



Healthier Together Center Feasibility Study

Workshop 8
August 25, 2023

opsis



Meeting Agenda

- 00** Welcome
- 01** Financing & Community Tolerance
- 02** Draft Report Review
- 03** Next Steps

Financing & Community Tolerance

01

MPD vs. PFD

MPD Option

- Property Tax
- Possible Annual Revenue: \$2.1M
- Average Annual Cost to Resident: \$.30/\$1,000 property valuation

Advantages:

- Does not require full county vote
- Vote in Service Area only

Disadvantages:

- Requires 2 votes to pass
- Requires 1 super majority vote

PFD Option

- 0.2% Sales Tax & 2% Lodging Tax
- Possible Annual Revenue: \$2.1M
- Annual Cost to Resident: \$2/\$1,000 taxable spending

Advantages:

- Approx. 20-25% paid by non-residents (mostly tourists)
- 1-2 votes
- Requires a simple majority

Disadvantages

- County-wide Vote
- Variable revenue based on economy

MPD vs. PFD

	BASE PROJECT		FULL BUILD OUT	
	MPD	PFD	MPD	PFD
Voting				
Area	MPD District	County-Wide	MPD District	County-Wide
# of Votes	2	1-2	2	1-2
Majority	1 Simple Majority to create MPD	No vote to create PFD	1 Simple Majority to create MPD	No vote to create PFD
	1 Super Majority tied to excess levy	1-2 Simple Majority to enable sales tax and lodging tax	1 Super Majority tied to excess levy	1-2 Simple Majority to enable sales tax and lodging tax
Project Cost	\$37,100,000	\$37,100,000	\$45,900,000	\$45,900,000
Buy Down (\$15M)	\$15,000,000	\$15,000,000	\$15,000,000	\$15,000,000
Cost for Bonding	\$22,100,000	\$22,100,000	\$30,900,000	\$30,900,000
Cost to Residents	Varies, see below	\$0.02/\$10 taxable goods (sales tax only, not lodging tax)	Varies, see below	\$0.02/\$10 taxable goods (sales tax only, not lodging tax)
Home Valuation	\$0.30/\$1,000 Per Year Max		\$0.30/\$1,000 Per Year Max	
\$400,000	\$120		\$120	
\$600,000	\$180		\$180	
\$800,000	\$240		\$240	
\$1,000,000	\$300		\$300	
	\$0.20/\$1,000		\$0.20/\$1,000	
\$400,000	\$80		\$80	
\$600,000	\$120		\$120	
\$800,000	\$160		\$160	
\$1,000,000	\$200		\$200	
Governance				
# of Board Members	5	Varies	5	Varies
Elected or Appointed	Elected or Appointed	Appointed	Elected or Appointed	Appointed
Stability	Stable	Variable based on economy	Stable	Variable based on economy

MPD for \$22M

\$22M in debt issuance at 4.5% true cost of interest

- 20-year debt level payment
 - Annual funding generation - \$1,691,275
 - Requires \$0.29-\$0.30 in levy
- 15-year debt level payment
 - Annual funding generation - \$2,048,504
 - Requires \$0.36-0.37 in levy
- 10-year debt level payment
 - Annual funding generation - \$2,780,334
 - Requires \$0.45-0.50 in levy to make it work

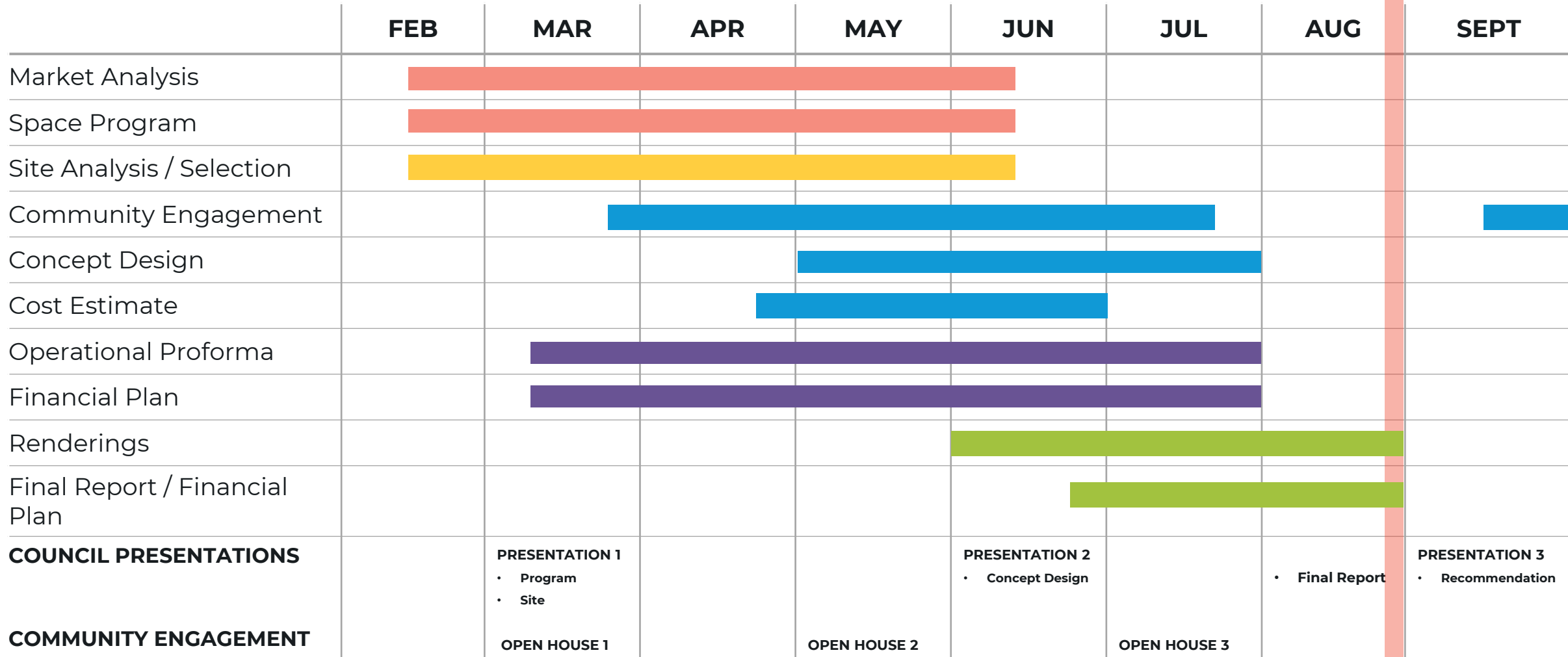
Draft Report Review

02

Next Steps

03

Project Calendar



Next Steps

- Draft Report Feedback from Steering Committee – 9/1
- Final Report – 9/11
- City Council & County Commissioners Recommendation – 9/18 & 9/25
- Analysis of Existing Building – August
- Geotech Analysis – October
- Soft Cost Confirmation
- JAC Fundraising