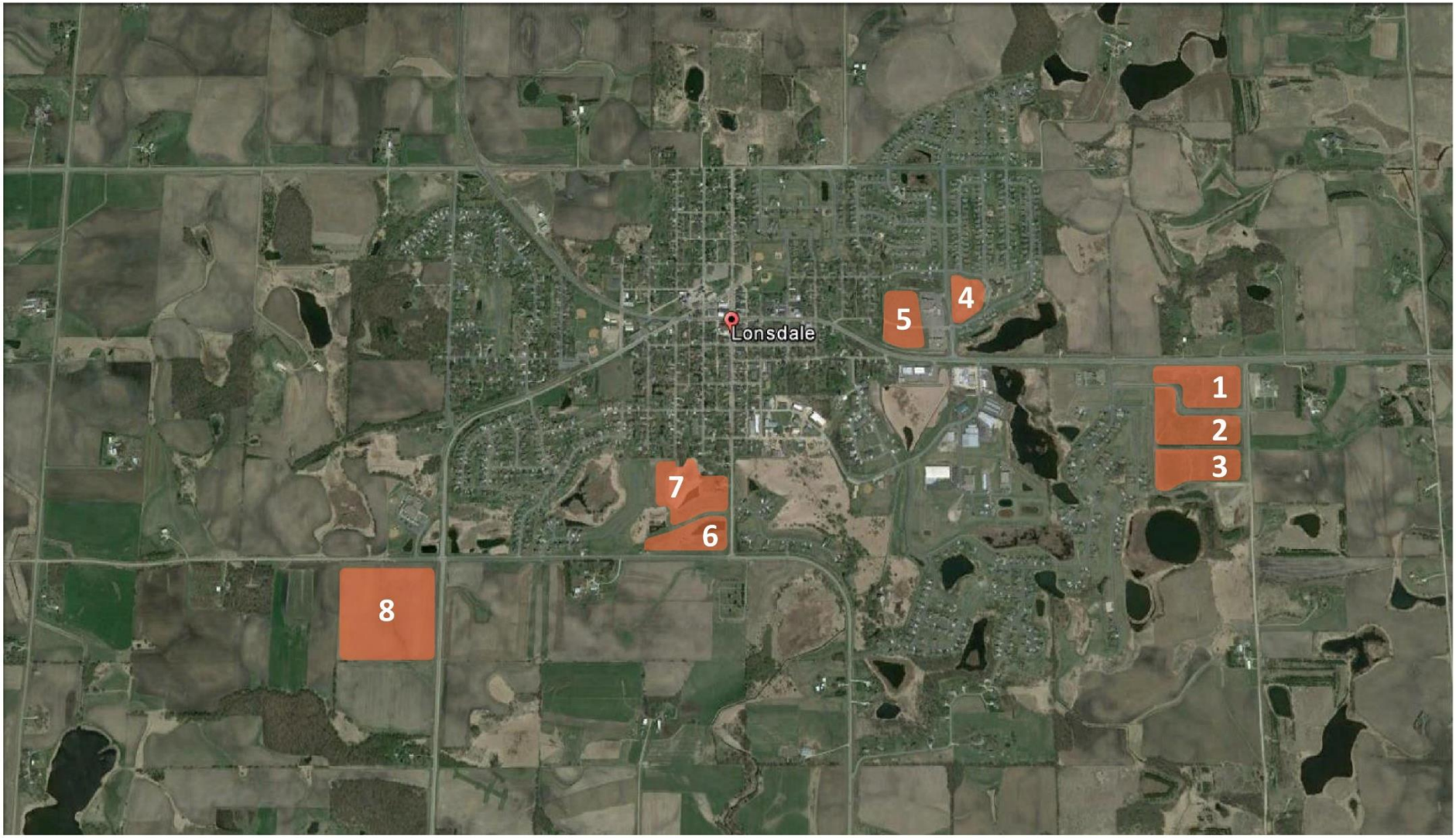
Lonsdale Community & Police Center Feasibility Study


Lonsdale
1
2
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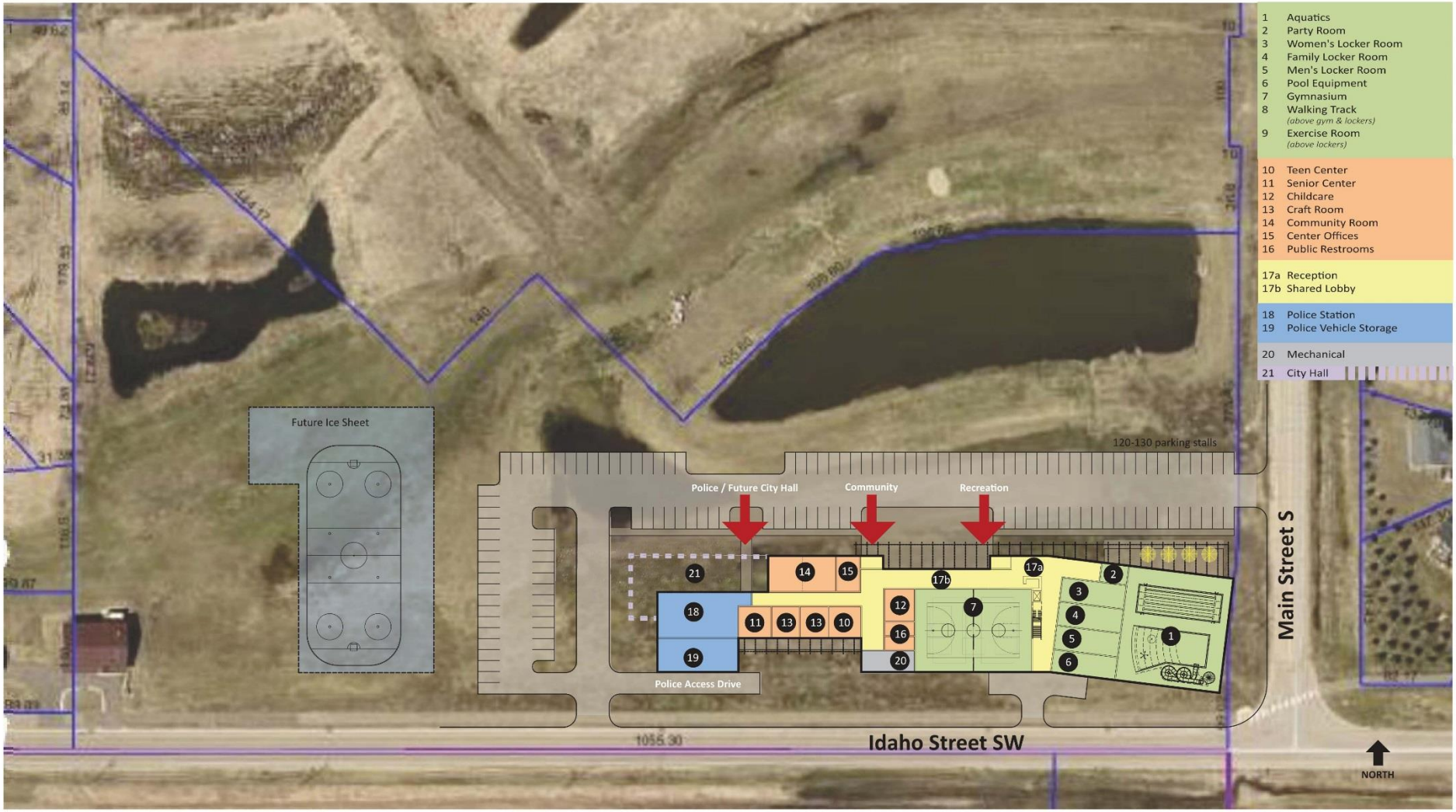
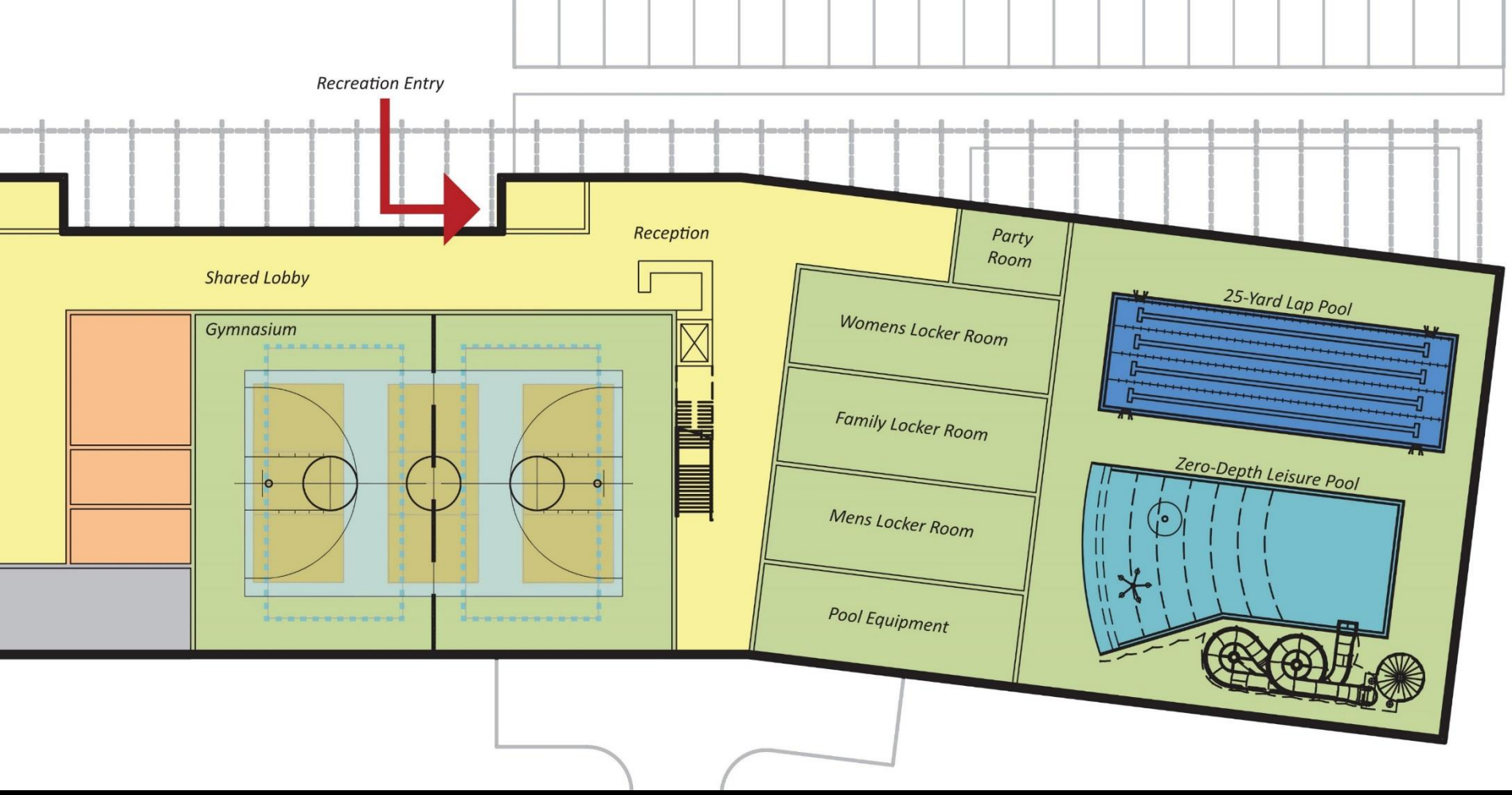
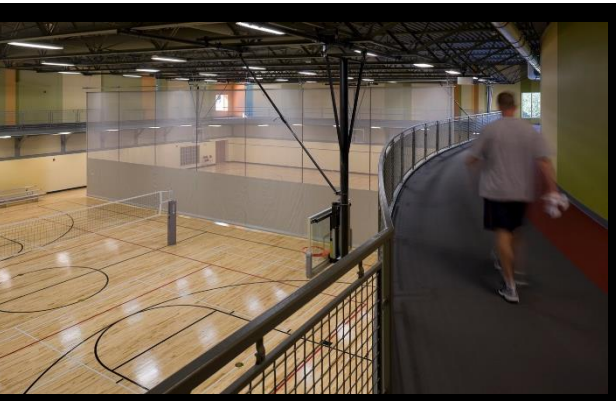
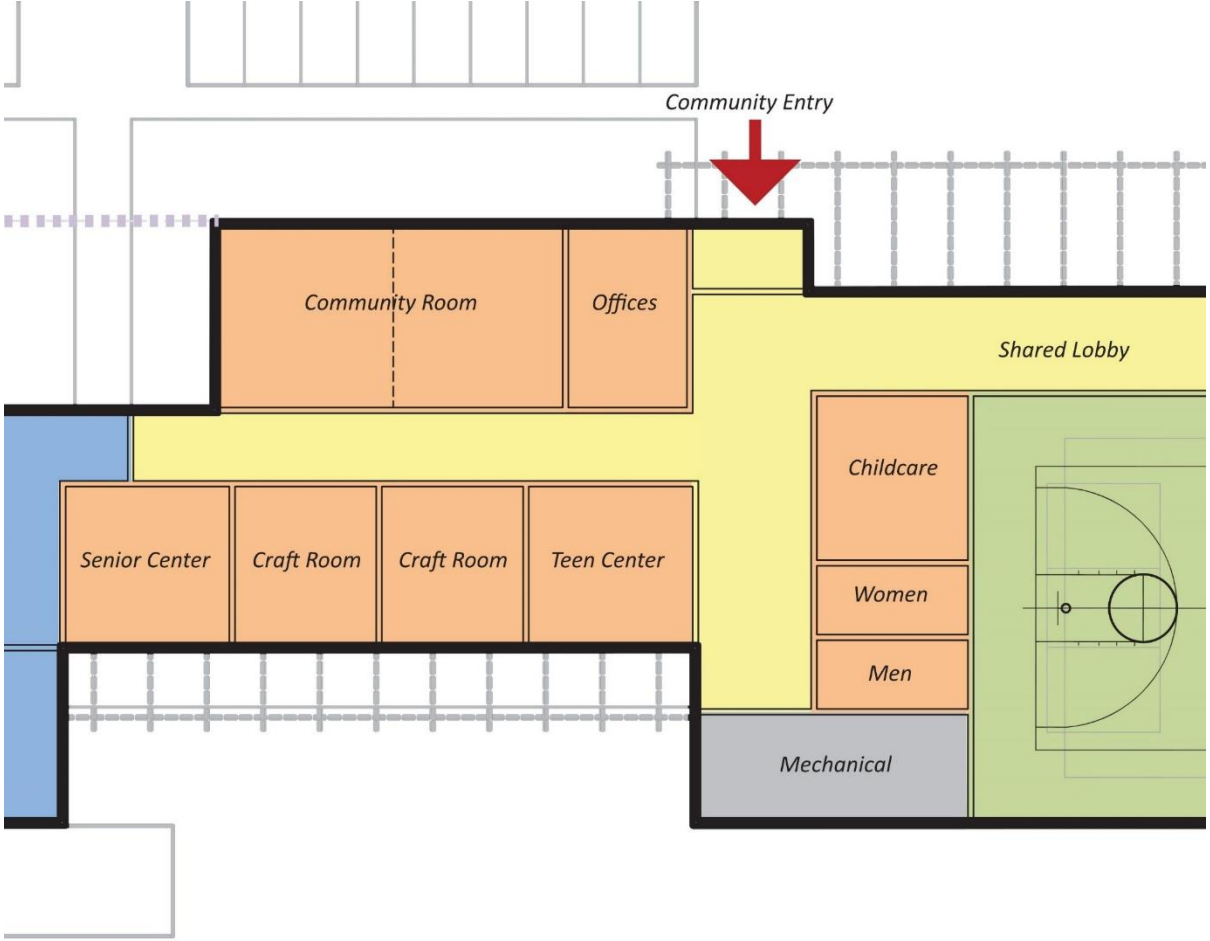
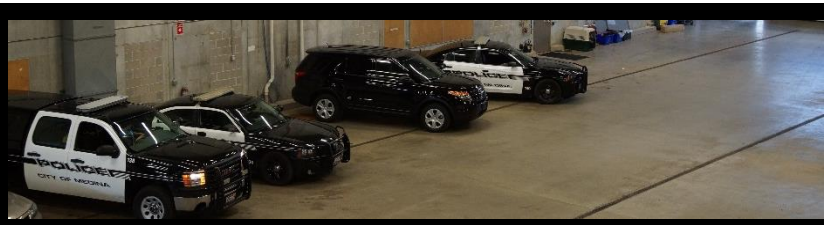

1 Aquatics
2 Party Room
3 Women's Locker Room
4 Family Locker Room
5 Men's Locker Room
6 Pool Equipment
7 Gymnasium
8 Walking Track
(above gym & lockers)
9 Exercise Room
(above lockers)
10 Teen Center
11 Senior Center
12 Childcare
13 Craft Room
14 Community Room
15 Center Offices
16 Public Restrooms
17a Reception
17b Shared Lobby
18 Police Station
19 Police Vehicle Storage
20 Mechanical
21 City Hall
Future Ice Sheet
120-130 parking stalls
Police / Future City Hall
Community
Recreation
Police Access Drive
Main Street S
Idaho Street SW
NORTH


Recreation Entry
Reception
Shared Lobby
Gymnasium
Party Room
Womens Locker Room
Family Locker Room
Mens Locker Room
Pool Equipment
25-Yard Lap Pool
Zero-Depth Leisure Pool




Community Entry
Community Room
Offices
Shared Lobby
Childcare
Women
Men
Senior Center
Craft Room
Craft Room
Teen Center
Mechanical

Police/Future City Hall Entry
Future City Hall Facilities
Com
Police Station
(Offices, Interview Rooms, Reception, Etc.)
Senior Center
Craft Roo
(Vehicle Garage)
Police-Only Access Drive



Project Budget

Site Improvements	$1,100,000
Building Construction	$10,230,000
Escalation	$220,000
Design/Estimating Contingency	$340,000
Construction Contingency	$350,000
Subtotal Construction Cost	**$12,240,000**
Project Soft Costs	$1,820,000
Total Project Cost	**$14,060,000**

Ballard King

Market and Demographic Study

Revenue Projections

Operations Budget

BAIRD

BOND SOLUTION

City of Lonsdale, MN
Hypothetical General Obligation Bonds (Current Rates)
Illustration: UTGO, NBQ, AA-, 25 Year Amortization
***** Illustration 1: Hypothetical Rates as of July 18, 2016 *****

Period Ending	Proposed Principal	Proposed Debt Service	Existing Debt Service	Total Adj Debt Service
02/01/2018			727,813	727,813
02/01/2019	85,000	604,428	309,468	913,895
02/01/2020	420,000	765,605	147,961	913,566
02/01/2021	425,000	766,825	145,299	912,124
02/01/2022	440,000	777,363	137,021	914,383
02/01/2023	445,000	777,303	136,571	913,873
02/01/2024	455,000	781,295	131,333	912,628
02/01/2025	455,000	774,470	138,158	912,628
02/01/2026	465,000	777,190	135,928	913,118
02/01/2027	475,000	779,285	131,801	911,086
02/01/2028	480,000	775,498	135,523	911,020
02/01/2029	500,000	785,418	126,712	912,129
02/01/2030	550,000	823,918	87,493	911,410
02/01/2031	595,000	855,443	57,384	912,827
02/01/2032	610,000	855,270	57,169	912,439
02/01/2033	685,000	914,105		914,105
02/01/2034	705,000	915,268		915,268
02/01/2035	725,000	915,528		915,528
02/01/2036	745,000	914,865		914,865
02/01/2037	765,000	913,260		913,260
02/01/2038	785,000	910,693		910,693
02/01/2039	810,000	912,143		912,143
02/01/2040	835,000	912,843		912,843
02/01/2041	860,000	912,793		912,793
02/01/2042	885,000	911,993		911,993
	14,200,000	20,032,795	2,605,632	22,638,427

Date Prepared: July 18, 2016

BAIRD

City of Lonsdale, MN
Estimated Tax Impact of 2016 Bond Referendum

		$14,200,000 General Obligation Bonds (Current Interest Rates)	
Est. New Pay 18 D/S Payment @ 105%		634,649	634,649
Pay 2018 Existing Debt Levy Reduction @ 105%		(439,262)	(439,262)
Net D/S Levy @ 105%		195,387	195,387
Pay 2016 FINAL NTC		2,698,977	2,698,977
Est. Tax Rate		7.2393%	7.2393%
Types of Property	**Estimated Market Value**	**Est. Annual Tax Impact**	**Est. Monthly Tax Impact**
Residential Homestead	$100,000	$51.98	$4.33
	110,000	59.87	$4.99
	120,000	67.76	$5.65
	125,000	71.67	$5.97
	130,000	75.65	$6.30
	140,000	83.54	$6.96
	150,000	91.43	$7.62
	175,000	111.12	$9.26
	200,000	130.89	$10.91
	225,000	150.58	$12.55
	250,000	170.34	$14.20
	275,000	190.03	$15.84
	300,000	209.80	$17.48
	400,000	288.70	$24.06
	500,000	361.97	$30.16
Commercial / Industrial	$100,000	$108.59	$9.05
	250,000	307.67	$25.64
	500,000	669.64	$55.80
	1,000,000	1,393.57	$116.13

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