.50		
1/15/2040	1,665	1,665	5.90%	49,117.50	1,714,117.50	3,430,215.00	3,436,000
Totals		<u>\$38,000</u>		<u>\$25,097,326.25</u>	<u>\$63,097,326.25</u>	<u>\$63,097,326.25</u>	<u>\$63,200,000</u>

(1) Based upon market interest rate assumptions, plus 1.00%. The actual interest rates will depend on the underlying credit securing the bonds and the market conditions at the time of the bond sale. The actual interest rates may vary materially from the rates assumed in this analysis.

(2) Debt service rounded up to the next \$1,000, plus \$5,000.

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APPENDIX A

WASHINGTON COMMUNITY SCHOOLS

SUMMARY OF ESTIMATED TAX IMPACT - YEARLY & MONTHLY
Proposed School Construction Referendum

	School Construction Referendum
	\$38,000,000
	Borrowing
Estimated Annual Maximum Tax Rate (1) (2)	\$0.4829

Market Value of Home (GAV)	Net Assessed Value (3)	Yearly Taxpayer Impact	Monthly Taxpayer Impact
\$50,000	\$10,000	\$48.29	\$4.02
75,000	16,500	79.68	6.64
98,900 (4)	32,035	154.70	12.89
125,000	49,000	236.62	19.72
150,000	65,250	315.09	26.26
200,000	97,750	472.03	39.34
250,000	130,250	628.98	52.41
\$1,560 (1 Acre of Ag. Land) (5)		\$7.53	\$0.63
\$100,000 Commercial/Rental Property		\$482.90	\$40.24

- (1) Assumes financial institutions/license excise factor of 5%.
- (2) Represents tax impact per \$100 of net assessed value for taxpayers. The tax rate is calculated by using the School Corporation's 2019 net assessed valuation of \$590,893,589, plus TIF assessed value of \$85,081,526 (total: \$675,975,115).
- (3) Tax impact based upon net assessed valuation of home, which includes the standard deduction, supplemental homestead deduction, and the mortgage deduction.
- (4) Median home value within the Washington Community Schools, per the U.S. Census Bureau.
- (5) Assumes the agricultural land is assessed at \$1,560 per acre for 2019 pay 2020 per the Department of Local Government Finance.

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