

**Item #6D:**  
**Village Trustee Borys**  
Proposed SSA To Extend Public Water Into Downtown

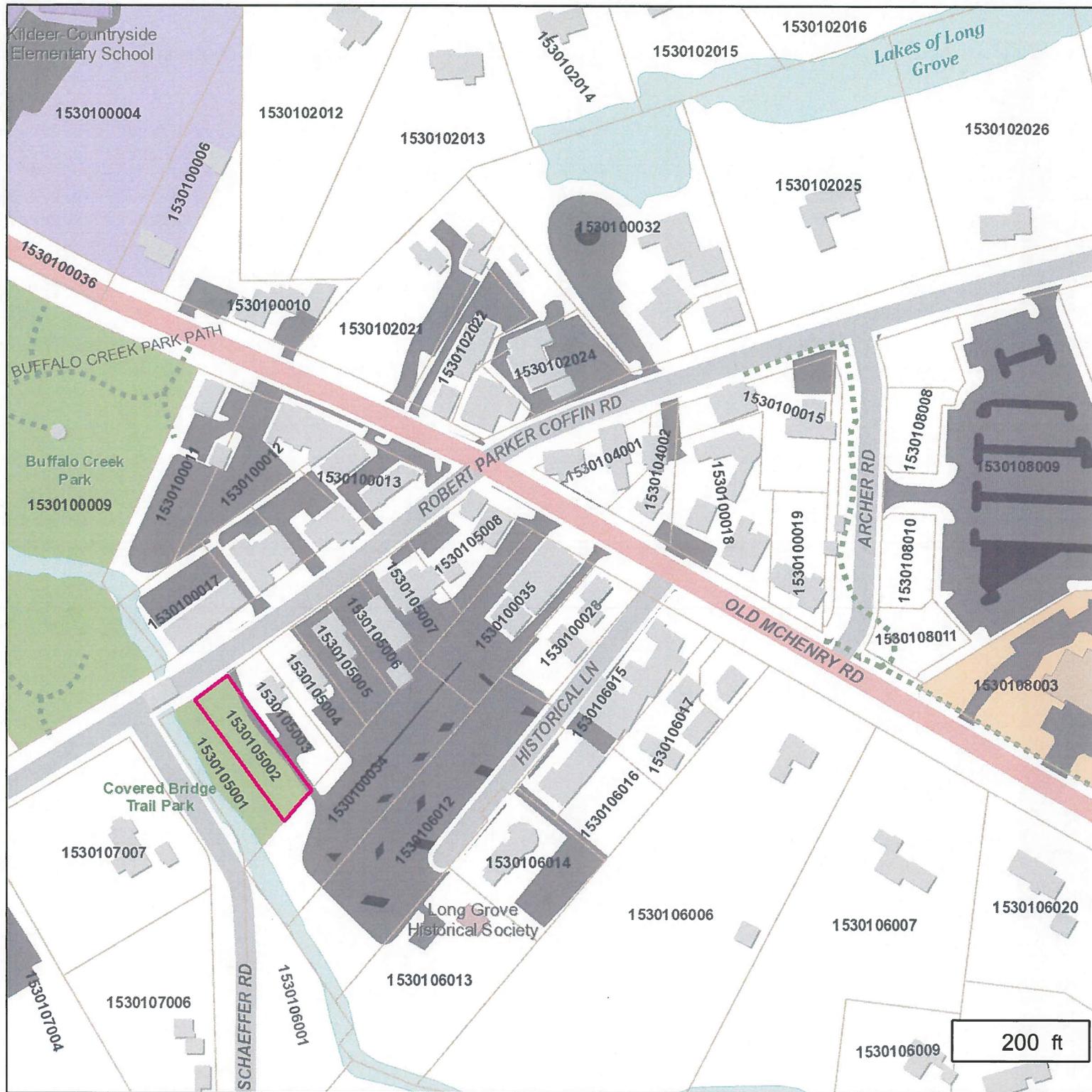
Connection Fee Per Residential Equivalent (RE) @ 4.5%

20 years = 531.48

30 years = 425.64

Address	PIN	Usage (RE)	Connection Fee (\$7,000 / RE)	Annual DT Water SSA Levy		2014 DT LGBCP Levy
				20 Years	30 Years	
144 Old McHenry Road	15-30-100-010	1	\$7,000	\$531	\$426	\$4,164
145 Old McHenry Road	15-30-100-011	2	\$14,000	\$1,063	\$851	\$1,495
135 Old McHenry Road	15-30-100-012	17	\$119,000	\$9,035	\$7,236	\$7,878
404 Robert Parker Coffin Road	15-30-100-013	1	\$7,000	\$531	\$426	\$4,803
201 Robert Parker Coffin Road	15-30-100-014	1	\$7,000	\$531	\$426	\$2,861
209 Robert Parker Coffin Road	15-30-100-014	1	\$7,000	\$531	\$426	\$2,861
275 Robert Parker Coffin Road	15-30-100-015	5	\$35,000	\$2,657	\$2,128	\$11,577
440 Robert Parker Coffin Road	15-30-100-017	2	\$14,000	\$1,063	\$851	\$4,790
5 Old McHenry Road	15-30-100-018	6	\$42,000	\$3,189	\$2,554	\$13,898
343 Old McHenry Road	15-30-100-019	6	\$42,000	\$3,189	\$2,554	\$4,995
318 Old McHenry Road	15-30-100-028	1	\$7,000	\$531	\$426	\$3,771
215 Robert Parker Coffin Road	15-30-100-032	11	\$77,000	\$5,846	\$4,682	\$11,426
221 Robert Parker Coffin Road	15-30-100-033	1	\$7,000	\$531	\$426	\$5,809
314 Old McHenry Road	15-30-100-035	17	\$119,000	\$9,035	\$7,236	\$4,702
130 Old McHenry Road	15-30-102-021	1	\$7,000	\$531	\$426	\$5,181
114 Old McHenry Road	15-30-102-022	3	\$21,000	\$1,594	\$1,277	\$11,149
209 Robert Parker Coffin Road	15-30-102-023	0	\$0	\$0	\$0	\$0
209 Robert Parker Coffin Road	15-30-102-024	1	\$7,000	\$531	\$426	\$5,719
430 Robert Parker Coffin Road	15-30-103-001	4	\$28,000	\$2,126	\$1,703	\$7,624
410 Robert Parker Coffin Road	15-30-103-002	5	\$35,000	\$2,657	\$2,128	\$4,059
303 Old McHenry Road	15-30-104-001	3	\$21,000	\$1,594	\$1,277	\$4,264
5 Old McHenry Road	15-30-104-002	2	\$14,000	\$1,063	\$851	\$4,841
0 Robert Parker Coffin Road	15-30-105-002	0	\$0	\$0	\$0	\$0
445 Robert Parker Coffin Road	15-30-105-003	1	\$7,000	\$531	\$426	\$3,357
437 Robert Parker Coffin Road	15-30-105-004	1	\$7,000	\$531	\$426	\$2,700
427 Robert Parker Coffin Road	15-30-105-005	1	\$7,000	\$531	\$426	\$8,273
421 Robert Parker Coffin Road	15-30-105-006	1	\$7,000	\$531	\$426	\$5,016
407 Robert Parker Coffin Road	15-30-105-007	2	\$14,000	\$1,063	\$851	\$3,866
405 Robert Parker Coffin Road	15-30-105-008	1	\$7,000	\$531	\$426	\$5,278
0 Old McHenry Road	15-30-106-014	1	\$7,000	\$531	\$426	\$1,620
340 Old McHenry Road	15-30-106-015	40	\$280,000	\$21,259	\$17,026	\$3,464
0 Old McHenry Road	15-30-106-016	1	\$7,000	\$531	\$426	\$0
0 Old McHenry Road	15-30-106-017	1	\$7,000	\$531	\$426	\$1,983
0 Old McHenry Road	15-30-106-018	1	\$7,000	\$531	\$426	\$1,576
1165 Old McHenry Road	15-30-108-003	3	\$21,000	\$1,594	\$1,277	
Archer Outlot #1	15-30-108-008	17	\$119,000	\$9,035	\$7,236	
Archer Outlot #2	15-30-108-010	17	\$119,000	\$9,035	\$7,236	
<b>TOTALS</b>			<b>\$1,253,000</b>	<b>\$95,135</b>	<b>\$76,190</b>	<b>\$165,000</b>

# Lake County, Illinois




**LakeCounty**  
 Geographic Information System

Lake County  
 Department of Information Technology  
 18 N County St  
 Waukegan IL 60085  
 (847) 377-2373

Map Printed on 8/4/2015  
 Parcel 1530105002 is outlined.



— Tax Parcels

■ Trails



**Disclaimer:**

The selected feature may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.

**MEMORANDUM**

To: David Lothspeich  
Village Manager

Fr: Michael Shrake, P.E.  
Village Engineer

Geoffrey Perry, P.E.  
Assistant Village Engineer

Date: June 23, 2015

Re: Watermain Connection Fee Analysis  
Downtown Watermain Loop along Robert Parker Coffin Road and Old McHenry Road  
Village of Long Grove

As requested, we reviewed the proposed watermain loop along Robert Parker Coffin Road and Old McHenry Road. We have reviewed potential construction costs, historic connection fees and benefitted properties to analyze potential connection fees for system users. For purposes of our analysis, the "proposed watermain loop" also includes the extension on Robert Parker Coffin Road to the covered bridge, the extension along Old McHenry Road to the northerly limits of the historic downtown and the connection on Archer Road. Below is a summary of our analysis:

**Benefitted Properties:**

The "Benefitted Properties" for the proposed watermain loop along Robert Parker Coffin Road and Old McHenry Road are as follows:

Area	Anticipated Usage (Residential Equivalents, RE)
Downtown Business District	180
Parcels Along IL Route 83 (West Side)	68
SE Downtown / Triangle Property	30
Total	278

\* Includes 10,000 gal/day (40 RE) for potential Finch Beer development

\*\* Residential Properties Not Included

**Watermain Improvements Costs:**

The costs included for the watermain are as follows:

Description	Cost
Watermain Distribution System plus Pump and Generator Improvements	\$2,120,000
Lake Michigan Water (Connection to Northwest Water Commission)	\$700,000
Emergency Interconnect to Buffalo Grove System	\$150,000
Total	\$2,970,000

**Connection Fee Analysis:**

Connection Fee per Residential Equivalent (R.E.) of \$7,000

Description	Project Cost	Total Connection Fees @ \$7,000 / RE	Percentage of Project Costs Recaptured
Water Distribution System plus Pump and Generator Impvs., Lake Michigan Water and Emergency Interconnect	\$2,970,000	\$1,946,000	65.5%

\* Fees do not include sewer tap-on fees

**Additional Notes**

All project costs and anticipated usage are per the DRAFT "Downtown Water System, Preliminary Analysis & Findings," prepared by Gewalt Hamilton Associates, Inc., dated April 27, 2015.

This analysis does not include watermain extension into any of the existing, adjacent subdivisions. If these residential properties wish to become users of the Village water system at a later time, their connection fees will include the project costs to install the trunk line in their subdivision in addition to a connection fee.

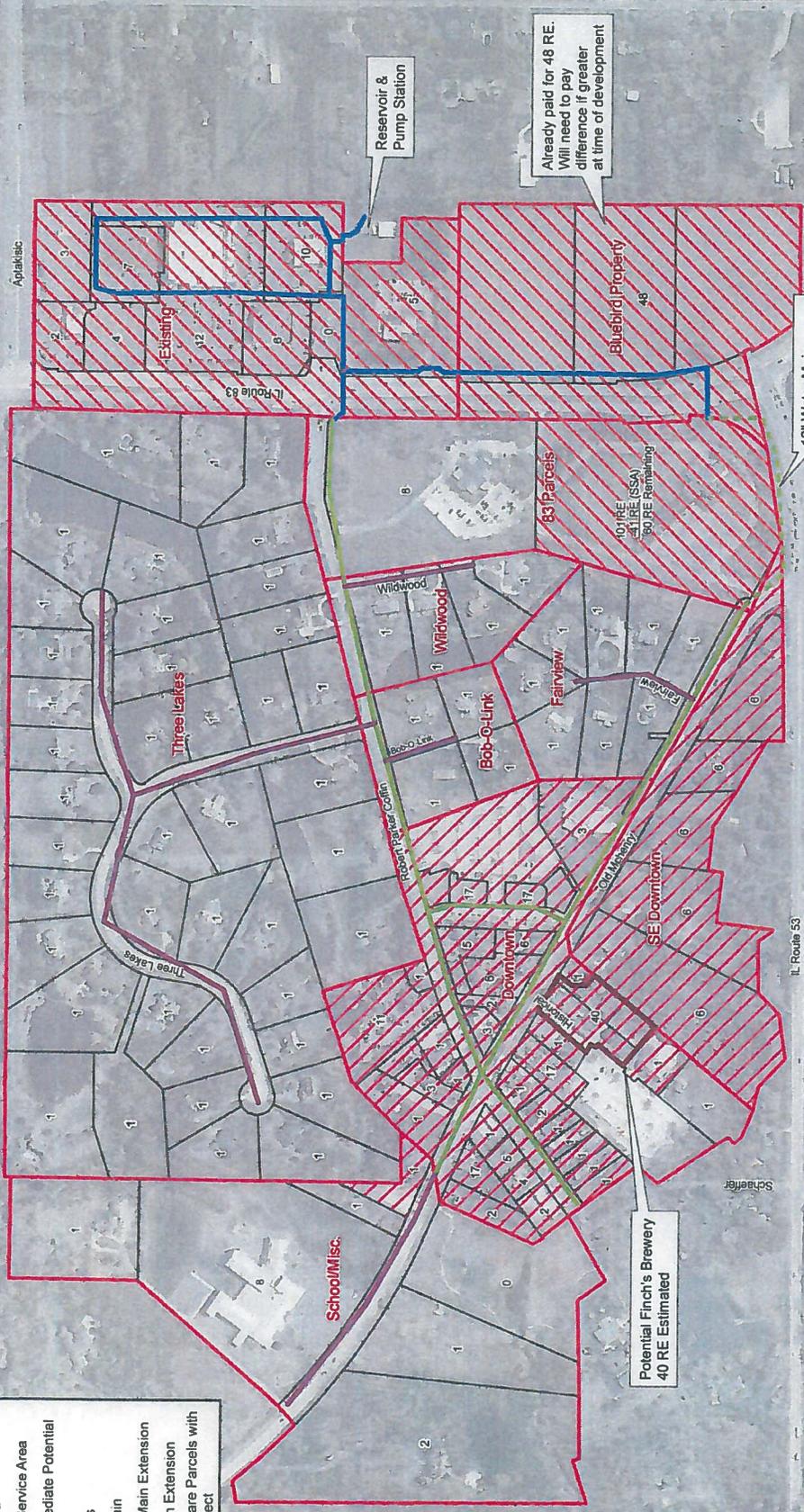
If you have any questions or would like to discuss these items in further detail, please let me know.

**Summary Table / Cost per Parcel**

Address	PIN	Usage (RE)	Connection Fee (\$7,000 / RE)
<b><i>Downtown Business District</i></b>			
275 Robert Parker Coffin Road	15-30-100-015	5	\$35,000.00
303 Old McHenry Road	15-30-104-001	3	\$21,000.00
5 Old McHenry Road	15-30-104-002	2	\$14,000.00
5 Old McHenry Road	15-30-100-018	6	\$42,000.00
343 Old McHenry Road	15-30-100-019	6	\$42,000.00
1165 Old McHenry Road	15-30-108-003	3	\$21,000.00
Archer Outlot #1	15-30-108-008	17	\$119,000.00
Archer Outlot #2	15-30-108-010	17	\$119,000.00
221 Robert Parker Coffin Road	15-30-100-033	1	\$7,000.00
215 Robert Parker Coffin Road	15-30-100-032	11	\$77,000.00
209 Robert Parker Coffin Road	15-30-100-014	1	\$7,000.00
201 Robert Parker Coffin Road	15-30-100-014	1	\$7,000.00
114 Old McHenry Road	15-30-102-022	3	\$21,000.00
130 Old McHenry Road	15-30-102-021	1	\$7,000.00
145 Old McHenry Road	15-30-100-011	2	\$14,000.00
135 Old McHenry Road	15-30-100-012	17	\$119,000.00
404 Robert Parker Coffin Road	15-30-100-013	1	\$7,000.00
410 Robert Parker Coffin Road	15-30-103-002	5	\$35,000.00
430 Robert Parker Coffin Road	15-30-103-001	4	\$28,000.00
440 Robert Parker Coffin Road	15-30-100-017	2	\$14,000.00
0 Robert Parker Coffin Road	15-30-105-002	1	\$7,000.00
445 Robert Parker Coffin Road	15-30-105-003	1	\$7,000.00
437 Robert Parker Coffin Road	15-30-105-004	1	\$7,000.00
427 Robert Parker Coffin Road	15-30-105-005	1	\$7,000.00
421 Robert Parker Coffin Road	15-30-105-006	1	\$7,000.00
407 Robert Parker Coffin Road	15-30-105-007	2	\$14,000.00
405 Robert Parker Coffin Road	15-30-105-008	1	\$7,000.00
314 Old McHenry Road	15-30-100-035	17	\$119,000.00
318 Old McHenry Road	15-30-100-028	1	\$7,000.00
340 Old McHenry Road	15-30-106-015	40	\$280,000.00
0 Old McHenry Road	15-30-106-018	1	\$7,000.00
0 Old McHenry Road	15-30-106-014	1	\$7,000.00
144 Old McHenry Road	15-30-100-010	1	\$7,000.00
<b><i>Parcels along Route 83 (West Side)</i></b>			
4160 Illinois Route 83	15-30-205-023	8	\$56,000.00
1190 Old McHenry Road	15-30-205-019	60	\$420,000.00
<b><i>Southeast Downtown / Triangle Property</i></b>			
1150 Old McHenry Road	15-30-106-006	6	\$42,000.00
1160 Old McHenry Road	15-30-106-007	6	\$42,000.00
1164 Old McHenry Road	15-30-106-020	6	\$42,000.00
1170 Old McHenry Road	15-30-204-002	6	\$42,000.00
1180 Old McHenry Road	15-30-200-033	6	\$42,000.00

**Legend**

-  Water Service Area
-  Existing Special Service Area
-  Parcels with Immediate Potential to Connect
-  Parcel Boundaries
-  Existing Water Main
-  Proposed Water Main Extension
-  Future Water Main Extension
-  \*All Non-Hatched Areas are Parcels with Future Potential to Connect



**Water Service Areas**  
 Long Grove, IL  
 08/23/2015

1 inch = 350 Feet



**GHA** GEORGETOWN ASSOCIATES, INC.  
 www.gha-engineers.com

Village of Long Grove  
 Projected Summary of TIF Calculations Using Current Interest Rate (4%) on General Fund & Open Spaces Fund Advances  
 Actual 2008-2014 and Projected for Years 2015-2031

0%

Year	Year	New Development (EAV)	Property Tax (increment)	Total Sources	Total Uses	Harbor Chase		Resources		Advance		
						Only Development Fund Balance (Deficit)	Available to Reduce Advances	Outstanding Subject to Interest				
Actual	2008	-	-	-	177,678	(177,678)						
	2009	-	-	-	1,385,838	(1,563,516)						
	2010	21,913	21,913	21,913	1,729,411	(3,271,014)						
	2011	65,370	65,370	5,124,322	2,639,974	(786,666)						
	2012	60,419	60,419	293,936	1,265,174	(1,757,904)						
	2013	175,312	175,312	431,351	683,103	(2,009,656)						
	2014	208,157	208,157	513,042	1,865,189	(3,361,803)					5,023,307	
Forecast	2015	214,402	214,402	506,765	659,057	(3,514,095)	(152,292)				5,175,599	
	2016	214,402	214,402	515,536	696,899	(3,695,458)	(181,363)				5,356,962	
	2017	814,402	814,402	1,124,570	662,903	(3,233,791)	461,667				4,895,295	
	2018	814,402	814,402	1,133,875	645,437	(2,745,353)	488,438				4,406,857	
	2019	814,402	814,402	1,143,459	636,149	(2,238,043)	507,310				3,899,547	
	2020	814,402	814,402	1,153,331	629,607	(1,714,319)	523,724				3,375,823	
	2021	814,402	814,402	1,163,499	620,533	(1,171,353)	542,966				2,832,857	
	2022	814,402	814,402	1,173,972	613,814	(611,195)	560,158				2,272,699	
	2023	814,402	814,402	1,184,759	599,158	(25,594)	585,601				-	
	2024	814,402	814,402	1,195,870	519,125	651,150	676,745				-	
	2025	814,402	814,402	1,207,314	537,750	1,320,714	669,564				-	
	2026	814,402	814,402	1,219,101	558,375	1,981,440	660,726				-	
	2027	814,402	814,402	1,231,242	560,625	2,652,057	670,617				-	
	2028	814,402	814,402	1,243,747	565,625	3,330,180	678,122				-	
	2029	814,402	814,402	1,256,628	583,000	4,003,807	673,628				-	
	2030	814,402	814,402	1,269,894	616,625	4,657,077	653,269				-	
	2031	814,402	814,402	1,283,559	20,000	5,920,636	1,263,559				-	
	<b>Totals</b>			13,176,000	25,391,686	19,471,050	5,920,636					

**Assumptions and notes:**

\*\*Property Tax Revenue= Assume 3% increase each year after 2015

\*\*Sales Tax Revenue = Assume 3% increase each year after 2014

\*\*Administrative Expenditures = Assume \$20,000 each year after 2014

\*\*Capital Expenditures = Completed as of 2014.

\*\*No additional interest or arrearages on advances from Open Spaces or General Fund after 2014.

\*\*Assumes no additional rebates or developer incentives will be paid.

Village of Long Grove  
 Projected Summary of TIF Calculations Using Current Interest Rate (4%) on General Fund & Open Spaces Fund Advances  
 Actual 2008-2014 and Projected for Years 2015-2031

0%

Year	Year	New Development (EAV)	Property Tax (increment)	Total Sources	Total Uses	No New Development		Resources		Advance Outstanding Subject to Interest
						Fund Balance	(Deficit)	Available to Reduce	Advances	
2008	1	-	-	-	177,678	(177,678)	-	-	-	-
2009	2	-	-	-	1,385,838	(1,563,516)	-	-	-	-
2010	3	21,913	21,913	21,913	1,729,411	(3,271,014)	-	-	-	-
2011	4	65,370	5,124,322	5,124,322	2,639,974	(786,666)	-	-	-	-
2012	5	60,419	293,936	293,936	1,265,174	(1,757,904)	-	-	-	-
2013	6	175,312	431,351	431,351	683,103	(2,009,656)	-	-	-	-
2014	7	208,157	513,042	513,042	1,865,189	(3,361,803)	-	-	-	5,023,307
2015	8	214,402	506,765	506,765	659,057	(3,514,095)	(152,292)	(152,292)	5,175,599	-
2016	9	214,402	515,536	515,536	696,899	(3,695,458)	(181,363)	(181,363)	5,356,962	-
2017	10	214,402	524,570	524,570	662,903	(3,833,791)	(138,333)	(138,333)	5,495,295	-
2018	11	214,402	533,875	533,875	669,437	(3,969,353)	(135,562)	(135,562)	5,630,857	-
2019	12	214,402	543,459	543,459	685,109	(4,111,003)	(141,650)	(141,650)	5,772,507	-
2020	13	214,402	553,331	553,331	704,525	(4,262,197)	(151,194)	(151,194)	5,923,701	-
2021	14	214,402	563,499	563,499	722,448	(4,421,146)	(158,949)	(158,949)	6,082,650	-
2022	15	214,402	573,972	573,972	743,806	(4,590,981)	(169,834)	(169,834)	6,252,485	-
2023	16	214,402	584,759	584,759	758,349	(4,764,571)	(173,590)	(173,590)	-	-
2024	17	214,402	595,870	595,870	519,125	(4,687,826)	76,745	76,745	-	-
2025	18	214,402	607,314	607,314	537,750	(4,618,263)	69,564	69,564	-	-
2026	19	214,402	619,101	619,101	558,375	(4,557,536)	60,726	60,726	-	-
2027	20	214,402	631,242	631,242	560,625	(4,486,919)	70,617	70,617	-	-
2028	21	214,402	643,747	643,747	565,625	(4,408,797)	78,122	78,122	-	-
2029	22	214,402	656,628	656,628	583,000	(4,335,169)	73,628	73,628	-	-
2030	23	214,402	669,894	669,894	616,625	(4,281,900)	53,269	53,269	-	-
2031	24	214,402	683,559	683,559	20,000	(3,618,341)	663,559	663,559	-	-
<b>Totals</b>		4,176,000	16,391,686	16,391,686	20,010,027	(3,618,341)				

**Assumptions and notes:**

- \*\*Property Tax Revenue= Assume 3% increase each year after 2015
- \*\*Sales Tax Revenue = Assume 3% increase each year after 2014
- \*\*Administrative Expenditures = Assume \$20,000 each year after 2014
- \*\*Capital Expenditures = Completed as of 2014.
- \*\*No additional interest or arrearages on advances from Open Spaces or General Fund after 2014.
- \*\*Assumes no additional rebates or developer incentives will be paid.



# SPEER FINANCIAL, INC.

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## VILLAGE OF LONG GROVE TIF Related Capital Improvements Funding

The Village has the need for downtown capital improvement funding with repayment partially tied to new development. It is expected that TIF revenues as well as SSA revenues will fund the debt repayment.

As a non-home rule government, the Village has several types of debt it can issue pledging its credit. As previously discussed, the likely debt instrument to be used, offering the greatest flexibility, is known as debt certificates. These do not have a levy, instead being a general promise to pay by the Village. Another type of debt instrument is a special service area (SSA) bond. These are restricted to defined areas that are benefitting from improvements with the property tax paid solely from the included parcels. Due to the limited area of the downtown, the bonds are of low credit worthiness and therefore more expensive than debt certificates, if at all marketable. Security for a SSA bond is limited to the tax levies on the properties. The size and assessed equalized values for the area are believed to be relatively low, compared to the water capital needed. The vacancy level of the properties is also a concern. Issuing a debt certificate to be paid, at least in part, by SSA levies would have good market access and a low interest rate.

Estimated need is as follows:

Water System .....	\$3,200,000
Bridge Repair .....	800,000
Streetscape .....	<u>1,000,000</u>
Subtotal .....	\$5,000,000
Cost of Issuance .....	<u>100,000</u>
Total .....	\$5,100,000

Attached as Exhibit A is a debt schedule for \$5,100,000 compared to the projected TIF revenues that assume one new project but no inflationary growth in taxes. Note that this understates the revenues as it ignores any SSA levies, which have yet to be determined.

The issuance process for debt certificates is as follows. Once the financial need is quantified, an offering document for the debt will be prepared, describing the Village as to finances, government, debt, socioeconomics and census data. A bond rating will be undertaken, probably including a driving tour. The offering document will be sent out to financial institutions for bids, to be received the morning of a Board meeting. That evening the Board will vote on a debt ordinance detailing all terms of the debt. The receipt of funds will occur several weeks later. A reasonable period for this entire process is 90 days. SSA related debt requires 60-90 days additional to create the SSA.

### Debt Schedule

- A. \$5,100,000 for initial phase

KWM/pls  
6-3-15

## VILLAGE OF LONG GROVE, ILLINOIS

\$5,100,000 Series 2017 Debt Certificates

Assorted Projects

Back Weighted--Assumes One New Development

### Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I
12/01/2017	-	-	180,354.17	180,354.17
12/01/2018	-	-	196,750.00	196,750.00
12/01/2019	100,000.00	3.000%	196,750.00	296,750.00
12/01/2020	150,000.00	3.000%	193,750.00	343,750.00
12/01/2021	200,000.00	3.000%	189,250.00	389,250.00
12/01/2022	250,000.00	3.500%	183,250.00	433,250.00
12/01/2023	300,000.00	3.500%	174,500.00	474,500.00
12/01/2024	400,000.00	4.000%	164,000.00	564,000.00
12/01/2025	400,000.00	4.000%	148,000.00	548,000.00
12/01/2026	450,000.00	4.000%	132,000.00	582,000.00
12/01/2027	450,000.00	4.000%	114,000.00	564,000.00
12/01/2028	500,000.00	4.000%	96,000.00	596,000.00
12/01/2029	500,000.00	4.000%	76,000.00	576,000.00
12/01/2030	500,000.00	4.000%	56,000.00	556,000.00
12/01/2031	900,000.00	4.000%	36,000.00	936,000.00
<b>Total</b>	<b>\$5,100,000.00</b>	<b>-</b>	<b>\$2,136,604.17</b>	<b>\$7,236,604.17</b>

#### Yield Statistics

Bond Year Dollars	\$54,325.00
Average Life	10.652 Years
Average Coupon	3.9330035%
Net Interest Cost (NIC)	3.9330035%
True Interest Cost (TIC)	3.9215464%
Bond Yield for Arbitrage Purposes	3.9215464%
All Inclusive Cost (AIC)	3.9215464%

#### IRS Form 8038

Net Interest Cost	3.9330035%
Weighted Average Maturity	10.652 Years

## VILLAGE OF LONG GROVE, ILLINOIS

\$5,100,000 Series 2017 Debt Certificates

Assorted Projects

Back Weighted--Assumes One New Development

### Coverage Ratio

Date	Total Revenues	Total D/S	Coverage
12/01/2017	461,000.00	180,354.17	2.5560817x
12/01/2018	488,000.00	196,750.00	2.4803050x
12/01/2019	507,000.00	296,750.00	1.7085088x
12/01/2020	523,000.00	343,750.00	1.5214545x
12/01/2021	542,000.00	389,250.00	1.3924213x
12/01/2022	560,000.00	433,250.00	1.2925563x
12/01/2023	585,000.00	474,500.00	1.2328767x
12/01/2024	676,000.00	564,000.00	1.1985816x
12/01/2025	669,000.00	548,000.00	1.2208029x
12/01/2026	660,000.00	582,000.00	1.1340206x
12/01/2027	670,000.00	564,000.00	1.1879433x
12/01/2028	678,000.00	596,000.00	1.1375839x
12/01/2029	673,000.00	576,000.00	1.1684028x
12/01/2030	653,000.00	556,000.00	1.1744604x
12/01/2031	1,263,000.00	936,000.00	1.3493590x
<b>Total</b>	<b>\$9,608,000.00</b>	<b>\$7,236,604.17</b>	<b>-</b>