



**Village of Oak Park**

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## 1. Municipal Finance Overview and Village Financial Planning Framework

- Illinois municipal finance overview
- Borrowing considerations for a multi-phase capital program

## 2. Overview of Existing Debt

- The Village’s main liabilities are its General Obligation debt and net pension liabilities

## 3. Financing Major Components of the Capital Improvement Program

- The Village budgeted to fund a portion of the Oak Park Avenue Streetscape through a 2026 bond issue
- Other capital projects could be considered for bond financing through 2030, including the new Police Station, Percy Julian Chicago Ave. Streetscape, Village Hall remodel, Bike Plan and/or Vision Zero Projects
- This presentation will outline the debt service requirements and potential impact on homeowner property taxes

Project Fund Summary	
Oak Park Ave. Streetscape*	\$17,660,000
Police Station Project	\$75,000,000
Percy Julian Chicago Ave. Streetscape	\$12,000,000
Village Hall Remodel	\$27,700,000
Bike Plan Project	\$30,000,000
Vision Zero Project	\$16,500,000
<b>Total</b>	<b>\$178,860,000</b>

\*Already approved in FY26 budget

## 4. Bond Rating and Peer Community Considerations

- S&P Global Ratings recently affirmed its ‘AA’ rating for the Village’s General Obligation debt
- This presentation will review S&P’s rating methodology and the potential impact of additional borrowing for the above projects

## 5. Pension Liability Management

- As of January 1, 2025, the Village’s pension funds were approximately 60% (Fire) and 48% (Police) funded with approximately \$159 million of combined unfunded pension liabilities
- The Village is statutorily required to make contributions to achieve a 90% funded ratio by 2040 and is currently making payments to expectedly achieve a 100% funding ratio by 2040
- The Village could potentially issue pension funding obligations, which would effectively replace all or a portion of the Village’s current unfunded pension liability with a General Obligation bond

# Municipal Finance Overview and Village Financial Planning Framework

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# Long-Term Borrowing Alternatives for Capital Projects

*As a home rule unit under Article VII of the Illinois Constitution, the Village of Oak Park is not subject to any statutory debt limitation.*

## • **General Obligation Bonds**

- Secured by the Village's full faith and credit and ad valorem taxes on all taxable property within the Village
- Strong investor confidence typically results in lower interest rates than similarly-rated bonds with a more limited pledge
- No referendum approval required for home rule units
- May abate the ad valorem property taxes and pay from other lawfully available funds
- May be issued for any lawful corporate purpose

## • **Revenue Bonds**

- No direct property tax pledge, but secured by a specific revenue source or enterprise system (i.e. water and sewer revenue bonds, parking revenue bonds, sales tax revenue bonds)
- Usually result in higher interest rates than similarly-rated general obligation bonds
- May include additional security features to compensate for revenue instability (i.e. Debt Service Reserve Fund, Additional Bonds Test, etc.)
- Revenue bonds secured by enterprise revenues must be used to fund enterprise-related projects
- Not under consideration at this time

## • **Federal and State Loan Programs**

- Example – Illinois Environmental Protection Agency (IEPA) loans
- Usually offer below-market interest rates
- Typically include application process and on-going compliance requirements
- Restricted project eligibility, with no guarantee of full project funding
- To be considered for future financing

# Long-Term Borrowing Alternatives for Capital Projects

*As a home rule unit under Article VII of the Illinois Constitution, the Village of Oak Park is not subject to any statutory debt limitation.*

- **Tax Increment Revenue Bonds**

- Secured by incremental property taxes within a TIF district
- Attracts private investment and encourages development
- Often issued on a non-rated basis in the high yield sector of the municipal bond market
- Sensitive to fluctuations in incremental property tax revenues and development performance
- Not under consideration at this time

- **Special Service Area Bonds**

- Secured by special taxes levied within a designated area benefiting from improvements, with special taxes allocated to benefiting properties based on a pre-determined formula
- Often issued on a non-rated basis in the high yield sector of the municipal bond market
- Useful for localized improvements with a limited geographic scope (i.e. streetscape improvements, business district enhancements, infrastructure for new subdivision development)
- Requires property owner support to establish the Special Service Area
- Not under consideration at this time

## What to Expect: The Bond Issuance Process



Meet with Village staff and officials to review financing objectives, strategic objectives, and budgetary constraints.

Review and explain the financing options available to the Village.

Provide recommendations on the financing team and plan of finance.

Prepare the offering document necessary to market the debt issuance.

Full management of the sales process through a negotiated public offering.

Present the results of the of the financing through a formal award packet which describes the results of the financing and provides Speer's formal recommendation to the Village.

Assist transaction participants with the transfer of funds and delivery of the debt instrument through the closing process.

**What is abatement?** To “abate” a levy means directing the county clerk not to extend a previously levied amount because that debt service will be paid from another revenue source. Bond levies may be abated in part or in full. For general obligation bonds, the debt service levy typically may not be abated until an offsetting amount has been irrevocably deposited into the debt service fund.

## Why abate?

- Allows the Village to utilize its strong, existing general obligation rating to fund a variety of important infrastructure projects and use various revenue sources to pay debt service (e.g. GO bonds may fund a water infrastructure project, and water revenues could be used to abate that portion of GO debt service)

### Annual Abatements (Manage Taxes)

- Board adopts an ordinance directing the County Clerk to abate a specific bond issue in a specific amount
- The same ordinance can authorize any fund transfer needed to abate the amount
- File the adopted ordinance with the County Clerk
- Typically adopted in December with the tax levy and filed by March 1, so the County can process it before closing that levy year

### Refunded / Paid-Off Bonds

- Occurs when a new bond series refinances (“refunds”) prior outstanding bonds
- Because the refunded bonds are repaid from the new proceeds, their levies must be abated
- Authorized in the ordinance approving the refunding bonds
- Accomplished with a Certificate of Reduction of Taxes, drafted by Bond Counsel and filed during the refunding

As the Village forms its comprehensive financial plan for the coming years, it could set guardrails to preserve its financial strength

## Strong Liquidity

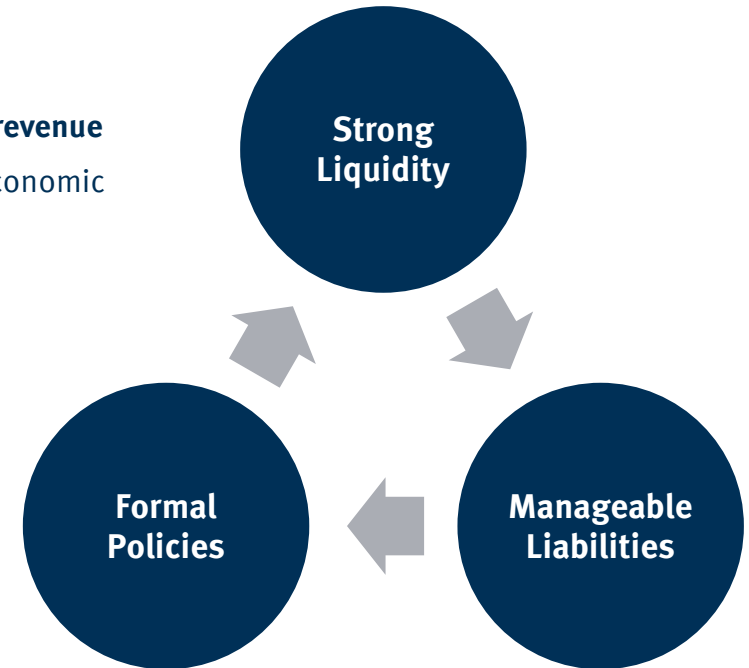
- **Maintain a minimum unrestricted General Fund balance of 15% of operating revenue**
  - A strong liquidity position allows the Village to navigate variability in the economic cycle while delivering services the community expects
  - Achieves top liquidity grade from S&P Global Ratings
- **Preserve structural budget balance** (revenue ≥ expenses) and avoid reliance on one-time revenue events or expense cuts, which in turn helps maintain a strong liquidity position
- **Consider setting enterprise (water/sewer, parking) user fees to fully cover the operating cost of that enterprise, or otherwise ensure other revenue sources are annually sufficient to cover operating and capital costs**

## Manageable Liabilities

- **Ratio of Debt Service + Pension Costs / Governmental Revenue: Target <20% with upper guardrail of 25%**
- **Monitor the amount of debt maturing over the next 10 years**
  - In lieu of a strict numeric target, balance interest expense with intergenerational equity on long-lived, bond-funded projects
- **Strive to maintain healthy funded status on pension funds** (currently state law requires funding to meet 90% by 2040 for Police and Fire Funds, which requires significant annual contributions through 2040 but will leave the plan in a strong funded position)

## Formal Policies

- **Preserve and periodically review formal policies to evidence the Village’s intentional commitment to preserving financial strength**
- Foster transparency through long-term planning with a focus on providing critical services while maintaining affordability for taxpayers
- **Village Staff is intentionally coordinating the borrowing plan discussed herein with a comprehensive financial policy review which includes the affordability methodology and related debt, reserve, pension funding, and long-term planning policies scheduled for Finance Committee discussion on July 2**



## Where the timing of capital projects overlaps or nearly aligns, combining financing needs into one bond transaction can minimize transaction costs

- When considering the timing and cadence of issuing bonds to fund capital projects, issuers balance interest expense (which begins when a series of bonds are issued) with issuance costs (several expenses are duplicated with each additional bond issue)
- Other ‘soft’ costs, such as staff and governing body time and relative financing efficiency between smaller and larger financings, also influence the timing of financings

### Fixed Costs

#### Certain issuance costs have a sizable ‘base’ fee component and can be duplicative

- **Legal:** Bond Counsel drafts authorizing documents, continuing disclosure agreements, and a tax opinion for each transaction, while Underwriter’s Counsel supports disclosure review, diligence, and drafts other transactional legal documents for each financing; fees index somewhat with transaction size, but there is duplication of expense for each issuance
- **Rating Agency:** Fees paid to rating agencies to assign/update credit ratings are largely indexed to transaction size but carry modest, duplicated base costs
- **Other Costs:** Certain costs (software systems used to sell bonds, assigning a unique bond identifier (CUSIP), and settlement setup for each transaction) are relatively modest but purely duplicative for each series of bonds that is issued
- Underwriter and municipal advisor fees are based on issue size, resulting in similar overall costs whether financing is executed in a single issuance or across multiple transactions

#### “Soft”/Hidden Costs

- Time spent by staff and governing bodies does not directly appear as a line item like other costs, yet still impacts the Village’s operational capacity. The following transactional efforts are duplicated with each financing:
  - Discussions with bond counsel, disclosure counsel, underwriters, and other advisors increase complexity and lengthen timelines
  - Rating agency meetings require updating financial information requests and repetitive presentations
  - Continuing disclosure and legal documentation review
  - Governing body approvals, briefings, and decision points can hinder coordination and timely execution of desired projects

# Review of PAYGO Funding<sup>1</sup>



Fund / Source	Revenue Type	FY2026 (Budgeted)
Capital Improvements Fund	Home rule sales, local gas & telecom taxes (Net of OpEx)	\$4,383,416
Capital Improvements Fund	Intergovernmental grants	2,521,901
Capital Improvements Fund	Charges for services	0
Capital Improvements Fund	Investment income / misc.	75,000
Capital Improvements Fund	General Fund transfer in (discretionary)	10,733,924
Motor Fuel Tax Fund	State MFT allotments + investment income	2,543,351
Grant Fund	Federal Community Development Block Grant	1,574,409
Building Improvement Fund	Investment and grant income	55,831
Fleet Replacement Fund	Transfers from Federal RICO Fund (excludes CIF transfers)	150,000
Equipment Replacement Fund	Transfers from General Fund (excludes CIF transfers)	1,566,139

PAYGO Reserve Position (as of 2025 FYE)	
Capital Improvement Fund	\$1,784,082
Motor Fuel Tax Fund	6,192,717
Grant Fund	301,950
Building Improvement Fund	3,333,917
Fleet Replacement Fund	1,635,836
Equipment Replacement Fund	(605,201)
<b>Total PAYGO Reserves</b>	<b>\$12,643,301</b>

### Key Takeaways:

- ~\$12.6M PAYGO reserve position across capital funds
- Recurring dedicated taxes (~\$4.4M/yr, net of operating expenses) + Motor Fuel Tax (~\$2.5M/yr) + grants to fund routine/maintenance needs
- **Assume these sources continue to fund smaller capital needs going forward as bond financing will fund larger capital projects**

## Overview of Existing Debt

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# Debt Overview

## 1) Annual Debt Payments



Calendar Year	Outstanding GO Bonds D/S											Pension UAAL			Grand Total	
	Series 2012A <sup>(1)</sup>	Series 2015A <sup>(2)</sup>	Series 2015B <sup>(3)</sup>	Series 2016A <sup>(2)</sup>	Series 2016D <sup>(2)</sup>	Series 2016E <sup>(4)</sup>	Series 2017A <sup>(2)</sup>	Series 2018A <sup>(4)</sup>	Series 2020A <sup>(5)</sup>	Series 2021 <sup>(4)</sup>	Series 2026 <sup>(6)</sup>	Total Par	Total Interest	Total D/S		Pmts - Village's 100% Funding Policy <sup>(7)</sup>
2022														\$8,578,091	\$11,091,495	\$19,669,586
2023														8,625,655	9,848,094	18,473,749
2024														8,603,728	11,237,093	19,840,821
2025														8,684,520	13,203,847	21,888,367
2026	\$311,100	\$1,789,300	\$402,656	\$831,734	\$906,141	\$576,791	\$814,534	\$1,125,970	\$265,344	\$301,245	\$1,377,322	\$5,995,000	\$2,707,137	8,702,137	13,631,252	22,333,389
2027			34,875				38,981		265,344	297,938	6,626,000	4,770,000	2,493,138	7,263,138	14,072,575	21,335,713
2028			34,875				38,981		265,344	299,018	6,474,750	4,850,000	2,262,968	7,112,968	14,528,271	21,641,239
2029			34,875				38,981		265,344	299,643	6,514,750	5,125,000	2,028,593	7,153,593	14,998,811	22,152,404
2030			34,875				38,981		265,344	299,670	6,456,250	5,315,000	1,780,120	7,095,120	15,484,682	22,579,802
2031			34,875				38,981		265,344	304,210	6,503,500	5,625,000	1,521,910	7,146,910	15,986,385	23,133,295
2032			34,875				38,981		265,344	303,270	6,500,750	5,895,000	1,248,220	7,143,220	16,504,440	23,647,660
2033			34,875				38,981		700,344	301,945	3,519,750	3,635,000	960,895	4,595,895	17,039,383	21,635,278
2034			34,875				38,981		961,644	300,085	3,293,750	3,830,000	799,335	4,629,335	17,591,767	22,221,102
2035			34,875				38,981		887,544	302,818	3,071,750	3,700,000	635,968	4,335,968	18,162,165	22,498,133
2036			34,875				38,981		984,644		2,958,750	3,540,000	477,250	4,017,250	18,751,168	22,768,418
2037			34,875				1,193,981		1,403,600		369,500	2,680,000	321,956	3,001,956	19,359,385	22,361,341
2038			34,875						2,598,313		372,750	2,765,000	240,938	3,005,938	19,987,448	22,993,386
2039			489,875						2,597,100			2,915,000	171,975	3,086,975	20,636,008	23,722,983
2040			492,813						2,595,600			2,995,000	93,413	3,088,413	21,305,737	24,394,150
2041												0	0	0	11,146,029	11,146,029
<b>Total</b>	<b>\$311,100</b>	<b>\$1,789,300</b>	<b>\$1,803,844</b>	<b>\$831,734</b>	<b>\$906,141</b>	<b>\$576,791</b>	<b>\$2,398,328</b>	<b>\$1,125,970</b>	<b>\$14,586,194</b>	<b>\$3,009,840</b>	<b>\$54,039,572</b>	<b>\$63,635,000</b>	<b>\$17,743,816</b>	<b>\$81,378,816</b>	<b>\$269,185,508</b>	<b>\$350,564,324</b>

(1) Paid from GO levy and Water & Sewer fund.

(2) Paid from GO levy.

(3) Paid from GO levy and Alleys & Streets fund.

(4) Paid from Parking fund.

(5) Paid from GO levy and Parking fund.

(6) Paid from GO levy, Parking fund, and Alleys & Streets fund.

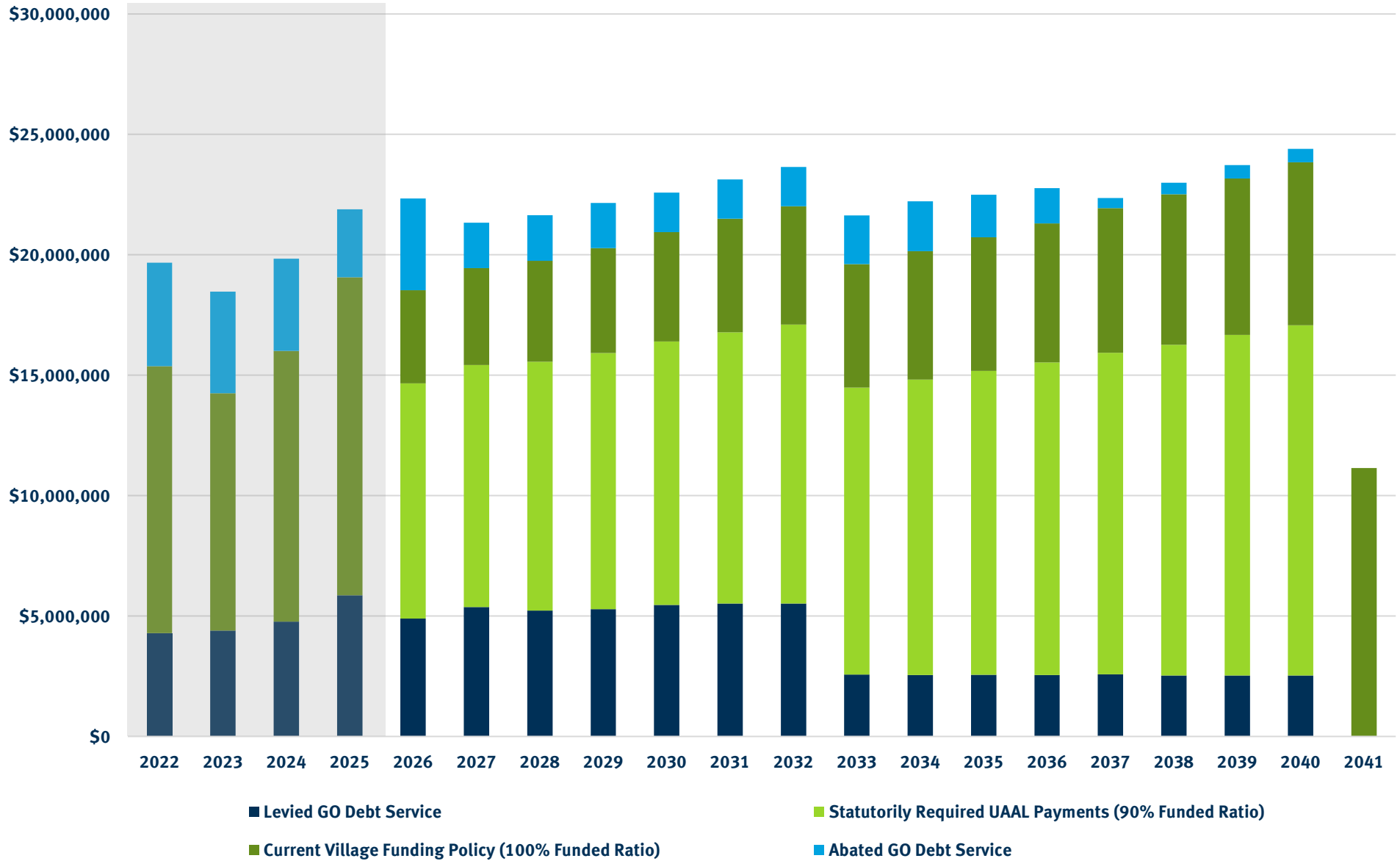
(7) UAAL amortization calculated by Stifel using assumptions from the Oak Park Firefighters' Pension Fund and Oak Park Police Pension Fund Funding Actuarial Valuation reports as of 1/1/2025, prepared by Lauterbach & Amen, LLP.

# Debt Overview

## 2) Annual Debt Payments Graph



Annual Debt Overview



# Debt Overview

## 3) Outstanding General Obligation Levied Debt Service

Calendar Year	Outstanding GO Levied Bonds D/S									Total Par	Total Interest	Total Levied D/S
	Series 2012A	Series 2015A	Series 2015B	Series 2016A	Series 2016D	Series 2017A	Series 2020A	Series 2026				
2022												\$4,285,013
2023												4,399,535
2024												4,768,331
2025												5,858,179
2026	\$236,125	\$1,789,300	\$0	\$831,734	\$46,304	\$814,534	\$253,403	\$921,725		\$3,887,845	\$1,005,281	4,893,126
2027			3,836			38,981	253,403	5,077,378		3,561,100	1,812,498	5,373,598
2028			3,836			38,981	253,403	4,925,823		3,587,600	1,634,443	5,222,043
2029			3,836			38,981	253,403	4,984,693		3,825,850	1,455,063	5,280,913
2030			3,836			38,981	253,403	5,162,350		4,194,800	1,263,771	5,458,570
2031			3,836			38,981	253,403	5,219,960		4,462,150	1,054,031	5,516,180
2032			3,836			38,981	253,403	5,219,053		4,684,350	830,923	5,515,273
2033			3,836			38,981	668,828	1,857,085		1,972,025	596,706	2,568,730
2034			3,836			38,981	918,370	1,593,205		2,043,825	510,567	2,554,392
2035			3,836			38,981	847,604	1,670,278		2,132,125	428,574	2,560,699
2036			3,836			38,981	940,335	1,568,820		2,211,525	340,447	2,551,972
2037			3,836			1,193,981	1,340,438	40,645		2,328,300	250,601	2,578,900
2038			3,836				2,481,388	41,003		2,340,600	185,627	2,526,227
2039			53,886				2,480,231			2,399,350	134,767	2,534,117
2040			54,209				2,478,798			2,458,850	74,157	2,533,007
<b>Total</b>	<b>\$236,125</b>	<b>\$1,789,300</b>	<b>\$154,127</b>	<b>\$831,734</b>	<b>\$46,304</b>	<b>\$2,398,328</b>	<b>\$13,929,813</b>	<b>\$38,282,018</b>		<b>\$46,090,295</b>	<b>\$11,577,456</b>	<b>\$57,667,750</b>

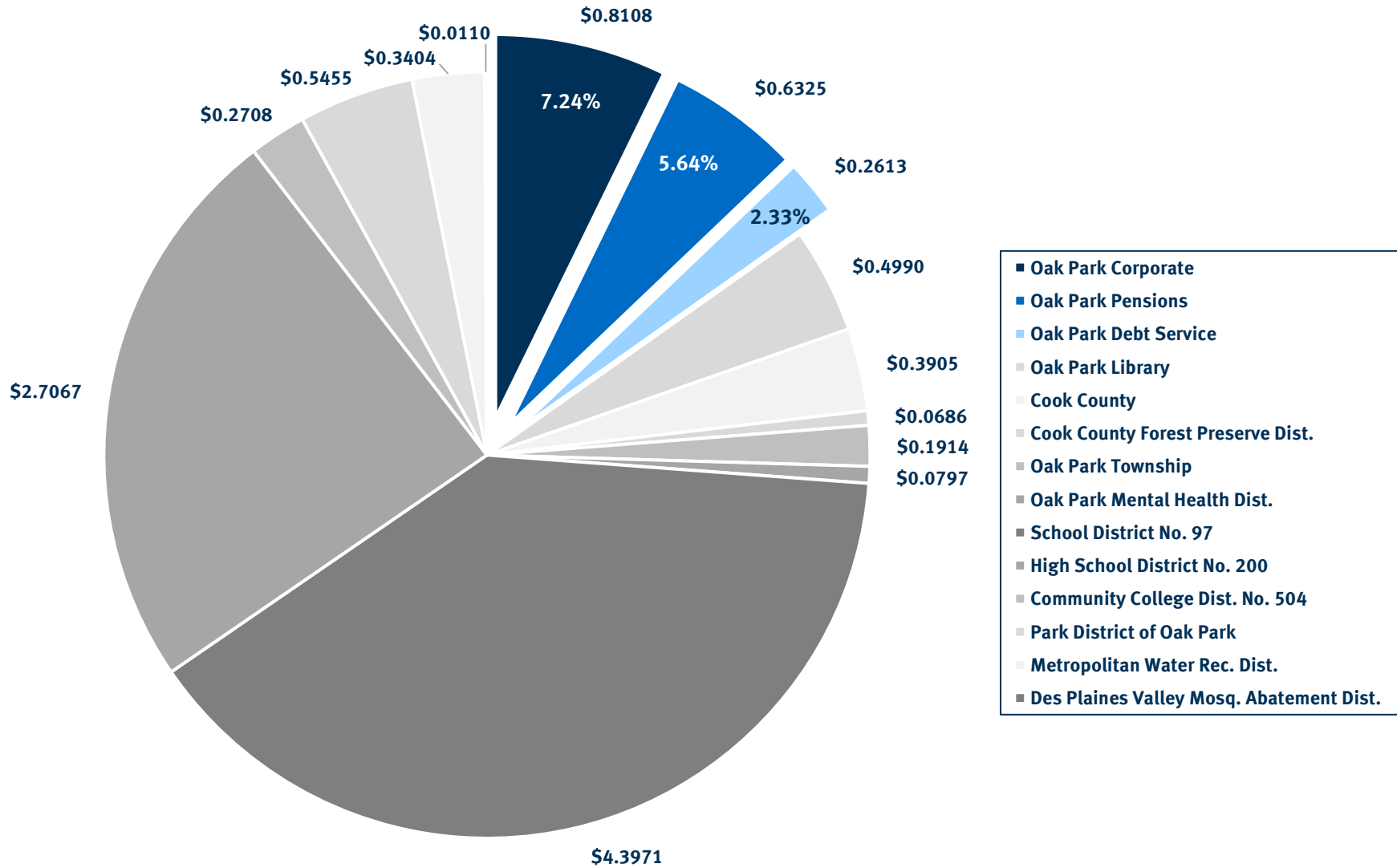
Note: Net of all abatements from other funds.

# Oak Park Property Tax Bill

## 1) Breakdown by Taxing Entity



Levy Year 2024, Payable 2025



Village of Oak Park accounts for 15.2% of the total tax bill.

# Oak Park Property Tax Bill

## 2) Impact of 2026 Reassessments



Levy Year Calendar Year	2024 2025	2025 2026	2026 2027	2026 2027	2026 2027	2026 2027
Property Value Growth from Prior Year		0.00%	10.00%	15.00%	20.00%	24.20%
Total Village Assessed Value	\$ 837,799,817	\$ 837,799,817	\$ 921,579,799	\$ 963,469,790	\$ 1,005,359,781	\$ 1,040,534,017
State Equalization Factor <sup>(1)</sup>	3.0355	2.8683	2.8683	2.8683	2.8683	2.8683
Total Village EAV - before Exemptions	2,543,141,345	2,403,061,216	2,643,367,337	2,763,520,398	2,883,673,459	2,984,563,721
Less: Exemptions <sup>(2)</sup>	(189,314,056)	(189,314,056)	(189,314,056)	(189,314,056)	(189,314,056)	(189,314,056)
<b>Total Taxable Village EAV</b>	<b>\$ 2,353,827,289</b>	<b>\$ 2,213,747,160</b>	<b>\$ 2,454,053,281</b>	<b>\$ 2,574,206,342</b>	<b>\$ 2,694,359,403</b>	<b>\$ 2,795,249,665</b>
<i>Estimated Total EAV Growth</i>		-5.95%	10.86%	16.28%	21.71%	26.27%
Property Value	\$ 400,000	\$ 400,000	\$ 440,000	\$ 460,000	\$ 480,000	\$ 496,794
Assessment Level	10%	10%	10%	10%	10%	10%
Assessed Value	\$ 40,000	\$ 40,000	\$ 44,000	\$ 46,000	\$ 48,000	\$ 49,679
State Equalization Factor <sup>(1)</sup>	3.0355	2.8683	2.8683	2.8683	2.8683	2.8683
EAV	\$ 121,420	\$ 114,732	\$ 126,205	\$ 131,942	\$ 137,678	\$ 142,495
Less: Homeowner's Exemption	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)
<b>Taxable EAV - \$400,000 Home</b>	<b>\$ 111,420</b>	<b>\$ 104,732</b>	<b>\$ 116,205</b>	<b>\$ 121,942</b>	<b>\$ 127,678</b>	<b>\$ 132,495</b>
<i>Estimated EAV Growth</i>		-6.00%	10.95%	16.43%	21.91%	26.51%
Hypothetical Level Debt Service (\$) <sup>(3)</sup>	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000	\$ 5,000,000
Hypothetical Tax Rate for Debt Service	0.2124	0.2259	0.2037	0.1942	0.1856	0.1789
<b>Hypothetical Taxes for Debt Service - \$400,000 Home</b>	<b>\$ 236.68</b>	<b>\$ 236.55</b>	<b>\$ 236.76</b>	<b>\$ 236.85</b>	<b>\$ 236.94</b>	<b>\$ 237.00</b>

(1) For tax year 2025 and beyond, the multiplier is equal to the 2025 Cook County Tentative Multiplier as released by the Illinois Department of Revenue.

(2) Assumes exemptions are level in each year at the same level as tax year 2024.

(3) Assumes debt service is level at \$5,000,000 annually.

# Oak Park Property Tax Bill

## 3) Illustrative Revenue Capacity if the Corporate Fund Tax Rate Were Held Constant



STIFEL

Public Finance

Levy Year Calendar Year	2024 2025			2025 2026			2026 2027		
Property Value Growth from Prior Year				0.00%			24.20%		
	<b>Tax Rate</b>	<b>Taxable EAV</b>	<b>Tax Amount</b>	<b>Est. Tax Rate</b>	<b>Est. Taxable EAV</b>	<b>Tax Amount</b>	<b>Tax Rate</b>	<b>Taxable EAV</b>	<b>Tax Amount</b>
Corporate Fund	0.810824	\$ 2,353,827,289	\$ 19,085,397	0.889837	\$ 2,213,747,160	\$ 19,698,750	0.889837	\$ 2,795,249,665	\$ 24,873,177
Pensions	0.632450	2,353,827,289	14,886,781	0.732850	2,213,747,160	16,223,437	0.597805	2,795,249,665	16,710,140
Debt Service	0.261324	2,353,827,289	6,151,116	0.232085	2,213,747,160	5,137,782	0.232085	2,795,249,665	6,302,897
<b>Total Village of Oak Park</b>	<b>1.704598</b>		<b>\$ 40,123,293</b>	<b>1.854772</b>		<b>\$ 41,059,969</b>	<b>1.719728</b>		<b>\$ 47,886,214</b>

(1) Tax Year 2024/calendar year 2025 information excludes Oak Park SSA No. 1 and includes loss percentages applied by Cook County.

(2) Tax year 2025/calendar year 2026 information excludes Oak Park SSA No. 1 and includes actual amounts levied by the Village, plus loss percentages applied by Cook County.

(3) Includes actual debt service plus 5% loss factor for tax year 2025/calendar year 2026 AFTER the Village's Series 2026 refunding issuance.

(4) Assumes Base Case Pro Forma Debt Service in tax year 2026/calendar year 2027 plus 5% loss factor.

Levy Year	Calendar Year	Assessed Value Growth Rate	Total Village Equalized Assessed Value	Village Impact		Homeowner Impact (\$400,000 Home as of 1/1/2026)		
				Corporate Fund Tax Rate	Corporate Fund Tax Revenue	Equalized Assessed Value	Tax for Oak Park Corporate Fund	Growth (%)
2024	2025		\$ 2,353,827,289	0.810824	\$ 19,085,397	\$ 111,420	903.42	
2025	2026	0.00%	2,213,747,160	0.889837	19,698,750	104,732	931.94	3.16%
2026	2027	10.00%	2,454,053,281	0.889837	21,837,084	116,205	1,034.04	10.95%
2026	2027	15.00%	2,574,206,342	0.889837	22,906,251	121,942	1,085.08	16.43%
2026	2027	20.00%	2,694,359,403	0.889837	23,975,417	127,678	1,136.13	21.91%
2026	2027	24.20%	2,795,249,665	0.889837	24,873,177	132,495	1,178.99	26.51%

## **Financing Major Components of the Capital Improvement Program**

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# 1) Introduction

The Village is evaluating two new money financing scenarios to fund major components of its capital plan. Both scenarios raise the same proceeds and fund the same projects — they differ only in how annual debt service is shaped over the life of the bonds.

## Key Financing Goals:

- Fully fund the capital projects the Village has prioritized
  - Oak Park Avenue Streetscape, Police Station Project, Percy Julian Chicago Ave. Streetscape, Village Hall Remodel, Bike Plan Project, & Vision Zero Project
- Structured to maintain the Village's strong 'AA' credit rating from S&P
- Preserve financial flexibility to address future capital needs

### Scenario 1: Base Case

- New debt service on all series is structured to take advantage of the 2033 drop in debt service on the Village's existing debt, holding the total annual debt levy as level as possible
- New GO series begin amortizing in 2033, as existing debt service steps down from ~\$5.5M to ~\$2.6M
- **Smooths the combined payment profile** and keeps the tax levy more level over time

### Scenario 2: Alternative Structure

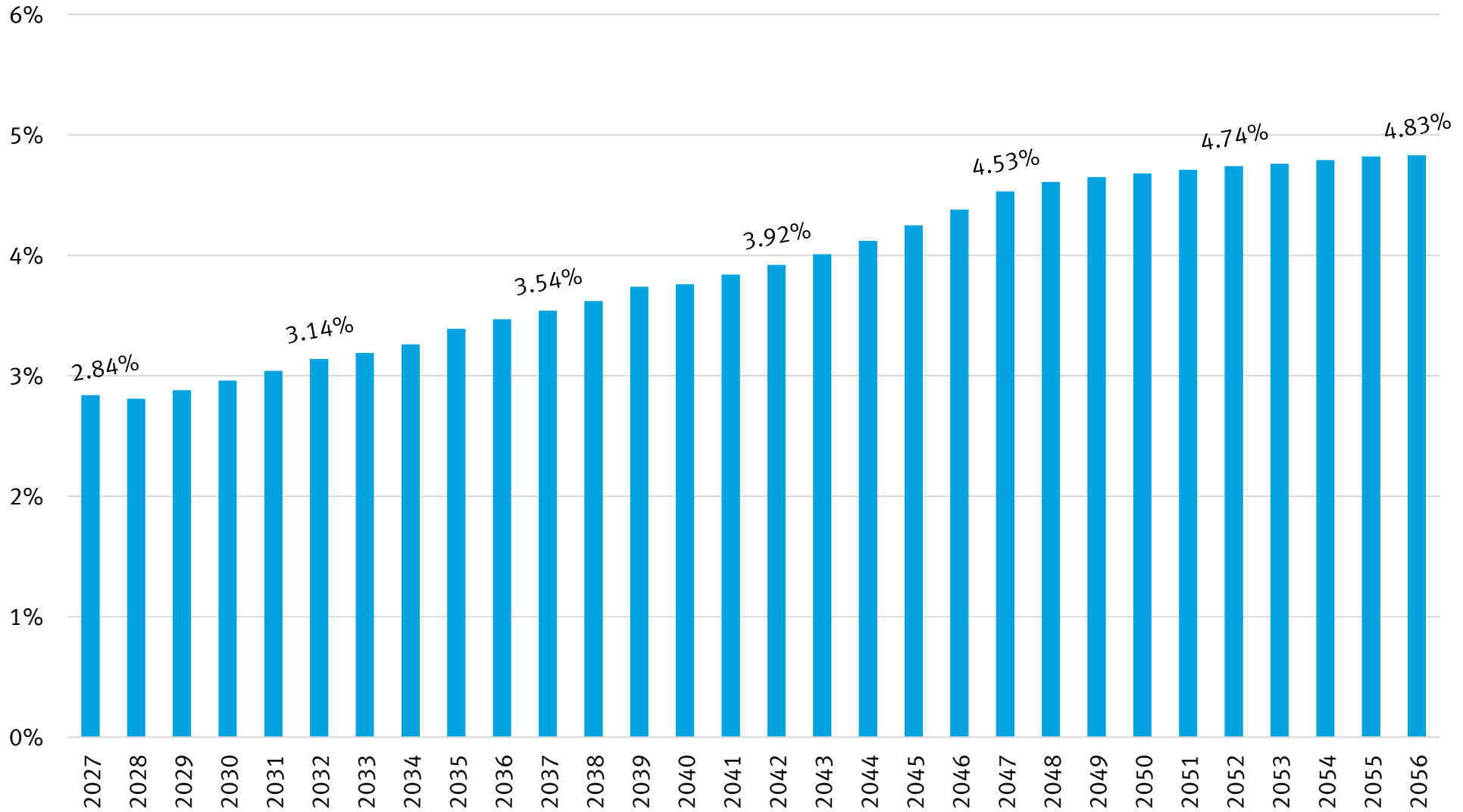
- The larger series (2027 and 2028) are sized for level debt service on a standalone basis
- New GO series begin amortizing in 2033, as existing debt service steps down from ~\$5.5M to ~\$2.6M
- As the Village's existing debt rolls off, total annual debt service **steps down over time**
- Results in lower overall interest, but greater debt service payments in 2033 – 2040

# New Money Scenarios

## 2) Estimated Borrowing Yield Curve<sup>1</sup>



Oak Park's Estimated Borrowing Yield Curve



**Note:** The following borrowing plans are based on the yield curve shown above.

# New Money Scenario 1: Base Case<sup>1</sup>

## 1) Summary



STIFEL

Public Finance

### Base Case Structuring:

- Series 2026, 2029, and 2030 financings: 20-year terms
- Series 2027 and 2028 financings: 30-year terms given size and useful life of assets financed
- New GO series begin amortizing in 2033, as existing debt service steps down from ~\$5.5M to ~\$2.6M
  - Smooths the combined payment profile and avoids near-term spikes in annual debt service
  - The portion of Series 2026 intended to be paid from the water/sewer fund is structured with 30-year level debt service

Scenario 1: Summary Statistics								
	Series 2026			Series 2027 GO	Series 2028 GO	Series 2029 GO	Series 2030 GO	Total
	GO	Water/Sewer Fund	Total					
Dated Date	8/31/2026	8/31/2026		5/31/2027	11/17/2028	9/28/2029	9/27/2030	
Final Maturity	11/1/2046	11/1/2046		11/1/2057	11/1/2058	11/1/2049	11/1/2050	
<b>Total Principal</b>	<b>\$10,760,000</b>	<b>\$5,565,000</b>	<b>\$16,325,000</b>	<b>\$96,155,000</b>	<b>\$38,100,000</b>	<b>\$10,740,000</b>	<b>\$10,750,000</b>	<b>\$172,070,000</b>
Total Interest	\$7,777,161	\$3,441,398	\$11,218,559	\$113,183,084	\$42,649,833	\$7,117,475	\$6,930,764	\$181,099,715
Total Debt Service	\$18,537,161	\$9,006,398	\$27,543,559	\$209,338,084	\$80,749,833	\$17,857,475	\$17,680,764	\$353,169,715
Average Annual Debt Service	\$919,071	\$446,537		\$6,881,720	\$2,695,655	\$888,800	\$879,883	\$11,346,057
All-In TIC	4.207%	4.140%		4.810%	4.756%	4.158%	4.148%	
Arbitrage Yield	3.803%	3.803%		4.708%	4.618%	3.773%	3.761%	
Average Life	14.456	12.368		23.542	22.388	13.254	12.894	
Project Proceeds:								
Oak Park Avenue Streetscape	\$11,660,000	\$6,000,000	\$17,660,000					\$17,660,000
Police Station Project				\$75,000,000				\$75,000,000
Percy Julian Chicago Ave. Streetscape				\$12,000,000				\$12,000,000
Village Hall Remodel					\$27,700,000			\$27,700,000
Bike Plan Project				\$7,500,000	\$7,500,000	\$7,500,000	\$7,500,000	\$30,000,000
Vision Zero Project				\$4,125,000	\$4,125,000	\$4,125,000	\$4,125,000	\$16,500,000
<b>Total</b>	<b>\$11,660,000</b>	<b>\$6,000,000</b>	<b>\$17,660,000</b>	<b>\$98,625,000</b>	<b>\$39,325,000</b>	<b>\$11,625,000</b>	<b>\$11,625,000</b>	<b>\$178,860,000</b>

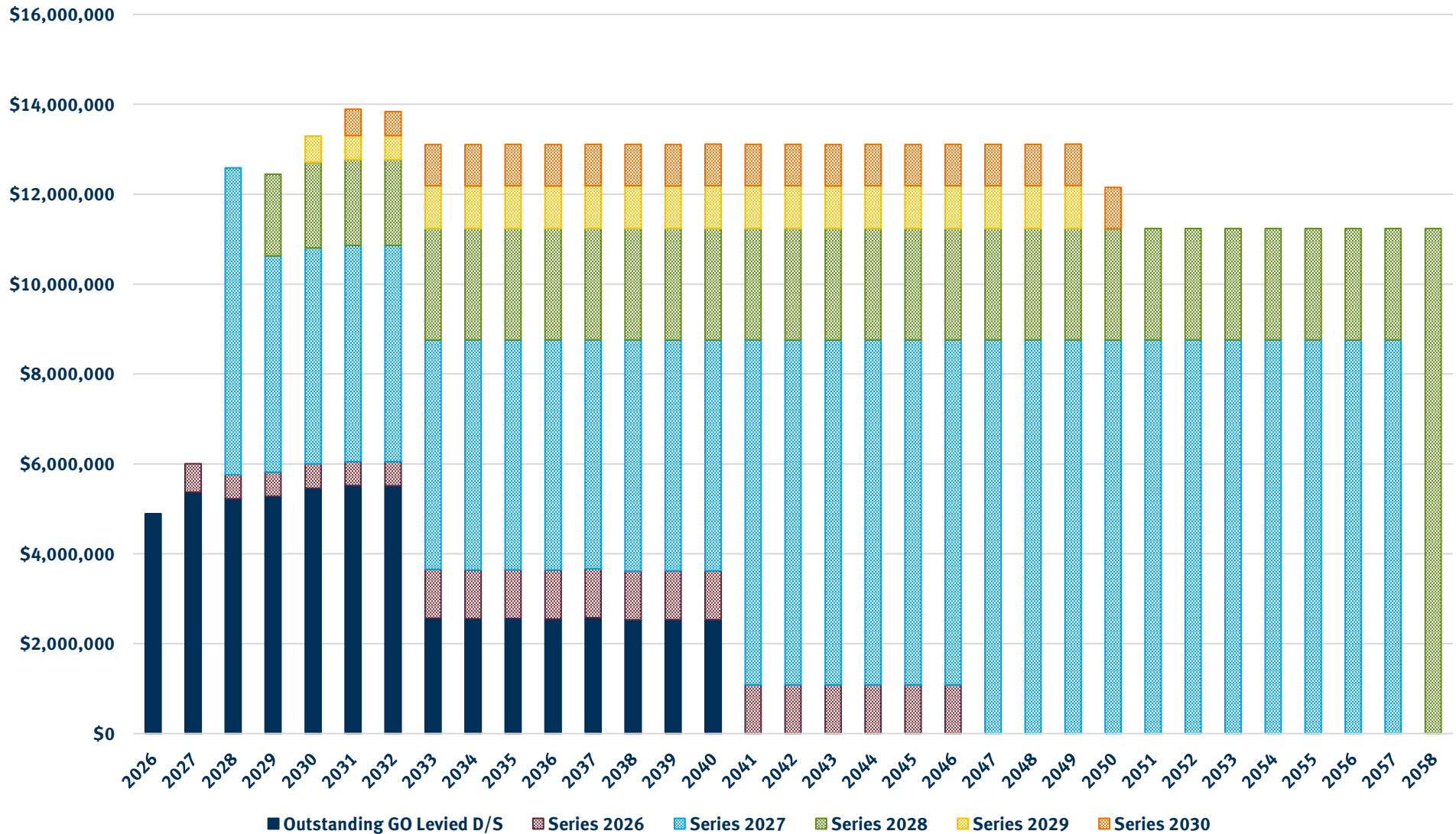
**Approved in 2026 Budget; Expected Board authorization on June 30<sup>th</sup>**

# New Money Scenario 1: Base Case<sup>1</sup>

## 2) Debt Plan Overview



### Scenario 1 (Base Case): Annual GO Levied Debt Service



# New Money Scenario 1: Base Case<sup>1</sup>

## 3) Tax Rate Impact Analysis Overview

Village Equalized Assessed Valuation				Existing Aggregate Levied Debt Service					Base Case Pro Forma - New Aggregate Levied Debt Service										
Levy Year	Calendar Year	Oak Park EAV	EAV Growth	Existing Total Levied D/S	Tax Rate For D/S	Tax Impact - \$237,260 Home	Tax Impact - \$450,000 Home	Tax Impact - \$643,140 Home	D/S for 2026-2030 Projects	Tax Rate for 2026-2030 Projects	Tax Impact - \$237,260 Home	Tax Impact - \$450,000 Home	Tax Impact - \$643,140 Home	Grand Total Levied D/S	Tax Rate For Tot. D/S	Tax Impact - \$237,260 Home	Tax Impact - \$450,000 Home	Tax Impact - \$643,140 Home	
2024	2025	\$ 2,353,827,289																	
2025	2026	2,213,747,160	-5.95%	\$ 4,893,126	0.2210	\$ 100.39	\$ 206.09	\$ 302.06	\$ -	-	\$ -	\$ -	\$ -	\$ 4,893,126	0.2210	\$ 100.39	\$ 206.09	\$ 302.06	
2026	2027	2,795,249,665	26.27%	5,373,598	0.1922	110.24	226.33	331.72	629,161	0.0225	12.91	26.50	38.84	6,002,759	0.2147	123.15	252.83	370.56	
2027	2028	2,795,249,665	0.00%	5,222,043	0.1868	107.13	219.95	322.37	7,362,334	0.2634	151.04	310.09	454.49	12,584,377	0.4502	258.18	530.04	776.85	
2028	2029	2,795,249,665	0.00%	5,280,913	0.1889	108.34	222.43	326.00	7,166,083	0.2564	147.02	301.83	442.37	12,446,997	0.4453	255.36	524.25	768.37	
2029	2030	2,795,249,665	0.00%	5,458,570	0.1953	111.99	229.91	336.97	7,836,975	0.2804	160.78	330.08	483.79	13,295,545	0.4756	272.77	559.99	820.76	
2030	2031	2,795,249,665	0.00%	5,516,180	0.1973	113.17	232.33	340.52	8,376,014	0.2997	171.84	352.79	517.06	13,892,194	0.4970	285.01	585.12	857.59	
2031	2032	2,795,249,665	0.00%	5,515,273	0.1973	113.15	232.30	340.47	8,325,250	0.2978	170.80	350.65	513.93	13,840,523	0.4951	283.95	582.95	854.40	
2032	2033	2,795,249,665	0.00%	2,568,730	0.0919	52.70	108.19	158.57	10,535,250	0.3769	216.14	443.73	650.36	13,103,980	0.4688	268.84	551.92	808.93	
2033	2034	2,795,249,665	0.00%	2,554,392	0.0914	52.40	107.59	157.69	10,549,750	0.3774	216.43	444.34	651.25	13,104,142	0.4688	268.84	551.93	808.94	
2034	2035	2,795,249,665	0.00%	2,560,699	0.0916	52.53	107.85	158.08	10,548,000	0.3774	216.40	444.27	651.15	13,108,699	0.4690	268.93	552.12	809.22	
2035	2036	2,795,249,665	0.00%	2,551,972	0.0913	52.36	107.49	157.54	10,550,500	0.3774	216.45	444.37	651.30	13,102,472	0.4687	268.81	551.86	808.84	
2036	2037	2,795,249,665	0.00%	2,578,900	0.0923	52.91	108.62	159.20	10,531,750	0.3768	216.07	443.58	650.14	13,110,650	0.4690	268.97	552.20	809.34	
2037	2038	2,795,249,665	0.00%	2,526,227	0.0904	51.83	106.40	155.95	10,582,500	0.3786	217.11	445.72	653.27	13,108,727	0.4690	268.93	552.12	809.22	
2038	2039	2,795,249,665	0.00%	2,534,117	0.0907	51.99	106.73	156.44	10,569,000	0.3781	216.83	445.15	652.44	13,103,117	0.4688	268.82	551.89	808.88	
2039	2040	2,795,249,665	0.00%	2,533,007	0.0906	51.97	106.69	156.37	10,579,000	0.3785	217.03	445.57	653.06	13,112,007	0.4691	269.00	552.26	809.43	
2040	2041	2,795,249,665	0.00%	-	-	-	-	-	13,111,000	0.4690	268.98	552.22	809.36	13,111,000	0.4690	268.98	552.22	809.36	
2041	2042	2,795,249,665	0.00%	-	-	-	-	-	13,108,500	0.4690	268.93	552.11	809.21	13,108,500	0.4690	268.93	552.11	809.21	
2042	2043	2,795,249,665	0.00%	-	-	-	-	-	13,106,500	0.4689	268.89	552.03	809.09	13,106,500	0.4689	268.89	552.03	809.09	
2043	2044	2,795,249,665	0.00%	-	-	-	-	-	13,109,250	0.4690	268.94	552.15	809.26	13,109,250	0.4690	268.94	552.15	809.26	
2044	2045	2,795,249,665	0.00%	-	-	-	-	-	13,105,750	0.4689	268.87	552.00	809.04	13,105,750	0.4689	268.87	552.00	809.04	
2045	2046	2,795,249,665	0.00%	-	-	-	-	-	13,110,500	0.4690	268.97	552.20	809.33	13,110,500	0.4690	268.97	552.20	809.33	
2046	2047	2,795,249,665	0.00%	-	-	-	-	-	13,107,250	0.4689	268.90	552.06	809.13	13,107,250	0.4689	268.90	552.06	809.13	
2047	2048	2,795,249,665	0.00%	-	-	-	-	-	13,110,500	0.4690	268.97	552.20	809.33	13,110,500	0.4690	268.97	552.20	809.33	
2048	2049	2,795,249,665	0.00%	-	-	-	-	-	13,114,000	0.4692	269.04	552.35	809.55	13,114,000	0.4692	269.04	552.35	809.55	
2049	2050	2,795,249,665	0.00%	-	-	-	-	-	12,151,750	0.4347	249.30	511.82	750.15	12,151,750	0.4347	249.30	511.82	750.15	
2050	2051	2,795,249,665	0.00%	-	-	-	-	-	11,236,000	0.4020	230.51	473.25	693.62	11,236,000	0.4020	230.51	473.25	693.62	
2051	2052	2,795,249,665	0.00%	-	-	-	-	-	11,235,750	0.4020	230.51	473.24	693.60	11,235,750	0.4020	230.51	473.24	693.60	
2052	2053	2,795,249,665	0.00%	-	-	-	-	-	11,236,500	0.4020	230.52	473.27	693.65	11,236,500	0.4020	230.52	473.27	693.65	
2053	2054	2,795,249,665	0.00%	-	-	-	-	-	11,237,250	0.4020	230.54	473.30	693.69	11,237,250	0.4020	230.54	473.30	693.69	
2054	2055	2,795,249,665	0.00%	-	-	-	-	-	11,237,000	0.4020	230.53	473.29	693.68	11,237,000	0.4020	230.53	473.29	693.68	
2055	2056	2,795,249,665	0.00%	-	-	-	-	-	11,234,750	0.4019	230.49	473.19	693.54	11,234,750	0.4019	230.49	473.19	693.54	
2056	2057	2,795,249,665	0.00%	-	-	-	-	-	11,234,500	0.4019	230.48	473.18	693.52	11,234,500	0.4019	230.48	473.18	693.52	
2057	2058	2,795,249,665	0.00%	-	-	-	-	-	11,235,000	0.4019	230.49	473.20	693.55	11,235,000	0.4019	230.49	473.20	693.55	
<b>Totals:</b>				<b>\$57,667,750</b>		<b>\$1,183.09</b>	<b>\$2,428.90</b>	<b>\$3,559.92</b>	<b>\$344,163,317</b>		<b>\$7,060.72</b>	<b>\$14,495.74</b>	<b>\$21,245.76</b>	<b>\$401,831,067</b>		<b>\$8,243.81</b>	<b>\$16,924.63</b>	<b>\$24,805.68</b>	

**Notes:**

- (1) Assumes the Village's actual 2024 EAV, estimated 2025 EAV based on tentative Cook County multiplier for 2025, and estimated 2026 EAV based on mailed reassessments.
- (2) All Tax Rates are per \$100 of EAV.
- (3) Assumes \$10,000 General Homestead Exemption is applied to each home.
- (4) Assumes the market value of the home generally grows at the same rate as the Village's overall EAV.

# New Money Scenario 1: Base Case<sup>1</sup>

## 4) Tax Rate Impact Analysis by Project

Village Equalized Assessed Valuation				Oak Park Avenue Streetscape					Police Station Project					Percy Julian Chicago Avenue Streetscape					Village Hall Remodel					Bike Plan					Vision Zero							
Levy Year	Calendar Year	Oak Park EAV	EAV Growth	New Levied D/S	Tax Rate For D/S	Tax Impact - \$237,260 Home	Tax Impact - \$450,000 Home	Tax Impact - \$643,140 Home	New Levied D/S	Tax Rate For D/S	Tax Impact - \$237,260 Home	Tax Impact - \$450,000 Home	Tax Impact - \$643,140 Home	New Levied D/S	Tax Rate For D/S	Tax Impact - \$237,260 Home	Tax Impact - \$450,000 Home	Tax Impact - \$643,140 Home	New Levied D/S	Tax Rate For D/S	Tax Impact - \$237,260 Home	Tax Impact - \$450,000 Home	Tax Impact - \$643,140 Home	New Levied D/S	Tax Rate For D/S	Tax Impact - \$237,260 Home	Tax Impact - \$450,000 Home	Tax Impact - \$643,140 Home	New Levied D/S	Tax Rate For D/S	Tax Impact - \$237,260 Home	Tax Impact - \$450,000 Home	Tax Impact - \$643,140 Home			
2024	2025	\$ 2,353,827,289																																		
2025	2026	2,213,747,160	-5.95%																																	
2026	2027	2,795,249,665	26.27%	\$ 629,161	0.0225	\$ 12.91	\$ 26.50	\$ 38.84																												
2027	2028	2,795,249,665	0.00%	538,000	0.0192	11.04	22.66	33.21	5,189,608	0.1857	106.47	218.58	320.36	830,337	0.0297	17.03	34.97	51.26																		
2028	2029	2,795,249,665	0.00%	538,000	0.0192	11.04	22.66	33.21	3,656,084	0.1308	75.01	153.99	225.70	584,973	0.0209	12.00	24.64	36.11	1,282,218	0.0459	26.31	54.01	79.15	518,961	0.0186	10.65	21.86	32.04	285,428	0.0102	5.86	12.02	17.62			
2029	2030	2,795,249,665	0.00%	538,000	0.0192	11.04	22.66	33.21	3,656,084	0.1308	75.01	153.99	225.70	584,973	0.0209	12.00	24.64	36.11	1,341,856	0.0480	27.53	56.52	82.83	1,107,137	0.0396	22.71	46.63	68.35	608,925	0.0218	12.49	25.65	37.59			
2030	2031	2,795,249,665	0.00%	538,000	0.0192	11.04	22.66	33.21	3,656,084	0.1308	75.01	153.99	225.70	584,973	0.0209	12.00	24.64	36.11	1,341,856	0.0480	27.53	56.52	82.83	1,454,904	0.0520	29.85	61.28	89.81	800,197	0.0286	16.42	33.70	49.40			
2031	2032	2,795,249,665	0.00%	538,000	0.0192	11.04	22.66	33.21	3,656,084	0.1308	75.01	153.99	225.70	584,973	0.0209	12.00	24.64	36.11	1,341,856	0.0480	27.53	56.52	82.83	1,422,153	0.0509	29.18	59.90	87.79	782,184	0.0280	16.05	32.94	48.29			
2032	2033	2,795,249,665	0.00%	1,088,000	0.0389	22.32	45.83	67.16	3,876,616	0.1387	79.53	163.28	239.31	620,259	0.0222	12.72	26.12	38.29																		
2033	2034	2,795,249,665	0.00%	1,085,500	0.0388	22.27	45.72	67.01	3,892,205	0.1392	79.85	163.93	240.27	622,753	0.0223	12.78	26.23	38.44	1,744,237	0.0624	35.78	73.47	107.67	2,066,772	0.0739	42.40	87.05	127.59	1,136,725	0.0407	23.32	47.88	70.17			
2034	2035	2,795,249,665	0.00%	1,086,750	0.0389	22.30	45.77	67.09	3,883,650	0.1389	79.68	163.57	239.74	621,384	0.0222	12.75	26.17	38.36	1,747,759	0.0625	35.86	73.61	107.89	2,069,972	0.0741	42.47	87.18	127.78	1,138,485	0.0407	23.36	47.95	70.28			
2035	2036	2,795,249,665	0.00%	1,086,500	0.0389	22.29	45.76	67.07	3,893,916	0.1393	79.89	164.01	240.38	623,027	0.0223	12.78	26.24	38.46	1,743,004	0.0624	35.76	73.41	107.60	2,067,131	0.0740	42.41	87.07	127.61	1,136,922	0.0407	23.32	47.89	70.18			
2036	2037	2,795,249,665	0.00%	1,089,750	0.0390	22.36	45.90	67.27	3,868,821	0.1384	79.37	162.95	238.83	619,011	0.0221	12.70	26.07	38.21	1,747,935	0.0625	35.86	73.62	107.90	2,068,537	0.0740	42.44	87.12	127.69	1,137,695	0.0407	23.34	47.92	70.23			
2037	2038	2,795,249,665	0.00%	1,086,250	0.0389	22.29	45.75	67.06	3,912,738	0.1400	80.27	164.80	241.54	626,038	0.0224	12.84	26.37	38.65	1,744,413	0.0624	35.79	73.47	107.69	2,072,943	0.0742	42.53	87.31	127.97	1,140,118	0.0408	23.39	48.02	70.38			
2038	2039	2,795,249,665	0.00%	1,086,250	0.0389	22.29	45.75	67.06	3,904,373	0.1397	80.10	164.45	241.02	624,700	0.0223	12.82	26.31	38.56	1,746,879	0.0625	35.84	73.58	107.84	2,068,903	0.0740	42.44	87.14	127.72	1,137,896	0.0407	23.34	47.93	70.24			
2039	2040	2,795,249,665	0.00%	1,089,500	0.0390	22.35	45.89	67.26	3,903,232	0.1396	80.08	164.40	240.95	624,517	0.0223	12.81	26.30	38.55	1,747,935	0.0625	35.86	73.62	107.90	2,073,430	0.0742	42.54	87.33	128.00	1,140,386	0.0408	23.40	48.03	70.40			
2040	2041	2,795,249,665	0.00%	1,085,750	0.0388	22.27	45.73	67.03	5,832,890	0.2087	119.67	245.67	360.07	933,262	0.0334	19.15	39.31	57.61	1,747,583	0.0625	35.85	73.61	107.88	2,265,494	0.0810	46.48	95.42	139.85	1,246,021	0.0446	25.56	52.48	76.92			
2041	2042	2,795,249,665	0.00%	1,085,250	0.0388	22.26	45.71	66.99	5,832,510	0.2087	119.66	245.66	360.05	933,202	0.0334	19.15	39.31	57.61	1,745,822	0.0625	35.82	73.53	107.77	2,265,624	0.0811	46.48	95.43	139.86	1,246,093	0.0446	25.56	52.48	76.92			
2042	2043	2,795,249,665	0.00%	1,087,750	0.0389	22.32	45.81	67.15	5,830,228	0.2086	119.61	245.56	359.91	932,837	0.0334	19.14	39.29	57.59	1,746,174	0.0625	35.82	73.55	107.79	2,264,201	0.0810	46.45	95.37	139.77	1,245,310	0.0446	25.55	52.45	76.88			
2043	2044	2,795,249,665	0.00%	1,088,000	0.0389	22.32	45.83	67.16	5,833,460	0.2087	119.68	245.70	360.11	933,354	0.0334	19.15	39.31	57.62	1,744,942	0.0624	35.80	73.49	107.72	2,264,190	0.0810	46.45	95.36	139.77	1,245,305	0.0446	25.55	52.45	76.87			
2044	2045	2,795,249,665	0.00%	1,086,000	0.0389	22.28	45.74	67.04	5,834,030	0.2087	119.69	245.72	360.14	933,445	0.0334	19.15	39.32	57.62	1,745,646	0.0625	35.81	73.52	107.76	2,262,341	0.0809	46.41	95.29	139.66	1,244,288	0.0445	25.53	52.41	76.81			
2045	2046	2,795,249,665	0.00%	1,086,750	0.0389	22.30	45.77	67.09	5,831,749	0.2086	119.64	245.63	360.00	933,080	0.0334	19.14	39.30	57.60	1,748,111	0.0625	35.86	73.63	107.91	2,265,039	0.0810	46.47	95.40	139.82	1,245,771	0.0446	25.56	52.47	76.90			
2046	2047	2,795,249,665	0.00%	-	-	-	-	-	6,659,125	0.2382	136.62	280.47	411.08	1,065,460	0.0381	21.86	44.88	65.77	1,745,118	0.0624	35.80	73.50	107.73	2,346,804	0.0840	48.15	98.84	144.87	1,290,742	0.0462	26.48	54.36	79.68			
2047	2048	2,795,249,665	0.00%	-	-	-	-	-	6,658,365	0.2382	136.60	280.44	411.03	1,065,338	0.0381	21.86	44.87	65.77	1,747,407	0.0625	35.85	73.60	107.87	2,347,993	0.0840	48.17	98.89	144.95	1,291,396	0.0462	26.49	54.39	79.72			
2048	2049	2,795,249,665	0.00%	-	-	-	-	-	6,659,316	0.2382	136.62	280.48	411.09	1,065,490	0.0381	21.86	44.88	65.77	1,747,583	0.0625	35.85	73.61	107.88	2,349,426	0.0841	48.20	98.95	145.03	1,292,185	0.0462	26.51	54.43	79.77			
2049	2050	2,795,249,665	0.00%	-	-	-	-	-	6,657,605	0.2382	136.58	280.41	410.98	1,065,217	0.0381	21.85	44.87	65.76	1,745,646	0.0625	35.81	73.52	107.76	1,731,150	0.0619	35.52	72.91	106.87	952,133	0.0341	19.53	40.10	58.78			
2050	2051	2,795,249,665	0.00%	-	-	-	-	-	6,660,456	0.2383	136.64	280.53	411.16	1,065,673	0.0381	21.86	44.88	65.79	1,745,118	0.0624	35.80	73.50	107.73	1,138,550	0.0407	23.36	47.95	70.28	626,203	0.0224	12.85	26.37	38.66			
2051	2052	2,795,249,665	0.00%	-	-	-	-	-	6,659,506	0.2382	136.62	280.49	411.10	1,065,521	0.0381	21.86	44.88	65.78	1,745,822	0.0625	35.82	73.53	107.77	1,138,646	0.0407	23.36	47.96	70.29	626,255	0.0224	12.85	26.38	38.66			
2052	2053	2,795,249,665	0.00%	-	-	-	-	-	6,658,175	0.2382	136.60	280.43	411.02	1,065,308	0.0381	21.86	44.87	65.76	1,747,583	0.0625	35.85	73.61	107.88	1,138,990	0.0407	23.37	47.97	70.31	626,444	0.0224	12.85	26.39	38.67			
2053	2054	2,795,249,665	0.00%	-	-	-	-	-	6,659,696	0.2383	136.6																									

# New Money Scenario 2: Alternative Case<sup>1</sup>

## 1) Summary



STIFEL

Public Finance

### Alternative Structure:

- Series 2026, 2029, and 2030 financings: 20-year terms
- Series 2027 and 2028 financings: 30-year terms given size and useful life of assets financed
  - These series are independently structured to achieve level debt service, which causes debt service to plateau in 2033 – 2040 and decline thereafter in multiple steps
- New GO series begin amortizing in 2033, as existing debt service steps down from ~\$5.5M to ~\$2.6M
  - As the Village's existing debt rolls off, total annual debt service steps down over time

Scenario 2: Summary Statistics								
	Series 2026			Series 2027 GO	Series 2028 GO	Series 2029 GO	Series 2030 GO	Total
	GO	Water/Sewer Fund	Total					
Dated Date	8/31/2026	8/31/2026		5/31/2027	11/17/2028	9/28/2029	9/27/2030	
Final Maturity	11/1/2046	11/1/2046		11/1/2057	11/1/2058	11/1/2049	11/1/2050	
<b>Total Principal</b>	<b>\$10,760,000</b>	<b>\$5,565,000</b>	<b>\$16,325,000</b>	<b>\$94,600,000</b>	<b>\$37,770,000</b>	<b>\$10,740,000</b>	<b>\$10,750,000</b>	<b>\$170,185,000</b>
Total Interest	\$7,777,161	\$3,441,398	\$11,218,559	\$98,837,972	\$38,011,317	\$7,117,475	\$6,930,764	\$162,116,087
Total Debt Service	\$18,537,161	\$9,006,398	\$27,543,559	\$193,437,972	\$75,781,317	\$17,857,475	\$17,680,764	\$332,301,087
Average Annual Debt Service	\$919,071	\$446,537		\$6,359,024	\$2,529,792	\$888,800	\$879,883	\$10,657,499
All-In TIC	4.207%	4.140%		4.664%	4.669%	4.158%	4.148%	
Arbitrage Yield	3.803%	3.803%		4.542%	4.479%	3.773%	3.761%	
Average Life	14.456	12.368		20.896	20.128	13.254	12.894	
Project Proceeds:								
Oak Park Avenue Streetscape	\$11,660,000	\$6,000,000	\$17,660,000					\$17,660,000
Police Station Project				\$75,000,000				\$75,000,000
Percy Julian Chicago Ave. Streetscape				\$12,000,000				\$12,000,000
Village Hall Remodel					\$27,700,000			\$27,700,000
Bike Plan Project				\$7,500,000	\$7,500,000	\$7,500,000	\$7,500,000	\$30,000,000
Vision Zero Project				\$4,125,000	\$4,125,000	\$4,125,000	\$4,125,000	\$16,500,000
<b>Total</b>	<b>\$11,660,000</b>	<b>\$6,000,000</b>	<b>\$17,660,000</b>	<b>\$98,625,000</b>	<b>\$39,325,000</b>	<b>\$11,625,000</b>	<b>\$11,625,000</b>	<b>\$178,860,000</b>

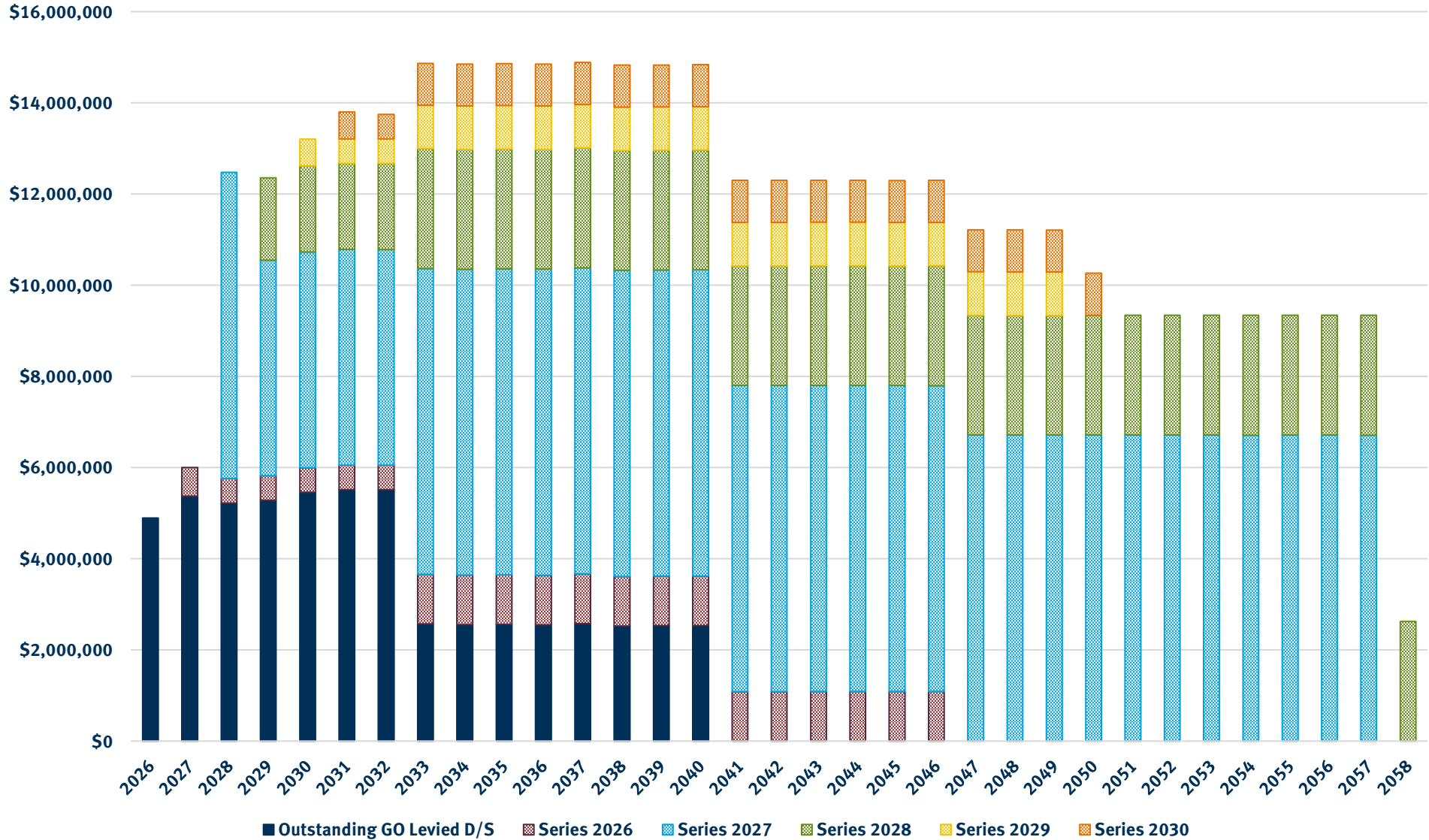
**Approved in 2026 Budget; Expected Board authorization on June 30<sup>th</sup>**

# New Money Scenario 2: Alternative Case<sup>1</sup>

## 2) Debt Plan Overview



### Scenario 2 (Alternative): Annual GO Levied Debt Service



# New Money Scenario 2: Alternative Case<sup>1</sup>

## 3) Tax Rate Impact Analysis Overview

Village Equalized Assessed Valuation				Existing Aggregate Levied Debt Service					Alternative Structure Pro Forma - New Aggregate Levied Debt Service										
Levy Year	Calendar Year	Oak Park EAV	EAV Growth	Existing Total Levied D/S	Tax Rate For D/S	Tax Impact - \$237,260 Home	Tax Impact - \$450,000 Home	Tax Impact - \$643,140 Home	D/S for 2026-2030 Projects	Tax Rate for 2026-2030 Projects	Tax Impact - \$237,260 Home	Tax Impact - \$450,000 Home	Tax Impact - \$643,140 Home	Grand Total Levied D/S	Tax Rate For Tot. D/S	Tax Impact - \$237,260 Home	Tax Impact - \$450,000 Home	Tax Impact - \$643,140 Home	
2024	2025	\$ 2,353,827,289																	
2025	2026	2,213,747,160	-5.95%	\$ 4,893,126	0.2210	\$ 100.39	\$ 206.09	\$ 302.06	\$ -	-	\$ -	\$ -	\$ -	\$ 4,893,126	0.2210	\$ 100.39	\$ 206.09	\$ 302.06	
2026	2027	2,795,249,665	26.27%	5,373,598	0.1922	110.24	226.33	331.72	629,161	0.0225	12.91	26.50	38.84	6,002,759	0.2147	123.15	252.83	370.56	
2027	2028	2,795,249,665	0.00%	5,222,043	0.1868	107.13	219.95	322.37	7,251,972	0.2594	148.78	305.44	447.68	12,474,015	0.4463	255.91	525.39	770.04	
2028	2029	2,795,249,665	0.00%	5,280,913	0.1889	108.34	222.43	326.00	7,072,567	0.2530	145.10	297.89	436.60	12,353,480	0.4419	253.44	520.31	762.60	
2029	2030	2,795,249,665	0.00%	5,458,570	0.1953	111.99	229.91	336.97	7,742,725	0.2770	158.85	326.11	477.97	13,201,295	0.4723	270.83	556.02	814.94	
2030	2031	2,795,249,665	0.00%	5,516,180	0.1973	113.17	232.33	340.52	8,281,764	0.2963	169.91	348.82	511.25	13,797,944	0.4936	283.07	581.15	851.77	
2031	2032	2,795,249,665	0.00%	5,515,273	0.1973	113.15	232.30	340.47	8,231,000	0.2945	168.86	346.68	508.11	13,746,273	0.4918	282.01	578.98	848.58	
2032	2033	2,795,249,665	0.00%	2,568,730	0.0919	52.70	108.19	158.57	12,296,000	0.4399	252.26	517.89	759.05	14,864,730	0.5318	304.96	626.08	917.62	
2033	2034	2,795,249,665	0.00%	2,554,392	0.0914	52.40	107.59	157.69	12,292,750	0.4398	252.19	517.76	758.85	14,847,142	0.5312	304.60	625.34	916.54	
2034	2035	2,795,249,665	0.00%	2,560,699	0.0916	52.53	107.85	158.08	12,299,500	0.4400	252.33	518.04	759.27	14,860,199	0.5316	304.87	625.89	917.34	
2035	2036	2,795,249,665	0.00%	2,551,972	0.0913	52.36	107.49	157.54	12,295,250	0.4399	252.24	517.86	759.01	14,847,222	0.5312	304.60	625.35	916.54	
2036	2037	2,795,249,665	0.00%	2,578,900	0.0923	52.91	108.62	159.20	12,305,000	0.4402	252.44	518.27	759.61	14,883,900	0.5325	305.35	626.89	918.81	
2037	2038	2,795,249,665	0.00%	2,526,227	0.0904	51.83	106.40	155.95	12,302,500	0.4401	252.39	518.17	759.45	14,828,727	0.5305	304.22	624.57	915.40	
2038	2039	2,795,249,665	0.00%	2,534,117	0.0907	51.99	106.73	156.44	12,292,750	0.4398	252.19	517.76	758.85	14,826,867	0.5304	304.18	624.49	915.29	
2039	2040	2,795,249,665	0.00%	2,533,007	0.0906	51.97	106.69	156.37	12,305,500	0.4402	252.45	518.29	759.64	14,838,507	0.5308	304.42	624.98	916.01	
2040	2041	2,795,249,665	0.00%	-	-	-	-	-	12,299,000	0.4400	252.32	518.02	759.24	12,299,000	0.4400	252.32	518.02	759.24	
2041	2042	2,795,249,665	0.00%	-	-	-	-	-	12,298,500	0.4400	252.31	518.00	759.21	12,298,500	0.4400	252.31	518.00	759.21	
2042	2043	2,795,249,665	0.00%	-	-	-	-	-	12,303,000	0.4401	252.40	518.19	759.48	12,303,000	0.4401	252.40	518.19	759.48	
2043	2044	2,795,249,665	0.00%	-	-	-	-	-	12,301,500	0.4401	252.37	518.12	759.39	12,301,500	0.4401	252.37	518.12	759.39	
2044	2045	2,795,249,665	0.00%	-	-	-	-	-	12,293,500	0.4398	252.21	517.79	758.90	12,293,500	0.4398	252.21	517.79	758.90	
2045	2046	2,795,249,665	0.00%	-	-	-	-	-	12,298,500	0.4400	252.31	518.00	759.21	12,298,500	0.4400	252.31	518.00	759.21	
2046	2047	2,795,249,665	0.00%	-	-	-	-	-	11,215,000	0.4012	230.08	472.36	692.32	11,215,000	0.4012	230.08	472.36	692.32	
2047	2048	2,795,249,665	0.00%	-	-	-	-	-	11,211,500	0.4011	230.01	472.21	692.10	11,211,500	0.4011	230.01	472.21	692.10	
2048	2049	2,795,249,665	0.00%	-	-	-	-	-	11,210,750	0.4011	230.00	472.18	692.06	11,210,750	0.4011	230.00	472.18	692.06	
2049	2050	2,795,249,665	0.00%	-	-	-	-	-	10,261,750	0.3671	210.53	432.21	633.47	10,261,750	0.3671	210.53	432.21	633.47	
2050	2051	2,795,249,665	0.00%	-	-	-	-	-	9,341,000	0.3342	191.64	393.43	576.64	9,341,000	0.3342	191.64	393.43	576.64	
2051	2052	2,795,249,665	0.00%	-	-	-	-	-	9,338,500	0.3341	191.59	393.33	576.48	9,338,500	0.3341	191.59	393.33	576.48	
2052	2053	2,795,249,665	0.00%	-	-	-	-	-	9,339,750	0.3341	191.61	393.38	576.56	9,339,750	0.3341	191.61	393.38	576.56	
2053	2054	2,795,249,665	0.00%	-	-	-	-	-	9,338,750	0.3341	191.59	393.34	576.50	9,338,750	0.3341	191.59	393.34	576.50	
2054	2055	2,795,249,665	0.00%	-	-	-	-	-	9,339,750	0.3341	191.61	393.38	576.56	9,339,750	0.3341	191.61	393.38	576.56	
2055	2056	2,795,249,665	0.00%	-	-	-	-	-	9,341,750	0.3342	191.65	393.46	576.68	9,341,750	0.3342	191.65	393.46	576.68	
2056	2057	2,795,249,665	0.00%	-	-	-	-	-	9,338,750	0.3341	191.59	393.34	576.50	9,338,750	0.3341	191.59	393.34	576.50	
2057	2058	2,795,249,665	0.00%	-	-	-	-	-	2,625,000	0.0939	53.85	110.56	162.05	2,625,000	0.0939	53.85	110.56	162.05	
<b>Totals:</b>				<b>\$ 57,667,750</b>		<b>\$ 1,183.09</b>	<b>\$ 2,428.90</b>	<b>\$ 3,559.92</b>	<b>\$ 323,294,689</b>		<b>\$ 6,632.59</b>	<b>\$ 13,616.78</b>	<b>\$ 19,957.50</b>	<b>\$ 380,962,439</b>		<b>\$ 7,815.68</b>	<b>\$ 16,045.67</b>	<b>\$ 23,517.43</b>	

**Notes:**

- (1) Assumes the Village's actual 2024 EAV, estimated 2025 EAV based on tentative Cook County multiplier for 2025, and estimated 2026 EAV based on mailed reassessments.
- (2) All Tax Rates are per \$100 of EAV.
- (3) Assumes \$10,000 General Homestead Exemption is applied to each home.
- (4) Assumes the market value of the home generally grows at the same rate as the Village's overall EAV.

# New Money Scenario 2: Alternative Structure<sup>1</sup>

## 4) Tax Rate Impact Analysis by Project

Village Equalized Assessed Valuation				Oak Park Avenue Streetscape					Police Station Project					Percy Julian Chicago Avenue Streetscape					Village Hall Remodel					Bike Plan					Vision Zero							
Levy Year	Calendar Year	Oak Park EAV	EAV Growth	New Levied D/S	Tax Rate For D/S	Tax Impact - \$237,260 Home	Tax Impact - \$450,000 Home	Tax Impact - \$643,140 Home	New Levied D/S	Tax Rate For D/S	Tax Impact - \$237,260 Home	Tax Impact - \$450,000 Home	Tax Impact - \$643,140 Home	New Levied D/S	Tax Rate For D/S	Tax Impact - \$237,260 Home	Tax Impact - \$450,000 Home	Tax Impact - \$643,140 Home	New Levied D/S	Tax Rate For D/S	Tax Impact - \$237,260 Home	Tax Impact - \$450,000 Home	Tax Impact - \$643,140 Home	New Levied D/S	Tax Rate For D/S	Tax Impact - \$237,260 Home	Tax Impact - \$450,000 Home	Tax Impact - \$643,140 Home	New Levied D/S	Tax Rate For D/S	Tax Impact - \$237,260 Home	Tax Impact - \$450,000 Home	Tax Impact - \$643,140 Home			
2024	2025	\$ 2,353,827,289																																		
2025	2026	2,213,747,160	-5.95%																																	
2026	2027	2,795,249,665	26.27%	629,161	0.0225	12.91	26.50	38.84																												
2027	2028	2,795,249,665	0.00%	538,000	0.0192	11.04	22.66	33.21	5,105,682	0.1827	104.75	215.05	315.18	816,909	0.0292	16.76	34.41	50.43																		
2028	2029	2,795,249,665	0.00%	538,000	0.0192	11.04	22.66	33.21	3,596,958	0.1287	73.79	151.50	222.05	575,513	0.0206	11.81	24.24	35.53	1,271,112	0.0455	26.08	53.54	78.47													
2029	2030	2,795,249,665	0.00%	538,000	0.0192	11.04	22.66	33.21	3,596,958	0.1287	73.79	151.50	222.05	575,513	0.0206	11.81	24.24	35.53	1,330,234	0.0476	27.29	56.03	82.12													
2030	2031	2,795,249,665	0.00%	538,000	0.0192	11.04	22.66	33.21	3,596,958	0.1287	73.79	151.50	222.05	575,513	0.0206	11.81	24.24	35.53	1,330,234	0.0476	27.29	56.03	82.12													
2031	2032	2,795,249,665	0.00%	538,000	0.0192	11.04	22.66	33.21	3,596,958	0.1287	73.79	151.50	222.05	575,513	0.0206	11.81	24.24	35.53	1,330,234	0.0476	27.29	56.03	82.12													
2032	2033	2,795,249,665	0.00%	1,088,000	0.0389	22.32	45.83	67.16	5,102,662	0.1825	104.68	214.92	315.00	816,426	0.0292	16.75	34.39	50.40	1,851,480	0.0662	37.98	77.98	114.29													
2033	2034	2,795,249,665	0.00%	1,085,500	0.0388	22.27	45.72	67.01	5,103,422	0.1826	104.70	214.95	315.04	816,548	0.0292	16.75	34.39	50.41	1,850,071	0.0662	37.96	77.92	114.21													
2034	2035	2,795,249,665	0.00%	1,086,750	0.0389	22.30	45.77	67.09	5,104,183	0.1826	104.72	214.98	315.09	816,669	0.0292	16.75	34.40	50.41	1,850,952	0.0662	37.97	77.96	114.26													
2035	2036	2,795,249,665	0.00%	1,086,500	0.0389	22.29	45.76	67.07	5,104,753	0.1826	104.73	215.01	315.12	816,760	0.0292	16.76	34.40	50.42	1,850,423	0.0662	37.96	77.94	114.23													
2036	2037	2,795,249,665	0.00%	1,089,750	0.0390	22.36	45.90	67.27	5,104,943	0.1826	104.73	215.01	315.14	816,791	0.0292	16.76	34.40	50.42	1,852,008	0.0663	38.00	78.00	114.33													
2037	2038	2,795,249,665	0.00%	1,086,250	0.0389	22.29	45.75	67.06	5,104,563	0.1826	104.72	215.00	315.11	816,730	0.0292	16.76	34.40	50.42	1,852,008	0.0663	38.00	78.00	114.33													
2038	2039	2,795,249,665	0.00%	1,086,250	0.0389	22.29	45.75	67.06	5,103,422	0.1826	104.70	214.95	315.04	816,548	0.0292	16.75	34.39	50.41	1,850,423	0.0662	37.96	77.94	114.23													
2039	2040	2,795,249,665	0.00%	1,089,500	0.0390	22.35	45.89	67.26	5,105,133	0.1826	104.73	215.02	315.15	816,821	0.0292	16.76	34.40	50.42	1,850,776	0.0662	37.97	77.95	114.25													
2040	2041	2,795,249,665	0.00%	1,085,750	0.0388	22.27	45.73	67.03	5,105,513	0.1826	104.74	215.04	315.17	816,882	0.0292	16.76	34.41	50.43	1,849,367	0.0662	37.94	77.89	114.16													
2041	2042	2,795,249,665	0.00%	1,085,250	0.0388	22.26	45.71	66.99	5,104,373	0.1826	104.72	214.99	315.10	816,700	0.0292	16.76	34.40	50.42	1,849,719	0.0662	37.95	77.91	114.19													
2042	2043	2,795,249,665	0.00%	1,087,750	0.0389	22.32	45.81	67.15	5,105,323	0.1826	104.74	215.03	315.16	816,852	0.0292	16.76	34.40	50.43	1,851,656	0.0662	37.99	77.99	114.31													
2043	2044	2,795,249,665	0.00%	1,088,000	0.0389	22.32	45.83	67.16	5,104,183	0.1826	104.72	214.98	315.09	816,669	0.0292	16.75	34.40	50.41	1,851,480	0.0662	37.98	77.98	114.29													
2044	2045	2,795,249,665	0.00%	1,086,000	0.0389	22.28	45.74	67.04	5,104,563	0.1826	104.72	215.00	315.11	816,730	0.0292	16.76	34.40	50.42	1,849,191	0.0662	37.94	77.89	114.15													
2045	2046	2,795,249,665	0.00%	1,086,750	0.0389	22.30	45.77	67.09	5,102,281	0.1825	104.68	214.90	314.97	816,365	0.0292	16.75	34.38	50.40	1,851,832	0.0662	37.99	78.00	114.32													
2046	2047	2,795,249,665	0.00%	-	-	-	-	-	5,104,753	0.1826	104.73	215.01	315.12	816,760	0.0292	16.76	34.40	50.42	1,852,008	0.0663	38.00	78.00	114.33													
2047	2048	2,795,249,665	0.00%	-	-	-	-	-	5,103,802	0.1826	104.71	214.97	315.07	816,608	0.0292	16.75	34.39	50.41	1,849,719	0.0662	37.95	77.91	114.19													
2048	2049	2,795,249,665	0.00%	-	-	-	-	-	5,103,042	0.1826	104.69	214.93	315.02	816,487	0.0292	16.75	34.39	50.40	1,848,486	0.0661	37.92	77.86	114.11													
2049	2050	2,795,249,665	0.00%	-	-	-	-	-	5,105,894	0.1827	104.75	215.05	315.20	816,943	0.0292	16.76	34.41	50.43	1,851,656	0.0662	37.99	77.99	114.31													
2050	2051	2,795,249,665	0.00%	-	-	-	-	-	5,104,183	0.1826	104.72	214.98	315.09	816,669	0.0292	16.75	34.40	50.41	1,851,832	0.0662	37.99	78.00	114.32													
2051	2052	2,795,249,665	0.00%	-	-	-	-	-	5,105,323	0.1826	104.74	215.03	315.16	816,852	0.0292	16.76	34.40	50.43	1,849,015	0.0661	37.93	77.88	114.14													
2052	2053	2,795,249,665	0.00%	-	-	-	-	-	5,104,943	0.1826	104.73	215.01	315.14	816,791	0.0292	16.76	34.40	50.42	1,850,247	0.0662	37.96	77.93	114.22													
2053	2054	2,795,249,665	0.00%	-	-	-	-	-	5,102,662	0.1825	104.68	214.92	315.00	816,426	0.0292	16.75	34.39	50.40	1,851,656	0.0662	37.99	77.99	114.31													
2054	2055	2,795,249,665	0.00%	-	-	-	-	-	5,105,703	0.1827	104.75	215.05	315.18	816,913	0.0292	16.76	34.41	50.43	1,849,543	0.0662	37.94	77.90	114.18													
2055	2056	2,795,249,665	0.00%	-	-	-	-	-	5,105,703	0.1827	104.75	215.05	315.18	816,913	0.0292	16.76	34.41	50.43	1,850,952	0.0662	37.97	77.96	114.26													
2056	2057	2,795,249,665	0.00%	-	-	-	-	-	5,102,281	0.1825	104.68	214.90	314.97	816,365	0.0292	16.75	34.38	50.40	1,852,008	0.0663	38.00	78.00	114.33													
2057	2058	2,795,249,665	0.00%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,849,015	0.0661	37.93	77.88	114.14													
<b>Totals:</b>				<b>\$18,537,161</b>		<b>\$ 380.30</b>	<b>\$ 780.76</b>	<b>\$1,144.33</b>	<b>\$147,101,120</b>		<b>\$3,017.87</b>	<b>\$6,195.72</b>	<b>\$9,080.79</b>	<b>\$23,536,179</b>		<b>\$ 482.86</b>	<b>\$ 991.32</b>	<b>\$1,452.93</b>	<b>\$53,379,338</b> </																	

# Water and Sewer Abated Debt Service<sup>1</sup>

Year	Outstanding GO Water & Sewer Funded D/S		Proposed Financing - Water & Sewer Funded D/S			
	Series 2012A	Total Water & Sewer Funded D/S	Series 2026 Par	Series 2026 Interest	Series 2026 D/S	New Total W&S Funded D/S
2026	\$74,240	\$74,240				\$74,240
2027			125,000	325,398	450,398	450,398
2028			180,000	272,000	452,000	452,000
2029			185,000	263,000	448,000	448,000
2030			195,000	253,750	448,750	448,750
2031			205,000	244,000	449,000	449,000
2032			215,000	233,750	448,750	448,750
2033			225,000	223,000	448,000	448,000
2034			240,000	211,750	451,750	451,750
2035			250,000	199,750	449,750	449,750
2036			265,000	187,250	452,250	452,250
2037			275,000	174,000	449,000	449,000
2038			290,000	160,250	450,250	450,250
2039			305,000	145,750	450,750	450,750
2040			320,000	130,500	450,500	450,500
2041			335,000	114,500	449,500	449,500
2042			355,000	97,750	452,750	452,750
2043			370,000	80,000	450,000	450,000
2044			390,000	61,500	451,500	451,500
2045			410,000	42,000	452,000	452,000
2046			430,000	21,500	451,500	451,500
<b>Total</b>	<b>\$74,240</b>	<b>\$74,240</b>	<b>\$5,565,000</b>	<b>\$3,441,398</b>	<b>\$9,006,398</b>	<b>\$9,080,638</b>

Series 2026 Project Fund	
Oak Park Avenue Streetscape	\$6,000,000

## **B** Bond Rating and Peer Community Considerations



# Bond Rating Considerations<sup>1</sup>

**Under our pro forma analyses, we expect the Village would maintain its existing ‘AA’ S&P rating after financing the major projects, assuming other non-debt related factors remain constant**

- **S&P Global Ratings maintains a ‘AA’ rating for the Village, which is based on an Institutional Framework rating (current score = 2 for all Illinois municipalities) and Village credit profile (current score = 2.03)**
  - A lower score corresponds to a higher rating
- S&P’s most recent rating report, published in February 2026, includes ‘notching’ factors to reflect the expectation of additional debt issuance for the Police Station/Village Hall projects
- S&P’s rating considers the Village’s management framework, economy, financial performance, reserves, and debt and liabilities
- **We conservatively estimate that the Village’s composite individual credit profile score would change from 2.03 to 2.18 following issuance of the entire pro forma 2026-2030 borrowing plan, which we believe would continue to support a ‘AA’ rating**
  - This assessment is based on a variety of assumptions, including the assumption that S&P’s rating methodology will not change and its other rating assessments of the Village (management, economy, financial performance, and reserves and liquidity) do not change
- **The Village’s individual credit profile score is not the only factor determining the final rating; S&P also considers notching factors and other qualitative considerations in their ultimate public rating**

S&P Rating Assessment <sup>1</sup>	
Individual Credit Score	Rating
1.0	AAA
1.5	AA+
2.0	AA
2.5	AA-
3.0	A+
3.5	A
4.0	A-

Village of Oak Park Composite S&P Rating Scorecard <sup>2</sup>		
Factor	Current Score	Expected Score After Financing Major Projects
Management	1.65	1.65
Economy	1.00	1.00
Financial Performance	2.00	2.00
Reserves & Liquidity	1.00	1.00
Debt & Liabilities	4.50	5.25
<b>Composite (Average) Score</b>	<b>2.03</b>	<b>2.18</b>

1. S&P Global Ratings Rating Methodology for local government issuers. Assumes institutional framework score of 2. As of June 1, 2026.

2. Assumes no change in management, economy, financial performance, or reserves and liquidity scores. These scores are dependent upon the Village maintaining reserves equal to at least 15% of operating revenue, average budget surpluses of >3%, and several other factors. Incorporates the market assumptions associated with the pro forma structuring scenarios and annual revenue growth of 3% per year from the audited FY2024 revenue (excluding ARPA funds and Debt Service Levy revenue, which is assumed to match pro forma levied debt service. Assumes static Village population of 52,500.

# Financing Plan Impact:

## 1) Financing Plan – Impact Compared to Peer Issuers (1 of 2)<sup>1-2</sup>

### The Village's financing plan significantly increases outstanding debt, but is manageable in context to peer issuers

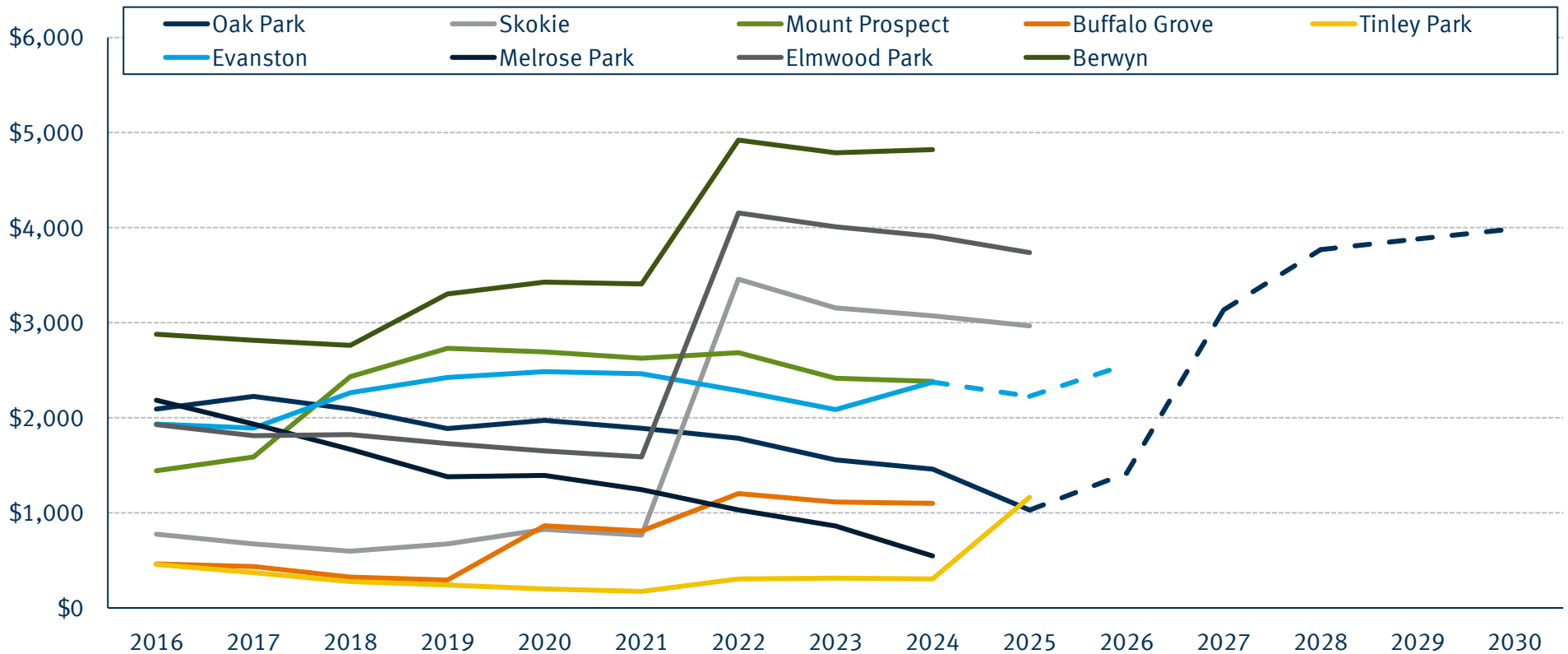
#### Prior to Borrowing Plan

- The Village has consistently remained among the lowest, with a declining trend over time given modest new debt issuance
- Spikes for some peers (Berwyn, Skokie, Elmwood Park) represent borrowing to pay down pension liabilities

#### After Financing 2026-2030 Major Projects

- Oak Park rises to near \$4,000 of debt per capita<sup>1</sup>
- Assumptions do not illustrate any potential increase in peer borrowing, which is likely and may be significant in light of inflation
- Assumes no additional abatements except for approximately \$6 million of the 2026 issuance

Net Direct Debt Per Capita (\$)



1. Denotes projected metrics based on the assumptions provided in publicly available Annual Budget Reports & Capital Improvement Plans for each peer issuer.  
 2. Evanston's 2025 and 2026 values are estimated by Stifel's analysis of from their June 2026 financing documents.

# Financing Plan Impact:

## 1) Financing Plan – Impact Compared to Peer Issuers (2 of 2)<sup>1</sup>

### The Village's financing plan significantly increases outstanding debt, but is manageable in context to peer issuers

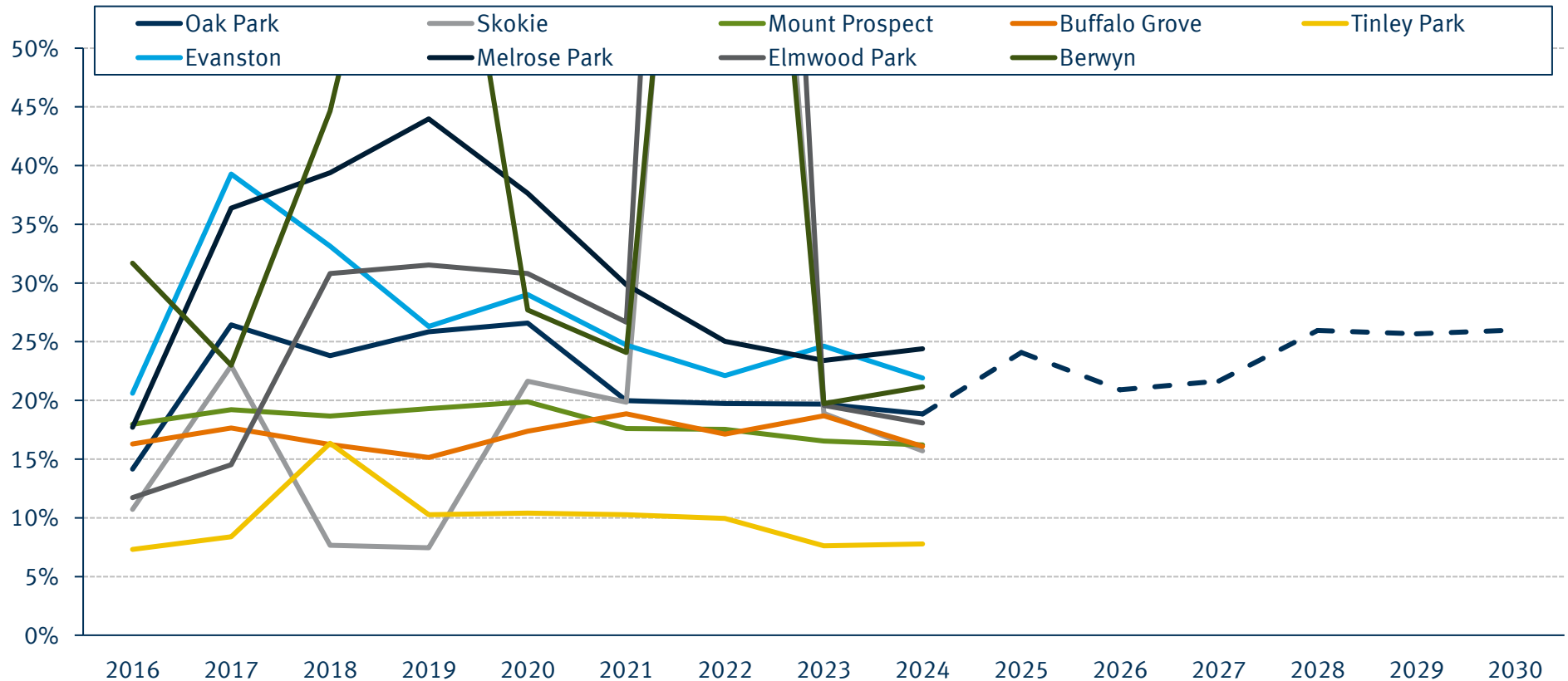
#### Prior to Borrowing Plan

- The Village is generally in line with many of its peers
- Similar to the prior page, large spikes generally reflect the pay down of pension liabilities in one year

#### After Financing 2026-2030 Major Projects

- **Assumes 3% annual revenue growth**, in which case the carrying cost ratio peaks at approximately 26% in 2031<sup>1</sup>
- If revenue grows at a higher rate through 2031, then the carrying cost ratio would be lower
- Pro forma carrying cost falls significantly in 2040, when pension payments are expected to decline

Debt Service Carrying Charges (% of Revenue)



# Pension Liability Management

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**STIFEL** | Public Finance

# Pension Considerations

## 1) Pension Plan Overview<sup>1-2</sup>



The Village maintains a 100% Funding Target Policy for its public safety pensions, accelerating the amortization of unfunded liabilities compared to the 90% statutory requirement

Village of Oak Park Retirement Funds <sup>1,2</sup>			
	Police	Firefighters'	IMRF
Last Report Date	1/1/2025	1/1/2025	1/1/2025
Discount Rate	6.75%	6.75%	7.25%
Payroll Growth Assumption	3.00%	3.50%	3.00% (est.)
AAL (Accrued Actuarial Liability)	\$209,775,114	\$144,314,974	\$131,041,563
AVA (Actuarial Value of Assets)	\$124,050,511	\$69,664,323	\$133,395,027
UAAL (Unfunded Actuarial Accrued Liability)	\$85,724,603	\$74,650,651	(\$2,353,464)
Funded Ratio	59.13%	48.27%	101.80%
2025 Contribution Requirements			
Normal Cost	\$2,315,949	\$1,953,386	\$1,045,164
+ UAAL Amortization (to reach 90%)	\$6,251,253	\$5,632,209	\$193,157
= Total Statutory Contribution	\$8,567,202	\$7,585,595	\$2,640,693
<i>Portion Paid by Employees</i>	<i>\$1,019,031</i>	<i>\$771,144</i>	<i>\$1,190,693</i>
<i>Portion Paid by Village (Statutory Min.)</i>	<i>\$7,445,967</i>	<i>\$6,062,951</i>	<i>\$1,450,000</i>

### Key Considerations:

- S&P reaffirmed Oak Park's "AA" rating in February 2026, specifically citing the "proactive financial oversight" and "pension funding practices" as strengths of the Village's management
- The IMRF Plan officially transitioned from a net liability to a Net Pension Asset (\$2.53MM surplus) as of December 31, 2024
- The Village's annual UAAL amortization payments are expected to increase by 49% from 2026 to 2040
- A pension funding bond (POB) could potentially generate savings for the Village and change the pattern of payments if desired

1. UAAL amortization computed by Stifel using assumptions from the L&A Actuarial Reports, annual UAAL payment data provided by the Village's Public Safety Retirement Funds as of 1/1/2025, and other Stifel calculations and assumptions. Please refer to Stifel's risk disclaimer for additional information.

2. Note: The FY25 Firefighters' Pension AVA and AAL figures were in transition to state-managed investment funds (IFPIF) during the latest reporting cycle; however, the Village has authorized a \$7.70 million levy for Tax Year 2025 to maintain the 100% funding trajectory.

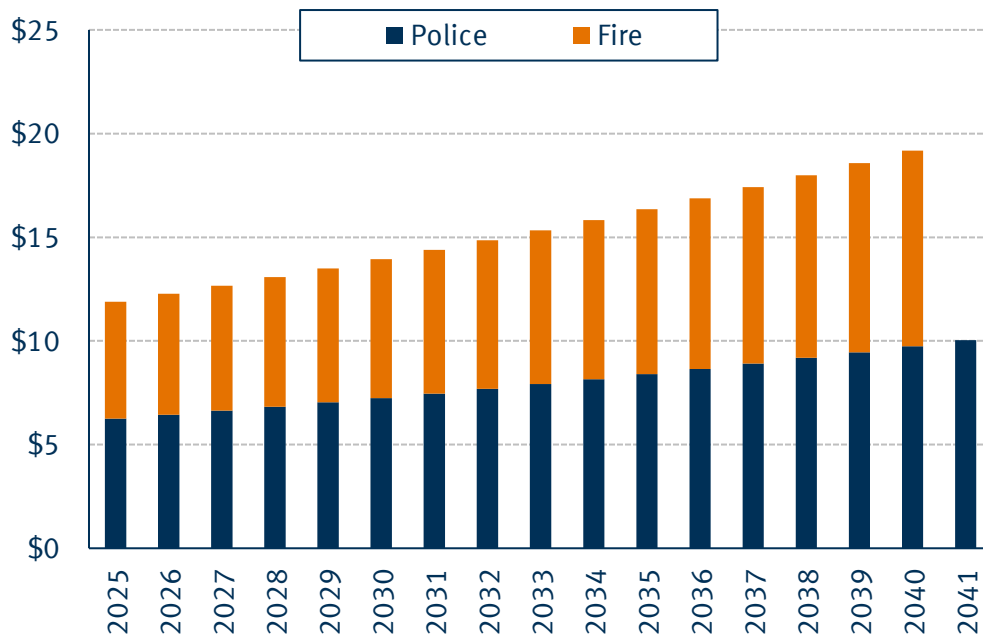
# Pension Considerations

## 2) Pension Amortization Payments<sup>1-3</sup>

**The Village maintains a 100% Funding Target Policy for its public safety pensions, accelerating the amortization of unfunded liabilities compared to the 90% statutory requirement**

- Amortization payments represent the annual contributions the Village makes to systematically pay down its Unfunded Actuarial Accrued Liability (UAAL) over time
  - Similar to paying off a long-term loan, where each year’s payment includes both “interest” (cost of the liability) and “principal” (reduction of the unfunded balance)
- The schedule is intentionally back-loaded (rising over time) to match payroll growth and ultimately reach 100% funding of the UAAL by 2041, allowing the Village to smooth budget impacts in earlier years while still meeting its long-term funding target
- ***The upward sloping payments represent the accelerated rate of payments needed each year to meet either the Statutory policy or the Village’s funded goal***, allowing for lower near-term contributions while relying on future growth and higher payments to close the gap.

**Expected UAAL Amortization Payments to Reach 100% Funded Status**



**Expected UAAL Amortization Payments<sup>3</sup>**

	To Reach 90% Funded Ratio	To Reach 100% Funded Ratio
2027	\$10,952,986	\$14,072,575
2028	\$11,308,657	\$14,528,271
2029	\$11,675,946	\$14,998,811
2030	\$12,055,234	\$15,484,682
2031	\$12,446,917	\$15,986,385
2032	\$12,851,401	\$16,504,440
2033	\$13,269,107	\$17,039,383
2034	\$13,700,470	\$17,591,767
2035	\$14,145,939	\$18,162,165
2036	\$14,605,978	\$18,751,168
2037	\$15,081,066	\$19,359,385
2038	\$15,571,698	\$19,987,448
2039	\$16,078,387	\$20,636,008
2040	\$16,601,660	\$21,305,737
2041	\$8,374,819	\$11,146,029
<b>Total</b>	<b>\$198,720,265</b>	<b>\$255,554,255</b>

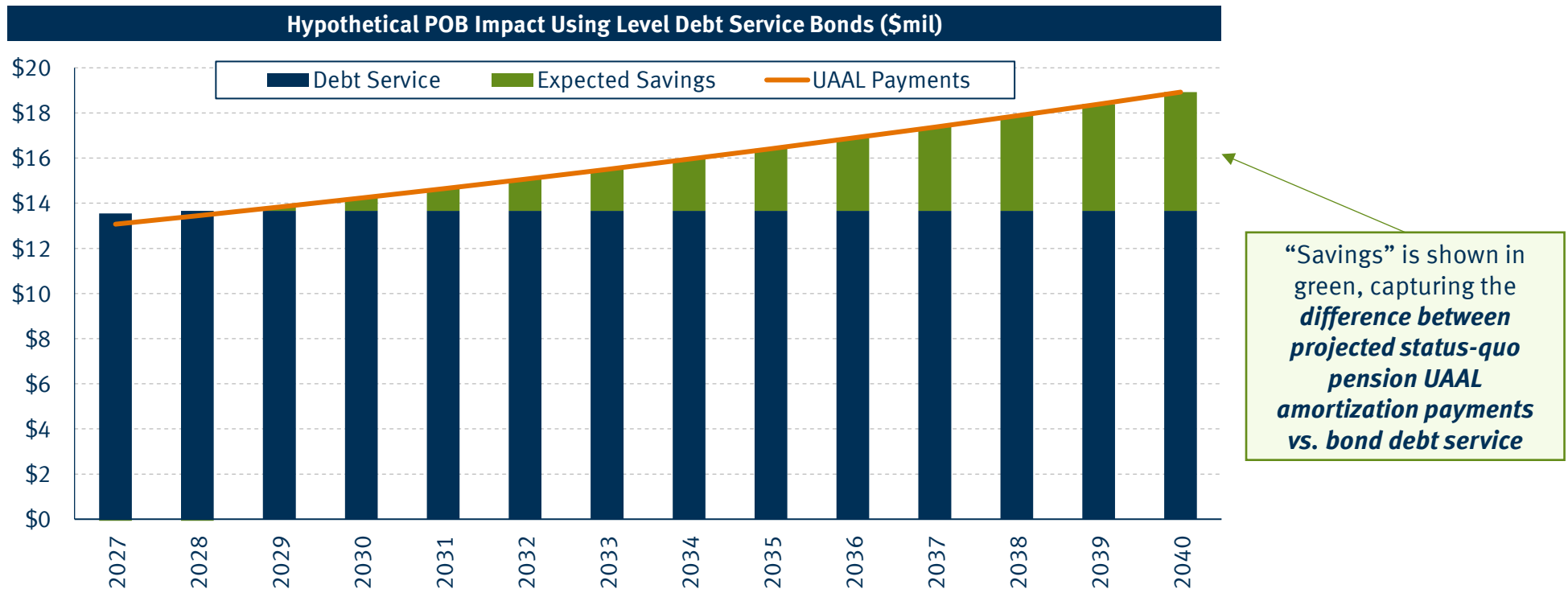
1. Includes a full year of interest at the actuarial rate, as stated in the actuarial reports  
 2. Assumes payment is made on January 1, and does not include any intrayear interest at the actuarial rate.  
 3. All calculations derived from the Village’s Lauterbach Amen actuarial valuations as of January 1, 2025.

# Pension Considerations

## 3) Pension Obligation Bonds (POBs) Overview<sup>1</sup>

The Village could consider issuing bonds and using the proceeds to pay off all or part of its pension liabilities, which could save money if pension fund investment returns exceed bond interest expense

- Pension funding bonds (often referred to as “POBs”) are taxable securities issued to fund all or a portion of a government’s unfunded pension liabilities
- An economic benefit can arise when the borrowing cost on the bonds (often 4-6%) is lower than the pension system’s investment rate of return (many funds currently assume 6.5-7.25% investment returns over the long-run)
  - POB issuance is most compelling in low taxable interest rate environments, where the spread between borrowing costs and expected investment returns is most favorable
- By depositing a large lump sum immediately, the pension fund benefits from compounded investment growth over a longer duration, theoretically reducing the total long-term contributions required from the municipality
- Replacing the increasing annual contributions with a level debt service schedule can help reduce the Village’s pension contributions’ impact on the budget



1. A hypothetical bond financing scenario is presented above. Market Rates are based as of March 2, 2026. UAAL amortization computed by Stifel using assumptions from the Actuarial Reports, annual UAAL payment data provided by the Village’s Public Safety Retirement Funds as of 1/1/2025, and other Stifel calculations and assumptions. Please refer to Stifel’s risk disclaimer for additional information.


# Pension Considerations

## 4) Recent Illinois POB Issuances by Peer Communities<sup>1-3</sup>

Limited recent activity as many Illinois communities executed POBs in 2020–2021, with no new transactions since 2022

### Case Study: \$177,120,000 Village of Skokie Taxable General Obligation Bonds, Series 2022A & B

**\$177,120,000**




**Village of Skokie**  
Taxable General  
Obligation Bonds  
Co-Manager  
*Illinois*

	Series 2022A (Pension)	Series 2022B (Project)
<b>Par</b>	\$150,450,000	\$26,670,000
<b>Credit Ratings</b>	AA (S&P) / AA+ (Fitch)	AA (S&P) / AA+ (Fitch)
<b>Use of Proceeds</b>	Unfunded Pension Liabilities to meet the State’s 90% funded by 2040 statutory requirement	TIF Redevelopment / Parking Garage
<b>Maturity Range</b>	2022–2040	2022–2041

### Case Study: \$15,095,000 City of Hickory Hills Taxable General Obligation Bonds (Alternate Revenue Source), Series 2022

**\$15,095,000**




**City of Hickory Hills**  
Taxable General  
Obligation Bonds  
Lead Manager  
*Illinois*

	Series 2022A
<b>Par</b>	\$150,450,000
<b>Credit Ratings</b>	AA (S&P) / AA+ (Fitch)
<b>Use of Proceeds</b>	Unfunded Pension Liabilities to meet the State’s 90% funded by 2040 statutory requirement
<b>Maturity Range</b>	2022–2040

### Case Study: \$45,740,000 City of Wheaton Taxable General Obligation Bonds, Series 2021

**\$45,740,000**



**City of Wheaton**  
Taxable General  
Obligation Bonds  
Lead Manager  
*Illinois*

	City of Wheaton Series 2021
<b>Par</b>	\$45,740,000
<b>Rating</b>	AAA (S&P)
<b>Use of Proceeds</b>	Unfunded Pension Liabilities & Budget Stabilization
<b>Maturity Range</b>	2022–2040

1. <https://emma.msrb.org/ER713834-ER553459-ER954485.pdf>

2. <https://emma.msrb.org/ER1201736-ER940672-ER1341720.pdf>

3. [https://files.illinoiscomptroller.gov/LocGovAudits/FY2024/01605030/24Audit01605030\\_01.pdf#:~:text=During%202017,of%20credit](https://files.illinoiscomptroller.gov/LocGovAudits/FY2024/01605030/24Audit01605030_01.pdf#:~:text=During%202017,of%20credit)

Stifel's best practices for Pension Obligation Bonds ("POBs") align with the GFOA's guidelines and cautionary statements. Stifel's incorporation of GFOA considerations is listed below:

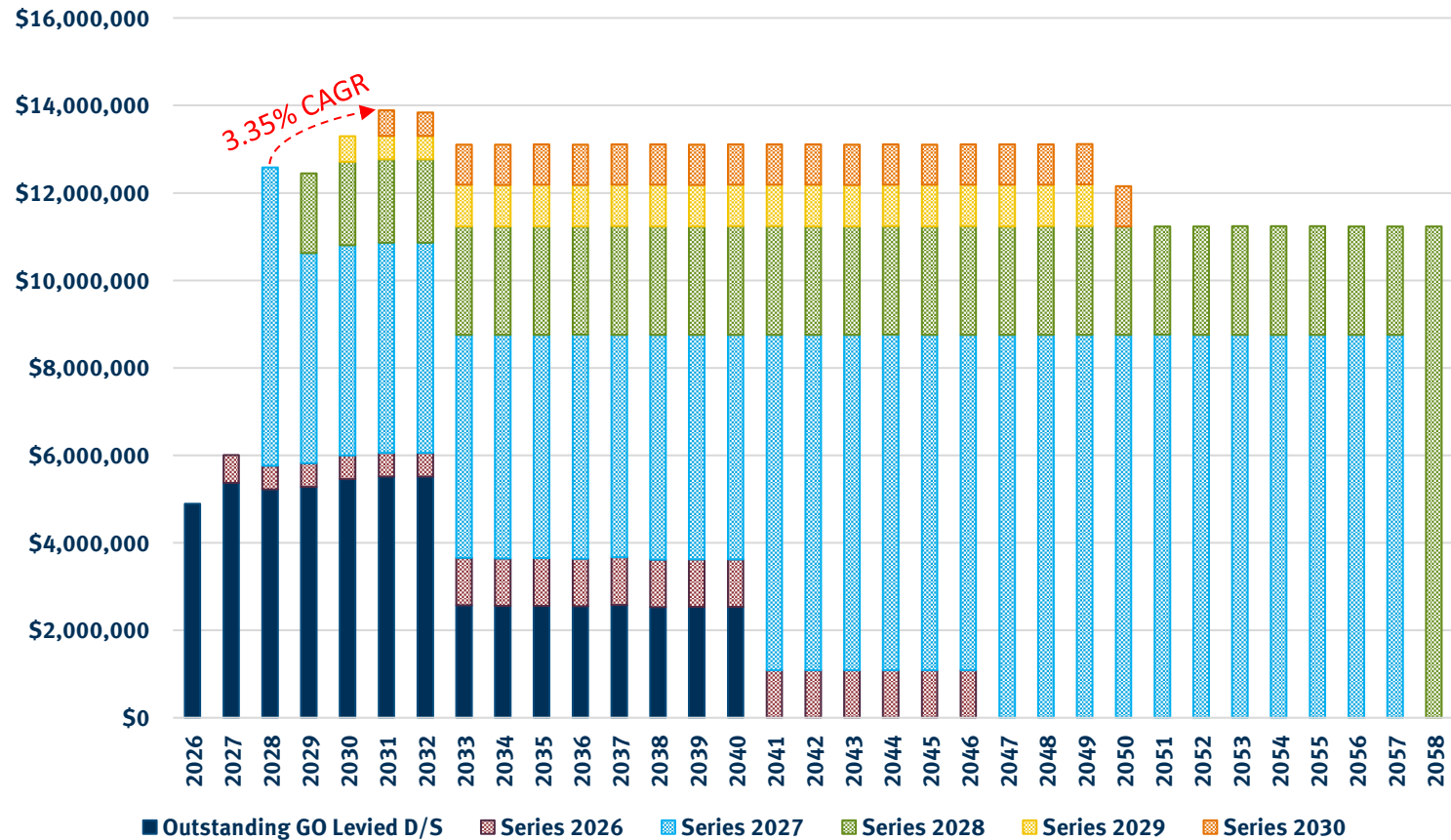
- **GFOA: POB structures may incorporate the use of guaranteed investment contracts, swaps, or derivatives, which must be intensively scrutinized as these embedded products can introduce counterparty risk, credit risk and interest rate risk**
  - Stifel agrees. Stifel's recent work with POBs has not incorporated any recommendations for complex financial products
- **GFOA: Issuing taxable debt to fund the pension liability increases the bonded debt burden and potentially uses up debt capacity that could be used for other purposes. In addition, taxable debt is typically issued without call options or with "make-whole" calls, which can make it more difficult and costly to refund or restructure than traditional tax-exempt debt**
  - Entities in Illinois that have Home Rule authority are not subject to any debt limitation
  - Approximately 95% of the taxable municipal bond issues that Stifel has sold over the past decade have not included make-whole calls, and in fact it has become common for taxable financings to include a 10-year par call
- **GFOA: POBs are frequently structured in a manner that defers the principal payments or extends repayment over a period longer than the actuarial amortization period, thereby increasing the sponsor's overall costs**
  - Stifel agrees these are important considerations and avoidable through a properly structured POB
- **GFOA: Rating agencies may not view the proposed issuance of POBs as credit positive, particularly if the issuance is not part of a more comprehensive plan to address pension funding shortfalls**
  - In a past transaction, S&P rated a POB issued by an Illinois city, commenting, "we expect that near-term budgetary environment should be more stable and predictable following the issuance of the POBs"
  - In past transactions, S&P's reports for Illinois municipalities which continued to make only statutory minimum payments said, "In our opinion, a credit weakness is the large pension and OPEB obligation, without a plan in place that we think will sufficiently address it"
- **GFOA: The invested POB proceeds might fail to earn more than the interest rate owed over the term of the bonds, leading to increased overall liabilities for the government**
  - Stifel agrees. This is the primary risk to evaluate when considering a POB.

# Comparison of Base Case and Alternative Case Pro Formas: Debt Structure<sup>1</sup>

Scenario 1: Summary Statistics

	Series 2026	Series 2027	Series 2028	Series 2029	Series 2030	Total
Dated Date		5/31/2027	11/17/2028	9/28/2029	9/27/2030	
Final Maturity		11/1/2057	11/1/2058	11/1/2049	11/1/2050	
Total Principal	\$16,325,000	\$96,155,000	\$38,100,000	\$10,740,000	\$10,750,000	\$172,070,000
Total Interest	\$11,218,559	\$113,183,084	\$42,649,833	\$7,117,475	\$6,930,764	\$181,099,715
Total Debt Service	\$27,543,559	\$209,338,084	\$80,749,833	\$17,857,475	\$17,680,764	\$353,169,715
Average Annual Debt Service	\$1,313,694	\$6,881,720	\$2,695,655	\$888,800	\$879,883	\$11,346,057
All-In TIC	4.139%	4.810%	4.756%	4.158%	4.148%	
Arbitrage Yield	3.749%	4.708%	4.618%	3.773%	3.761%	
Average Life (years)	12.362	23.542	22.388	13.254	12.894	
Project Proceeds:						
Oak Park Ave. Streetscape	\$17,660,000					\$17,660,000
Police Station Project		\$75,000,000				\$75,000,000
Percy Julian Chicago Ave. Streetscape		\$12,000,000				\$12,000,000
Village Hall Remodel			\$27,700,000			\$27,700,000
Bike Plan Project		\$7,500,000	\$7,500,000	\$7,500,000	\$7,500,000	\$30,000,000
Vision Zero Project		\$4,125,000	\$4,125,000	\$4,125,000	\$4,125,000	\$16,500,000
Project Total:	\$17,660,000	\$98,625,000	\$39,325,000	\$11,625,000	\$11,625,000	\$178,860,000

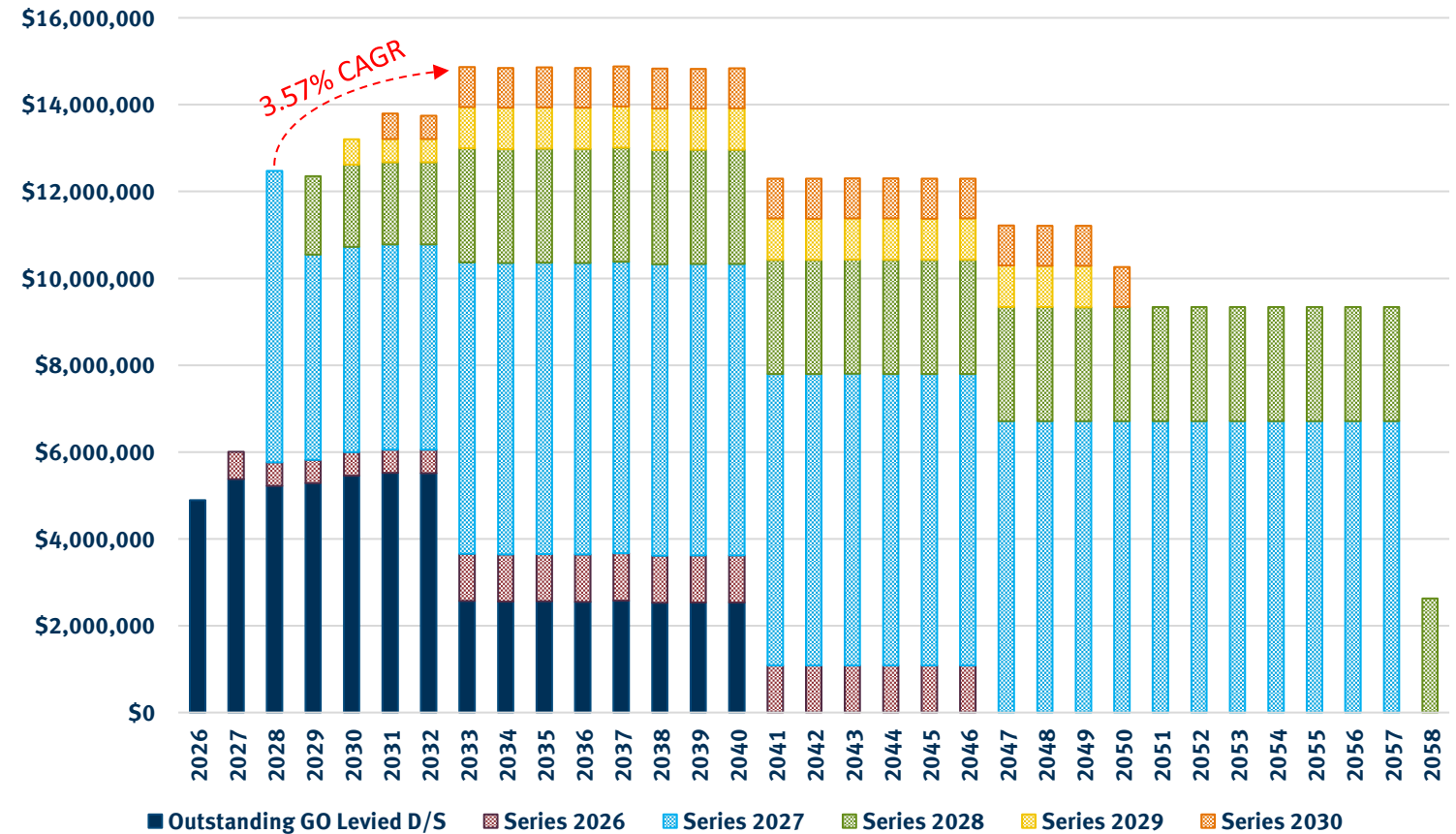
Scenario 1 (Base Case): Annual GO Levied Debt Service



Scenario 2: Summary Statistics

	Series 2026	Series 2027	Series 2028	Series 2029	Series 2030	Total
Dated Date		5/31/2027	11/17/2028	9/28/2029	9/27/2030	
Final Maturity		11/1/2057	11/1/2058	11/1/2049	11/1/2050	
Total Principal	\$16,325,000	\$94,600,000	\$37,770,000	\$10,740,000	\$10,750,000	\$170,185,000
Total Interest	\$11,218,559	\$98,837,972	\$38,011,317	\$7,117,475	\$6,930,764	\$162,116,087
Total Debt Service	\$27,543,559	\$193,437,972	\$75,781,317	\$17,857,475	\$17,680,764	\$332,301,087
Average Annual Debt Service	\$1,313,694	\$6,359,024	\$2,529,792	\$888,800	\$879,883	\$10,657,499
All-In TIC	4.139%	4.664%	4.669%	4.158%	4.148%	
Arbitrage Yield	3.749%	4.542%	4.479%	3.773%	3.761%	
Average Life (years)	12.362	20.896	20.128	13.254	12.894	
Project Proceeds:						
Oak Park Ave. Streetscape	\$17,660,000					\$17,660,000
Police Station Project		\$75,000,000				\$75,000,000
Percy Julian Chicago Ave. Streetscape		\$12,000,000				\$12,000,000
Village Hall Remodel			\$27,700,000			\$27,700,000
Bike Plan Project		\$7,500,000	\$7,500,000	\$7,500,000	\$7,500,000	\$30,000,000
Vision Zero Project		\$4,125,000	\$4,125,000	\$4,125,000	\$4,125,000	\$16,500,000
Project Total:	\$17,660,000	\$98,625,000	\$39,325,000	\$11,625,000	\$11,625,000	\$178,860,000

Scenario 2 (Alternative Case): Annual GO Levied Debt Service



1. Assumes the issuance of General Obligation Bonds with the Village's current S&P rating ('AA') and spreads ranging from 29-45 basis points above MMD. The village's actual interest rates and debt service will depend upon market conditions at pricing. Stifel does not guarantee to underwrite at these levels.

# Comparison of Base Case and Alternative Case Pro Formas: Tax Impact<sup>1-5</sup>

Base Case Pro Forma							
Levy Year	Calendar Year	Impact of Funding 2026-2030 Major Projects			New Grand Total Debt Service		
		Tax Impact - \$237,260 Home	Tax Impact - \$450,000 Home	Tax Impact - \$643,140 Home	Tax Impact - \$237,260 Home	Tax Impact - \$450,000 Home	Tax Impact - \$643,140 Home
2024	2025						
2025	2026				\$100.39	\$206.09	\$302.06
2026	2027	\$12.91	\$26.50	\$38.84	123.15	252.83	370.56
2027	2028	151.04	310.09	454.49	258.18	530.04	776.85
2028	2029	147.02	301.83	442.37	255.36	524.25	768.37
2029	2030	160.78	330.08	483.79	272.77	559.99	820.76
2030	2031	171.84	352.79	517.06	285.01	585.12	857.59
2031	2032	170.80	350.65	513.93	283.95	582.95	854.40
2032	2033	216.14	443.73	650.36	268.84	551.92	808.93
2033	2034	216.43	444.34	651.25	268.84	551.93	808.94
2034	2035	216.40	444.27	651.15	268.93	552.12	809.22
2035	2036	216.45	444.37	651.30	268.81	551.86	808.84
2036	2037	216.07	443.58	650.14	268.97	552.20	809.34
2037	2038	217.11	445.72	653.27	268.93	552.12	809.22
2038	2039	216.83	445.15	652.44	268.82	551.89	808.88
2039	2040	217.03	445.57	653.06	269.00	552.26	809.43
2040	2041	268.98	552.22	809.36	268.98	552.22	809.36
2041	2042	268.93	552.11	809.21	268.93	552.11	809.21
2042	2043	268.89	552.03	809.09	268.89	552.03	809.09
2043	2044	268.94	552.15	809.26	268.94	552.15	809.26
2044	2045	268.87	552.00	809.04	268.87	552.00	809.04
2045	2046	268.97	552.20	809.33	268.97	552.20	809.33
2046	2047	268.90	552.06	809.13	268.90	552.06	809.13
2047	2048	268.97	552.20	809.33	268.97	552.20	809.33
2048	2049	269.04	552.35	809.55	269.04	552.35	809.55
2049	2050	249.30	511.82	750.15	249.30	511.82	750.15
2050	2051	230.51	473.25	693.62	230.51	473.25	693.62
2051	2052	230.51	473.24	693.60	230.51	473.24	693.60
2052	2053	230.52	473.27	693.65	230.52	473.27	693.65
2053	2054	230.54	473.30	693.69	230.54	473.30	693.69
2054	2055	230.53	473.29	693.68	230.53	473.29	693.68
2055	2056	230.49	473.19	693.54	230.49	473.19	693.54
2056	2057	230.48	473.18	693.52	230.48	473.18	693.52
2057	2058	230.49	473.20	693.55	230.49	473.20	693.55
<b>Total</b>		<b>\$7,060.72</b>	<b>\$14,495.74</b>	<b>\$21,245.76</b>	<b>\$8,243.81</b>	<b>\$16,924.63</b>	<b>\$24,805.68</b>

Alternative Case Pro Forma							
Levy Year	Calendar Year	Impact of Funding 2026-2030 Major Projects			New Grand Total Debt Service		
		Tax Impact - \$237,260 Home	Tax Impact - \$450,000 Home	Tax Impact - \$643,140 Home	Tax Impact - \$237,260 Home	Tax Impact - \$450,000 Home	Tax Impact - \$643,140 Home
2024	2025						
2025	2026				\$100.39	\$206.09	\$302.06
2026	2027	\$12.91	\$26.50	\$38.84	123.15	252.83	370.56
2027	2028	148.78	305.44	447.68	255.91	525.39	770.04
2028	2029	145.10	297.89	436.60	253.44	520.31	762.60
2029	2030	158.85	326.11	477.97	270.83	556.02	814.94
2030	2031	169.91	348.82	511.25	283.07	581.15	851.77
2031	2032	168.86	346.68	508.11	282.01	578.98	848.58
2032	2033	252.26	517.89	759.05	304.96	626.08	917.62
2033	2034	252.19	517.76	758.85	304.60	625.34	916.54
2034	2035	252.33	518.04	759.27	304.87	625.89	917.34
2035	2036	252.24	517.86	759.01	304.60	625.35	916.54
2036	2037	252.44	518.27	759.61	305.35	626.89	918.81
2037	2038	252.39	518.17	759.45	304.22	624.57	915.40
2038	2039	252.19	517.76	758.85	304.18	624.49	915.29
2039	2040	252.45	518.29	759.64	304.42	624.98	916.01
2040	2041	252.32	518.02	759.24	252.32	518.02	759.24
2041	2042	252.31	518.00	759.21	252.31	518.00	759.21
2042	2043	252.40	518.19	759.48	252.40	518.19	759.48
2043	2044	252.37	518.12	759.39	252.37	518.12	759.39
2044	2045	252.21	517.79	758.90	252.21	517.79	758.90
2045	2046	252.31	518.00	759.21	252.31	518.00	759.21
2046	2047	230.08	472.36	692.32	230.08	472.36	692.32
2047	2048	230.01	472.21	692.10	230.01	472.21	692.10
2048	2049	230.00	472.18	692.06	230.00	472.18	692.06
2049	2050	210.53	432.21	633.47	210.53	432.21	633.47
2050	2051	191.64	393.43	576.64	191.64	393.43	576.64
2051	2052	191.59	393.33	576.48	191.59	393.33	576.48
2052	2053	191.61	393.38	576.56	191.61	393.38	576.56
2053	2054	191.59	393.34	576.50	191.59	393.34	576.50
2054	2055	191.61	393.38	576.56	191.61	393.38	576.56
2055	2056	191.65	393.46	576.68	191.65	393.46	576.68
2056	2057	191.59	393.34	576.50	191.59	393.34	576.50
2057	2058	53.85	110.56	162.05	53.85	110.56	162.05
<b>Total</b>		<b>\$6,632.59</b>	<b>\$13,616.78</b>	<b>\$19,957.50</b>	<b>\$7,815.68</b>	<b>\$16,045.67</b>	<b>\$23,517.43</b>

1. Assumes the issuance of General Obligation Bonds with the Village's current S&P rating ('AA') and spreads ranging from 29-45 basis points above MMD. The village's actual interest rates and debt service will depend upon market conditions at pricing. Stifel does not guarantee to underwrite at these levels.
2. Assumes the Village's actual 2024 EAV, estimated 2025 EAV based on tentative Cook County multiplier for 2025, and estimated 2026 EAV based on mailed reassessments.
3. All Tax Rates are per \$100 of EAV.
4. Assumes \$10,000 General Homestead Exemption is applied to each home.
5. Assumes the market value of the home generally grows at the same rate as the Village's overall EAV.

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Pension Obligation Bonds (“POBs”) are a source of financing for unfunded actuarial liabilities of pension funds and can serve a valuable function. However, the success of a POB financing is dependent on a number of assumptions proving to be accurate, and the failure of any of these assumptions is a risk that a government issuing POBs should consider.

Among the assumptions that are important to a POB financing, and the risks associated with those assumptions providing to be inaccurate, are the following:

- Assumption: The POB proceeds amount is calculated to achieve a specified funding target defined by the issuer. Risk: This amount is calculated based on known components of the issuer’s unfunded liability at the time of pricing. The projected unfunded liability at any given point in time is subject to achieving defined assumptions in an actuarial report, and actual experience may vary. If the actual unfunded liability upon closing of the bonds is higher or lower than the projected unfunded liability, the issuance of the POBs may result in a funding level that is above or below the target level defined.
- Assumption: The investment yield on the POB proceeds once deposited in the pension fund will equal or exceed the yield on the POBs. Risk: If the investment yield on the POB proceeds is less than the yield on the POBs, and the decline is not offset by positive changes in other assumptions, the issuance of the POBs may actually increase the unfunded actuarial liability.
- Assumption: Payroll increases during the term of the POBs will be as anticipated when the unfunded actuarial liability was estimated at POB issuance. Risk: If payroll increases during the term of the POBs exceed expectations, and the increases are not offset by positive changes in other assumptions, the POB proceeds will not suffice to cover the unfunded actuarial liability.
- Assumption: Cost of living adjustments (“COLAs”) will be as anticipated when the unfunded actuarial liability was estimated at POB issuance. Risk: If COLAs exceed expectations during the term of the POBs, and the increases are not offset by positive changes in other assumptions, the POB proceeds will not suffice to cover the unfunded actuarial liability.
- Assumption: Various assumptions used in calculating the unfunded actuarial liability -- such as mortality rates, early retirement incentives, types of payrolls covered by the pension fund -- will be as anticipated at the time of POB issuance. Risk: If there are reductions in mortality rates, increases in early retirement incentives, expansions of the payrolls covered by the pension plan during the term of the POBs, and these changes are not offset by positive changes to other assumptions, the POB proceeds will not suffice to cover the unfunded actuarial liability.

In addition to analyzing potential benefits that are based on achieving assumptions made in estimating the unfunded actuarial liability, we will also analyze potential budgetary benefits or losses based on various prospective levels of the pension systems’ earnings to assist you in gauging the likelihood of success of a POB transaction. It should be noted that potential budgetary benefits vary from year to year. Actual benefits or losses and the success of the POB financing cannot be known until the POBs have been paid in full.