



City of Dunwoody, Georgia

Town Hall Meeting



May 2022



General Obligation Bonds Overview

- General Obligation (GO) Bonds must be approved by voters in a referendum.
 - **Note:** A sample schedule for the November 2022 election is included on the subsequent page.
- GO Bonds would be guaranteed by the Full Faith and Credit of the City.
 - **Note:** A separate bond millage (property tax) is anticipated to be assessed in addition to the City's current Maintenance and Operations Tax Levy.
- Total Outstanding GO Bonds are limited to 10% of assessed value and must be retired within 30 years.
- GO Bonds can be issued in the public market through a competitive/negotiated sale or sold directly to a Bank through a Direct Bank Loan. Public market issuances would require a credit rating whereas in a Direct Bank Loan issuance a rating is not required.
- GO Bonds are issued directly by the City (i.e. no third party issuer).
- The GO Bond issuance process generally takes between 60-90 days following a successful referendum.

November 2022 Election Schedule

		Action
Step 1	Prior to the City Council Resolution	City Council determines project(s) to be financed and Plan of Finance Developed
Step 2	Prior to the City Council Resolution	Financial Terms and Conditions to be included in the referendum finalized. These include but are not limited to: <ul style="list-style-type: none"> • Purpose(s) / Ballot Question • Not to Exceed Aggregate Principal Amount • Not to Exceed Interest Rate (Coupon) • Maximum Annual Principal Amounts • Final Maturity
Step 3	Currently Anticipated to be <u>July 11</u>	City Council adopts Resolution Calling the Election
Step 4	Prior to the Call of Election	DeKalb County Board of Registration and Elections adopts Resolution Calling the Election
Step 5	Prior to the Call of Election	Submit Call of Election to local newspaper(s)
Step 6	At Least 90 Days prior to the Election (<u>August 10</u>)	Call of Election published
Step 7	Prior to Notice of Election	Submit form of ballot question to ballot builders
Step 8	Prior to Notice of Election	Submit Notice of Election to local newspaper
Step 9	At Least 30 Days prior to the election (<u>Week of October 3</u>)	Notice of Election(s) Published (Five Publications Recommended)
Step 10	November 8	Election

Key Assumptions

- Davenport has assumed the following assumptions:
 - \$30, \$40 and \$50 million Borrowings;
 - 20 Year Amortization;
 - 4.50% Interest Rate; and,
 - Level Debt Service Structure.

Estimated Debt Service

\$30 Million Borrowing

\$30 Million Borrowing 4.50% Interest Rate			
Year	Principal	Interest	Total
1	\$960,000	\$1,346,250	\$2,306,250
2	1,000,000	1,306,800	2,306,800
3	1,045,000	1,261,800	2,306,800
4	1,090,000	1,214,775	2,304,775
5	1,140,000	1,165,725	2,305,725
6	1,195,000	1,114,425	2,309,425
7	1,245,000	1,060,650	2,305,650
8	1,300,000	1,004,625	2,304,625
9	1,360,000	946,125	2,306,125
10	1,420,000	884,925	2,304,925
11	1,485,000	821,025	2,306,025
12	1,555,000	754,200	2,309,200
13	1,620,000	684,225	2,304,225
14	1,695,000	611,325	2,306,325
15	1,770,000	535,050	2,305,050
16	1,850,000	455,400	2,305,400
17	1,935,000	372,150	2,307,150
18	2,020,000	285,075	2,305,075
19	2,110,000	194,175	2,304,175
20	2,205,000	99,225	2,304,225
Total	\$30,000,000	\$16,117,950	\$46,117,950

Impact on Millage Rate and Average Homeowner

\$30 Million Borrowing

Impact on Millage Rate

Estimated Digest \$4,000,000,000
 Debt Service \$2,306,250
 Millage **0.58**

City	Dunwoody
Enter Home Value	\$400,000 ^A

	B	C	D	E	F
	Gross Assessment (A x 40%)	Standard Exemption	Net Assessment (B-C)	Millage Rate	Tax Amount (D x E)
Bond (4.50%)	\$160,000	(\$10,000)	\$150,000	0.58	\$86

City	Dunwoody
Enter Home Value	\$500,000 ^A

	B	C	D	E	F
	Gross Assessment (A x 40%)	Standard Exemption	Net Assessment (B-C)	Millage Rate	Tax Amount (D x E)
Bond (4.50%)	\$200,000	(\$10,000)	\$190,000	0.58	\$110

City	Dunwoody
Enter Home Value	\$600,000 ^A

	B	C	D	E	F
	Gross Assessment (A x 40%)	Standard Exemption	Net Assessment (B-C)	Millage Rate	Tax Amount (D x E)
Bond (4.50%)	\$240,000	(\$10,000)	\$230,000	0.58	\$133

Estimated Debt Service

\$40 Million Borrowing

\$40 Million Borrowing 4.50% Interest Rate			
Year	Principal	Interest	Total
1	\$1,280,000	\$1,795,000	\$3,075,000
2	1,335,000	1,742,400	3,077,400
3	1,390,000	1,682,325	3,072,325
4	1,455,000	1,619,775	3,074,775
5	1,520,000	1,554,300	3,074,300
6	1,590,000	1,485,900	3,075,900
7	1,660,000	1,414,350	3,074,350
8	1,735,000	1,339,650	3,074,650
9	1,815,000	1,261,575	3,076,575
10	1,895,000	1,179,900	3,074,900
11	1,980,000	1,094,625	3,074,625
12	2,070,000	1,005,525	3,075,525
13	2,160,000	912,375	3,072,375
14	2,260,000	815,175	3,075,175
15	2,360,000	713,475	3,073,475
16	2,465,000	607,275	3,072,275
17	2,580,000	496,350	3,076,350
18	2,695,000	380,250	3,075,250
19	2,815,000	258,975	3,073,975
20	2,940,000	132,300	3,072,300
Total	\$40,000,000	\$21,491,500	\$61,491,500

Impact on Millage Rate and Average Homeowner

\$40 Million Borrowing

Impact on Millage Rate

Estimated Digest \$4,000,000,000
 Debt Service \$3,075,000
 Millage **0.77**

City	Dunwoody
Enter Home Value	\$400,000

	B	C	D	E	F
	Gross Assessment (A x 40%)	Standard Exemption	Net Assessment (B-C)	Millage Rate	Tax Amount (D x E)
Bond (4.50%)	\$160,000	(\$10,000)	\$150,000	0.77	\$115

City	Dunwoody
Enter Home Value	\$500,000

	B	C	D	E	F
	Gross Assessment (A x 40%)	Standard Exemption	Net Assessment (B-C)	Millage Rate	Tax Amount (D x E)
Bond (4.50%)	\$200,000	(\$10,000)	\$190,000	0.77	\$146

City	Dunwoody
Enter Home Value	\$600,000

	B	C	D	E	F
	Gross Assessment (A x 40%)	Standard Exemption	Net Assessment (B-C)	Millage Rate	Tax Amount (D x E)
Bond (4.50%)	\$240,000	(\$10,000)	\$230,000	0.77	\$177

Estimated Debt Service

\$50 Million Borrowing

\$50 Million Borrowing 4.50% Interest Rate			
Year	Principal	Interest	Total
1	\$1,600,000	\$2,243,750	\$3,843,750
2	1,665,000	2,178,000	3,843,000
3	1,740,000	2,103,075	3,843,075
4	1,820,000	2,024,775	3,844,775
5	1,900,000	1,942,875	3,842,875
6	1,985,000	1,857,375	3,842,375
7	2,075,000	1,768,050	3,843,050
8	2,170,000	1,674,675	3,844,675
9	2,265,000	1,577,025	3,842,025
10	2,370,000	1,475,100	3,845,100
11	2,475,000	1,368,450	3,843,450
12	2,585,000	1,257,075	3,842,075
13	2,700,000	1,140,750	3,840,750
14	2,825,000	1,019,250	3,844,250
15	2,950,000	892,125	3,842,125
16	3,085,000	759,375	3,844,375
17	3,225,000	620,550	3,845,550
18	3,370,000	475,425	3,845,425
19	3,520,000	323,775	3,843,775
20	3,675,000	165,375	3,840,375
Total	\$50,000,000	\$26,866,850	\$76,866,850

Impact on Millage Rate and Average Homeowner

\$50 Million Borrowing

Impact on Millage Rate

Estimated Digest \$4,000,000,000
 Debt Service \$3,843,750
 Millage **0.96**

City	Dunwoody
Enter Home Value	\$400,000

A

	B	C	D	E	F
	Gross Assessment (A x 40%)	Standard Exemption	Net Assessment (B-C)	Millage Rate	Tax Amount (D x E)
Bond (4.50%)	\$160,000	(\$10,000)	\$150,000	0.96	\$144

City	Dunwoody
Enter Home Value	\$500,000

A

	B	C	D	E	F
	Gross Assessment (A x 40%)	Standard Exemption	Net Assessment (B-C)	Millage Rate	Tax Amount (D x E)
Bond (4.50%)	\$200,000	(\$10,000)	\$190,000	0.96	\$183

City	Dunwoody
Enter Home Value	\$600,000

A

	B	C	D	E	F
	Gross Assessment (A x 40%)	Standard Exemption	Net Assessment (B-C)	Millage Rate	Tax Amount (D x E)
Bond (4.50%)	\$240,000	(\$10,000)	\$230,000	0.96	\$221

Debt Service Summary

Debt Service Summary 4.50% Interest Rate			
Borrowing Amount	\$30 Million	\$40 Million	\$50 Million
Millage Rate Impact	0.58	0.77	0.96
1	\$2,306,250	\$3,075,000	\$3,843,750
2	2,306,800	3,077,400	3,843,000
3	2,306,800	3,072,325	3,843,075
4	2,304,775	3,074,775	3,844,775
5	2,305,725	3,074,300	3,842,875
6	2,309,425	3,075,900	3,842,375
7	2,305,650	3,074,350	3,843,050
8	2,304,625	3,074,650	3,844,675
9	2,306,125	3,076,575	3,842,025
10	2,304,925	3,074,900	3,845,100
11	2,306,025	3,074,625	3,843,450
12	2,309,200	3,075,525	3,842,075
13	2,304,225	3,072,375	3,840,750
14	2,306,325	3,075,175	3,844,250
15	2,305,050	3,073,475	3,842,125
16	2,305,400	3,072,275	3,844,375
17	2,307,150	3,076,350	3,845,550
18	2,305,075	3,075,250	3,845,425
19	2,304,175	3,073,975	3,843,775
20	2,304,225	3,072,300	3,840,375
Total	\$46,117,950	\$61,491,500	\$76,866,850

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