



February 26, 2010

MEMO TO: Russell Allen,
City Manager

FROM: Wayne Baker,
City Construction Projects Administrator

SUBJECT: Clarence E Lightner project

MESSAGE:

Please find attached the debt model formulated in June of 2009 as part of the budget process at that time. This shows the history and planning of the effects of the capital projects contemplated in the last model (June 2009) to compare the progress that has been made in reducing the required property tax allocation since then with the debt model updates provided to Council recently

CITY OF RALEIGH 6-16-09
 GENERAL BLENDED DEBT MODEL
 CURRENT YEAR PLUS FUTURE YEARS PROJECTION

-- New Tax rate is \$0.3735 (4.18 cent increase consisting of 1.68 cents to the debt model and 2.5 cents to operations)
 Revenue Neutral Rate is .3317

Blended Revaluation & General Debt Model	FY 08-09	FY 09-10	NTR \$0.3835 1.0 Cent Proposed Tax Increase		NTR \$0.4035 2.0 Cent Proposed Tax Increase		NTR \$0.4235 2.0 Cent Proposed Tax Increase										Revaluation	
			FY 10-11	FY 11-12	FY 12-13	FY 13-14	FY 14-15	FY 15-16	FY 16-17	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23	FY 23-24	FY 24-25	
Beginning Balance	\$ 17,040,807	\$ 35,180,313	\$ 43,090,962	\$ 44,659,317	\$ 57,912,072	\$ 52,674,193	\$ 42,913,889	\$ 37,547,749	\$ 30,869,140	\$ 28,000,505	\$ 29,210,028	\$ 34,740,622	\$ 44,374,795	\$ 60,071,414	\$ 86,803,390	\$ 125,724,741	\$ 172,412,344	
Continuing Revenues:																		
General Fund Allocation	28,900,000	27,266,000	29,338,480	29,567,634	29,803,663	30,046,773	30,297,177	30,555,092	30,820,745	31,094,367	31,376,198	31,666,484	31,965,478	32,273,443	32,590,646	32,917,365	33,253,886	
Tech Fund Allocation	3,970,154	3,889,188	3,785,088	3,680,988	3,576,888	3,472,788	3,368,688	3,264,588	3,160,488	3,056,388	-	-	-	-	-	-	-	
Other Revenues	2,178,287	2,367,723	2,525,936	2,820,666	3,151,855	2,895,413	2,852,814	2,667,300	2,447,369	2,295,291	2,216,242	2,214,888	2,286,677	2,470,576	2,831,097	3,453,877	4,095,995	
Subtotal Continuing Revenues	35,048,441	33,522,911	35,649,504	36,069,289	36,532,406	36,414,975	36,518,679	36,486,980	36,428,602	36,446,046	33,592,440	33,881,372	34,252,155	34,744,019	35,421,743	36,371,243	37,349,881	
Future Revenues to be Dedicated:																		
\$33.5M 1yr note for CELPSC/Remote Ops	-	34,505,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Sale of Devereaux Property/Cabarrus St Prop.	-	-	-	13,000,000	-	5,000,000	-	-	-	-	-	-	-	-	-	-	-	
1.68 cent: CELPSC, Gov't Ops, \$88.6 P&R Ref, \$11.130M 2/3rds**	7,505,072	7,655,173	7,884,829	8,121,374	8,365,015	8,615,965	8,874,444	9,229,422	9,598,599	9,982,543	10,381,844	10,797,118	11,229,003	11,678,163	12,145,290	12,631,101	13,136,345	
Facility Fee Revenues *	4,223,738	3,000,000	3,500,000	4,000,000	4,120,000	4,243,600	4,370,908	4,502,035	4,637,096	4,776,209	4,919,495	5,067,080	5,219,093	5,375,666	5,536,935	5,703,044	5,874,135	
Proposed 1 cent increase in FY11**	-	-	4,974,534	5,123,770	5,277,483	5,435,807	5,598,882	5,822,837	6,055,750	6,297,980	6,549,899	6,811,895	7,084,371	7,367,746	7,662,456	7,968,954	8,287,712	
Proposed 2 cent increase in FY13**	-	-	-	-	10,760,911	11,083,738	11,416,250	11,872,900	12,347,817	12,841,729	13,355,398	13,889,614	14,445,199	15,023,007	15,623,927	16,248,884	16,898,840	
Proposed 2 cent increase in FY15**	-	-	-	-	-	-	11,639,002	12,104,562	12,588,745	13,092,294	13,615,986	14,160,626	14,727,051	15,316,133	15,928,778	16,565,929	17,228,566	
Payable Reimbursement for CELPSC Design/Transit Maintenance Facility	2,300,000	-	-	2,500,000	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total New Revenues	14,028,810	45,160,173	16,359,362	32,745,143	28,523,409	34,379,111	41,899,486	43,531,756	45,228,006	46,990,756	48,822,624	50,726,334	52,704,716	54,760,714	56,897,386	59,117,912	61,425,598	
Total Revenues	49,077,251	78,683,085	52,008,867	68,814,432	65,055,814	70,794,086	78,418,165	80,018,737	81,656,608	83,436,802	82,415,064	84,607,706	86,956,871	89,504,733	92,319,129	95,489,155	98,775,479	
Total Available Resources: Beginning Bal. + Total Rev.	66,118,058	113,863,398	95,099,829	113,473,749	122,967,887	123,468,279	121,332,054	117,566,485	112,525,748	111,437,307	111,625,092	119,348,328	131,331,667	149,576,146	179,122,519	221,213,896	271,187,824	
Expenditures:																		
Issued General Governmental Debt Service*** Funds for Transit Maintenance Facility w/Reim	30,937,745	31,469,973 2,500,000	30,986,086	30,167,963	29,193,571	28,304,786	27,519,228	25,017,355	24,082,702	23,022,188	18,916,829	18,243,342	15,767,512	13,133,044	8,455,276	4,373,021	3,234,878	
Authorized but Unissued:																		
From 10/07/03 Referendum GO Parks Bond \$27.665M-Unissued	-	622,463	2,126,779	2,126,779	2,126,779	2,126,779	2,126,779	2,126,779	2,126,779	2,126,779	2,126,779	2,126,779	2,126,779	2,126,779	2,126,779	2,126,779	2,126,779	
From 10/11/05 Referendum GO Streets \$60M & Housing \$10M-Unissued (Assumes \$30M Sts & \$10M Hsg Fall 09/10 & \$30M Sts 10/11 sale)	-	1,000,000	4,038,848	5,724,228	5,724,228	5,724,228	5,724,228	5,724,228	5,724,228	5,724,228	5,724,228	5,724,228	5,724,228	5,724,228	5,724,228	5,724,228	5,724,228	
From 10/09/07 Ref: \$88.6M Parks Bds inc'd Reval Model	-	675,000	2,306,284	3,056,284	4,713,562	5,571,562	7,207,040	7,207,040	7,207,040	7,207,040	7,207,040	7,207,040	7,207,040	7,207,040	7,207,040	7,207,040	7,207,040	
Subtotal: Authorized but Unissued - Est'd Debt Service:	-	2,297,463	8,471,911	10,907,291	12,564,569	13,422,569	15,058,047	15,058,047	15,058,047	15,058,047	15,058,047	15,058,047	15,058,047	15,058,047	15,058,047	15,058,047	15,058,047	
Principal Pmt on \$33.5M 1yr Note for CELPSC/Remote Ops	-	34,505,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
New Projects:																		
Lightner Public Safety Center/Remote Ops - 25 yrs Level P/PMT	-	-	10,982,514	14,486,422	28,535,554	38,827,035	41,207,030	46,621,944	45,384,494	44,147,044	42,909,594	41,672,144	40,434,694	34,581,665	29,884,455	29,370,484	28,856,513	
Subtotal New Projects	-	-	10,982,514	14,486,422	28,535,554	38,827,035	41,207,030	46,621,944	45,384,494	44,147,044	42,909,594	41,672,144	40,434,694	34,581,665	29,884,455	29,370,484	28,856,513	
Total Expenditures	\$ 30,937,745	\$ 70,772,436	\$ 50,440,512	\$ 55,561,677	\$ 70,293,693	\$ 80,554,390	\$ 83,784,305	\$ 86,697,346	\$ 84,525,243	\$ 82,227,279	\$ 76,884,470	\$ 74,973,533	\$ 71,260,253	\$ 62,772,756	\$ 53,397,778	\$ 48,801,552	\$ 47,149,438	
Ending Balance-General Debt Model	\$ 35,180,313	\$ 43,090,962	\$ 44,659,317	\$ 57,912,072	\$ 52,674,193	\$ 42,913,889	\$ 37,547,749	\$ 30,869,140	\$ 28,000,505	\$ 29,210,028	\$ 34,740,622	\$ 44,374,795	\$ 60,071,414	\$ 86,803,390	\$ 125,724,741	\$ 172,412,344	\$ 224,038,386	

*assumes 3.00% annual growth in revenue dedication (From Streets Facility Fees and Parks Acquisition Facility Fees)

**assumes 2% growth in FY10, 3% annual growth to FY15, 4% thereafter

***Includes Issued General Debt through 4-2-09

\$33.5M 1yr note included in Debt Svc for CELPSC and Govt Ops (25 yrs amortized level p/pmt)

										Revaluation				Revaluation					
FY 25-26	FY 26-27	FY 27-28	FY 28-29	FY 29-30	FY 30-31	FY 31-32	FY 32-33	FY 33-34	FY 34-35	FY 35-36	FY 36-37	FY 37-38	FY 38-39	FY 39-40	FY 40-41	FY 41-42	FY 42-43		
\$ 224,038,386	\$ 280,288,003	\$ 340,811,219	\$ 407,120,944	\$ 475,555,469	\$ 551,886,079	\$ 640,896,977	\$ 737,826,347	\$ 842,855,113	\$ 953,868,370	#####	\$ 1,201,629,930	\$ 1,340,094,634	\$ 1,492,095,578	\$ 1,655,721,951	\$ 1,828,018,114	\$ 2,010,387,415	\$ 2,200,538,249		
33,601,503	33,957,518	34,325,244	34,704,001	35,094,121	35,495,945	35,909,823	36,336,118	36,775,201	37,227,457	37,227,457	37,227,457	37,227,457	37,227,457	37,227,457	37,227,457	37,227,457	37,227,457		
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
4,833,360	5,659,421	6,566,912	7,585,817	8,642,613	9,852,429	11,310,638	12,921,681	14,688,841	16,569,470	18,618,176	20,838,100	23,284,448	25,993,941	28,979,381	32,126,733	35,463,604	38,943,686		
38,433,863	39,616,939	40,892,156	42,289,818	43,736,734	45,348,374	47,220,461	49,257,799	51,464,042	53,796,927	55,845,633	58,065,557	60,511,905	63,221,398	66,206,838	69,354,190	72,691,062	76,171,143		
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
13,661,799	14,208,271	14,776,602	15,367,666	15,982,372	16,621,667	17,286,534	17,977,995	18,697,115	19,445,000	20,222,800	21,031,712	21,872,980	22,747,900	23,657,816	24,604,128	25,588,293	26,611,825		
6,050,359	6,231,870	6,418,826	6,611,391	6,809,732	7,014,024	7,224,445	7,441,178	7,664,414	7,894,346	8,131,176	8,375,112	8,626,365	8,885,156	9,151,711	9,426,262	9,709,050	10,000,321		
8,619,221	8,963,990	9,322,549	9,695,451	10,083,269	10,486,600	10,906,064	11,342,307	11,795,999	12,267,839	12,758,552	13,268,895	13,799,650	14,351,636	14,925,702	15,522,730	16,143,639	16,789,385		
17,574,793	18,277,785	19,008,896	19,769,252	20,560,022	21,382,423	22,237,720	23,127,229	24,052,318	25,014,411	26,014,987	27,055,587	28,137,810	29,263,322	30,433,855	31,651,210	32,917,258	34,233,948		
17,917,709	18,634,417	19,379,794	20,154,986	20,961,185	21,799,632	22,671,618	23,578,482	24,521,622	25,502,487	26,522,586	27,583,490	28,686,829	29,834,302	31,027,674	32,268,781	33,559,533	34,901,914		
63,823,881	66,316,332	68,906,667	71,598,745	74,396,581	77,304,347	80,326,381	83,467,192	86,731,467	90,124,082	93,650,102	97,314,794	101,123,635	105,082,317	109,196,758	113,473,111	117,917,773	122,537,393		
102,257,744	105,933,271	109,798,823	113,888,563	118,133,316	122,652,721	127,546,842	132,724,990	138,195,509	143,921,009	149,495,735	155,380,351	161,635,540	168,303,715	175,403,596	182,827,301	190,608,834	198,708,536		
326,296,129	386,221,274	450,610,041	521,009,507	593,688,784	674,538,800	768,443,819	870,551,337	981,050,623	1,097,789,379	1,223,110,311	1,357,010,282	1,501,730,174	1,660,399,293	1,831,125,547	2,010,845,415	2,200,996,249	2,399,246,786		
2,607,538	2,523,438	1,116,450	3,595,363	458,000	458,000	458,000	458,000	458,000	458,000	458,000	458,000	458,000	458,000	458,000	458,000	458,000	458,000		
2,126,779	2,126,779	2,126,779	2,126,779	2,126,779	-	-	-	-	-	-	-	-	-	-	-	-	-		
5,724,228	5,724,228	5,724,228	5,724,228	5,724,228	2,510,380	-	-	-	-	-	-	-	-	-	-	-	-		
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
7,207,040	7,207,040	7,207,040	7,207,040	7,207,040	4,900,756	4,900,756	2,493,478	2,493,478	-	-	-	-	-	-	-	-	-		
15,058,047	15,058,047	15,058,047	15,058,047	15,058,047	7,411,136	4,900,756	2,493,478	2,493,478	-	-	-	-	-	-	-	-	-		
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
28,342,542	27,828,571	27,314,600	26,800,629	26,286,658	25,772,687	25,258,716	24,744,745	24,230,774	23,716,803	21,022,380	16,457,648	9,176,596	4,219,342	2,649,432	-	-	-		
28,342,542	27,828,571	27,314,600	26,800,629	26,286,658	25,772,687	25,258,716	24,744,745	24,230,774	23,716,803	21,022,380	16,457,648	9,176,596	4,219,342	2,649,432	-	-	-		
\$ 46,008,126	\$ 45,410,056	\$ 43,489,097	\$ 45,454,039	\$ 41,802,705	\$ 33,641,823	\$ 30,617,472	\$ 27,696,224	\$ 27,182,253	\$ 24,174,803	\$ 21,480,380	\$ 16,915,648	\$ 9,634,596	\$ 4,677,342	\$ 3,107,432	\$ 458,000	\$ 458,000	\$ 458,000		
\$ 280,288,003	\$ 340,811,219	\$ 407,120,944	\$ 475,555,469	\$ 551,886,079	\$ 640,896,977	\$ 737,826,347	\$ 842,855,113	\$ 953,868,370	#####	#####	\$ 1,340,094,634	\$ 1,492,095,578	\$ 1,655,721,951	\$ 1,828,018,114	\$ 2,010,387,415	\$ 2,200,538,249	\$ 2,398,788,786		