School District of Fort Atkinson

Facilities Advisory Committee

BAIRD

December 17, 2019





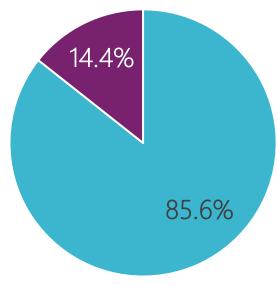
Key School Finance Concepts

Key School Finance Concept What is the Revenue Limit?



- Established in 1993
- Limits the amount of revenue a school district can generate through the sources of state equalization aid and the local property tax levy
- Driven by resident student enrollment (FTE)
- The revenue limit generally comprises 75% - 95% of a school district's operating revenue

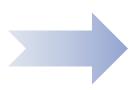




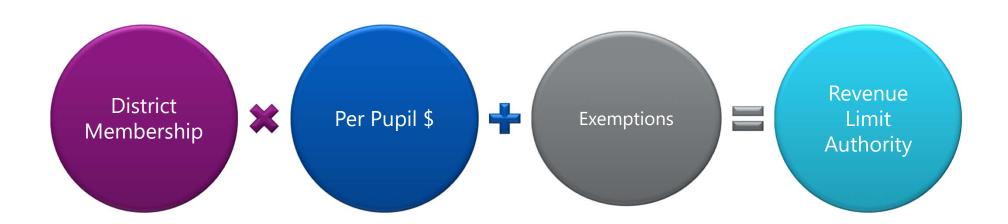
■ Revenue Limit Revenue ■ All other operating revenue

Key School Finance Concept How is the Revenue Limit Authority Calculated?





A district's revenue limit authority is the maximum amount of revenue that may be raised through **state general aid** and **property tax** for the General, Non-Referendum Debt, and Capital Expansion Funds, also referred to as Funds 10, 38, and 41 respectively.



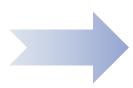
Key School Finance Concept Revenue Limit Per Pupil Adjustments



Fiscal Year	Revenue Limit Per Pupil Increase (Cumulative)	Per Pupil Categorical Aid (One-Time)		
2007-08	\$264.12			
2008-09	\$274.68			
2009-10	\$200.00			
2010-11	\$200.00			
2011-12	-5.5%*			
2012-13	\$50.00	\$50.00 (Prorated)		
2013-14	\$75.00	\$75.00		
2014-15	\$75.00	\$150.00		
2015-16	\$0	\$150.00		
2016-17	\$0	\$250.00		
2017-18	\$0	\$450.00		
2018-19	\$0	\$654.00		
2019-20	\$175.00	\$742.00		
2020-21	\$179.00	\$742.00		

Key School Finance Concept How is the Revenue Limit Levy Calculated?



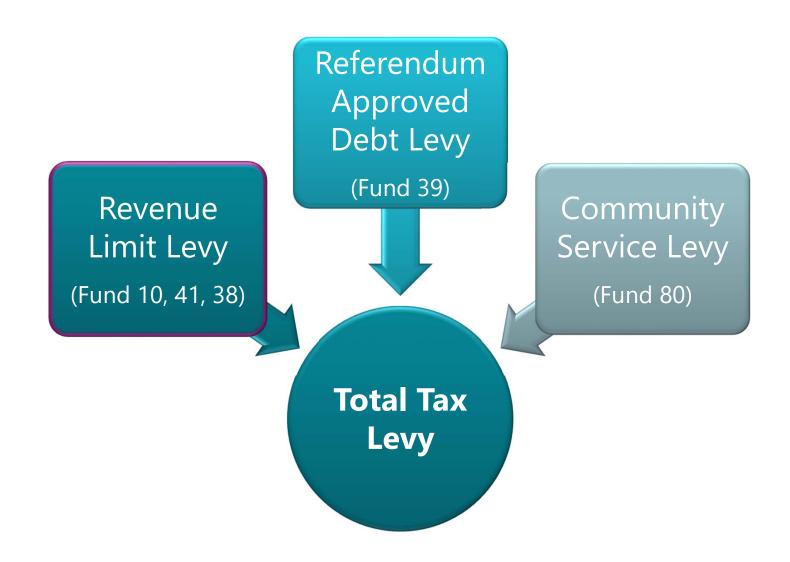


A district's Revenue Limit Levy is the maximum Revenue Limit Authority minus State Equalization Aid. This amount represents the "local share" of the Revenue Limit Authority and becomes one of three components of the Total School Tax Levy to be collected through property tax.



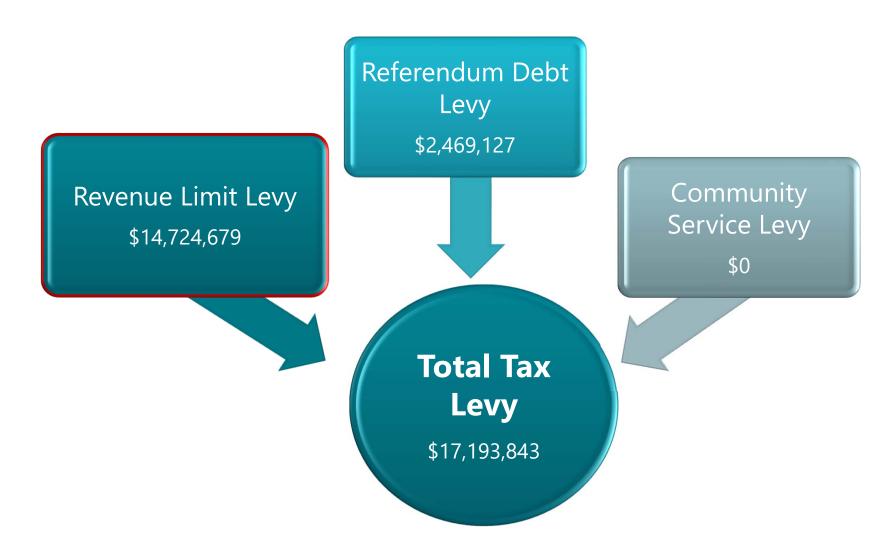
Key School Finance Concept Composition of School Tax Levy





Key School Finance Concept What are the Components of My School Tax Levy?





Key School Finance Concept Total School Tax Levy Mill Rate



Mill Rate:

Total Levy/
Total Property Value per
Thousand

Property Taxes



\$1,066 per year on my \$100,000 home

EXAMPLE CALCULATON:

TOTAL LEVY OF SCHOOL:

\$17,193,843

TOTAL PROPERTY VALUE:

\$1,612,443,974

=

\$10.66 Mill Rate

OR

\$1,066 on \$100,000 Home

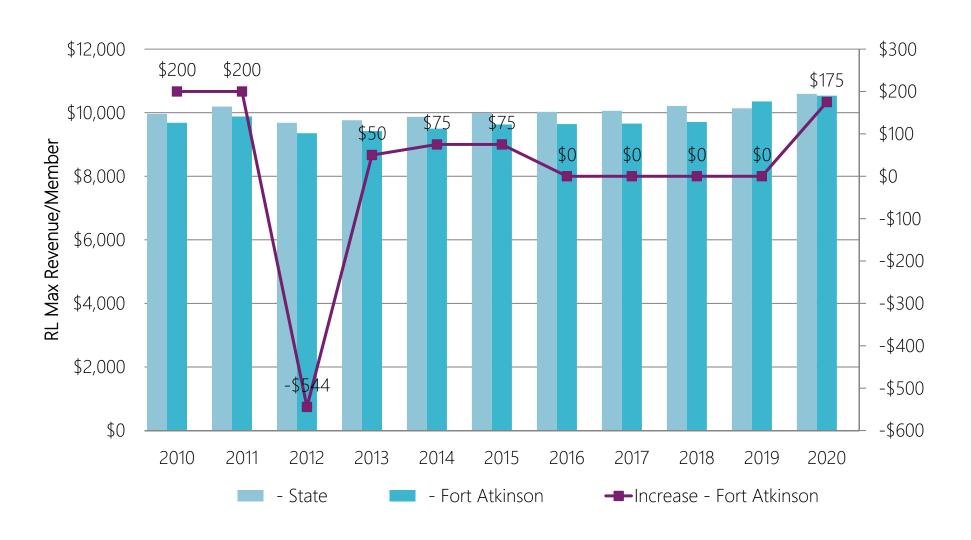
*\$1,000



Fort Atkinson Financial Trends

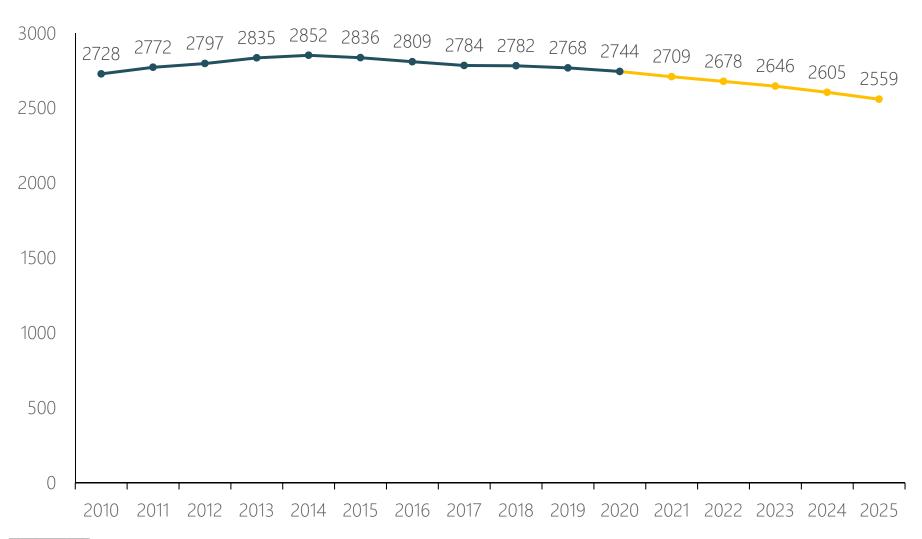
Revenue Limit Maximum Revenue / Member (Does not include exemptions)





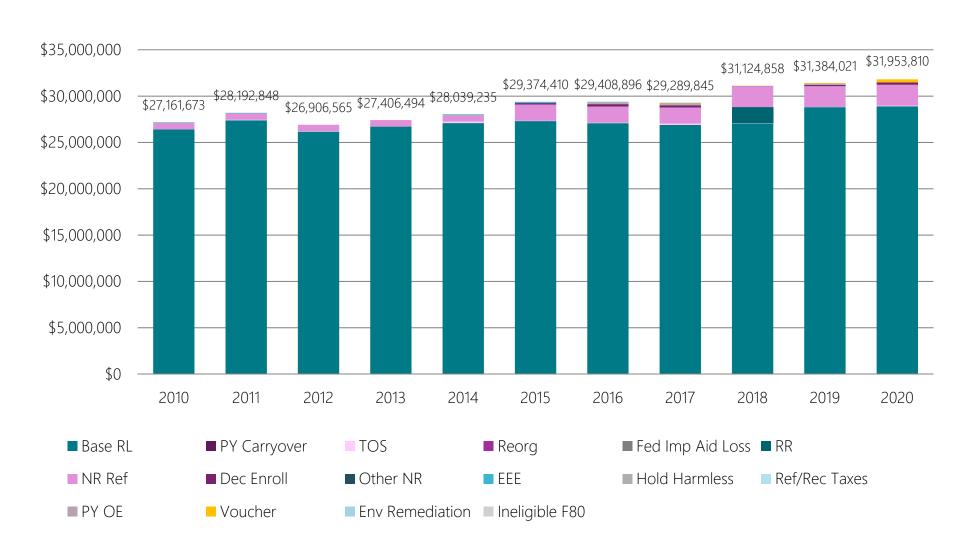
Current Year Average FTE





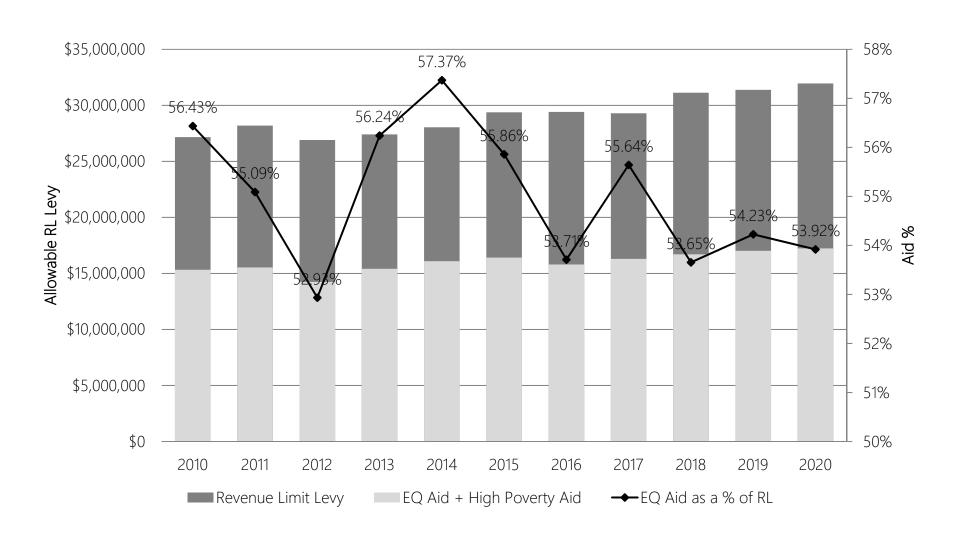
Revenue Limit with All Exemptions





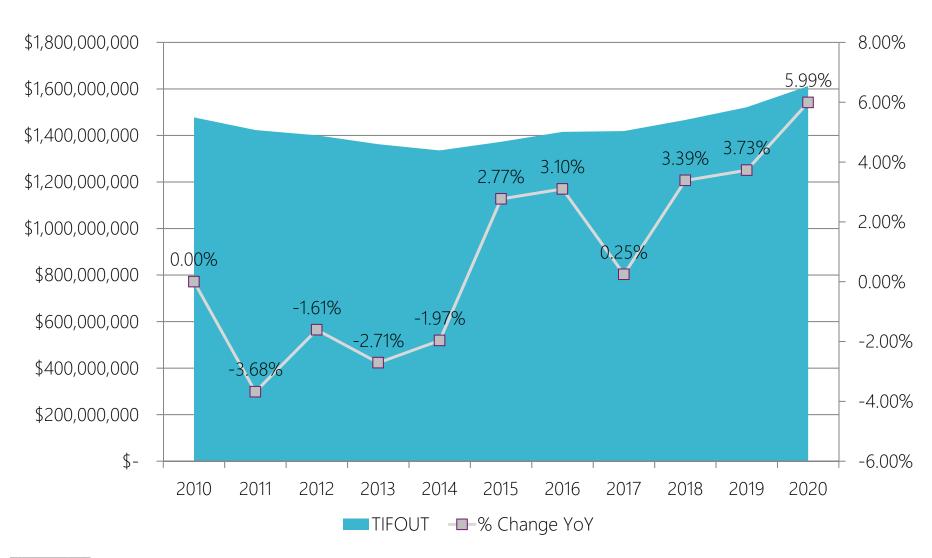
Revenue Limit - EQ Aid: Levy Ratio





TID Out Equalized Value





Total School Tax Levy Mill Rate





Revenue and Expenditure Detail



Fund 10 Summary

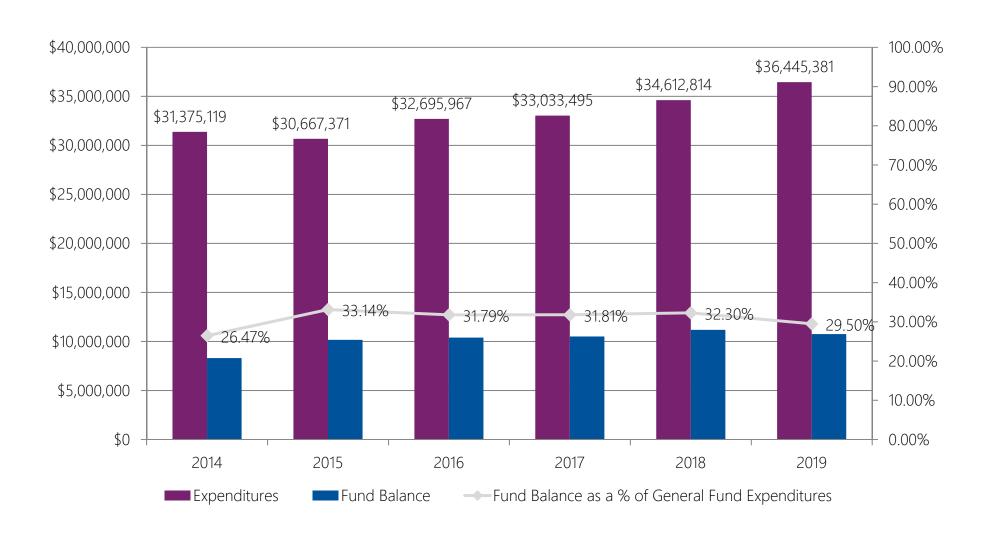
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	Actual 2014	Actual 2015	Actual 2016	Actual 2017	Actual 2018	Actual 2019
R	\$31,095,978	\$32,526,537	\$32,927,483	\$33,146,807	\$35,285,009	\$36,138,666
E	\$31,375,119	\$30,667,371	\$32,695,967	\$33,033,495	\$34,612,814	\$36,445,381
Surplus/Deficit	-\$279,141	\$1,859,166	\$231,516	\$113,312	\$672,195	-\$306,715
	2014	2015	2016	2017	2018	2019
Fund Balance	\$8,304,122	\$10,163,288	\$10,394,804	\$10,508,116	\$11,180,311	\$10,750,572
Fund Balance as a % of						
General Fund Expenditures	26.47%	33.14%	31.79%	31.81%	32.30%	29.50%

Fund 10 Audited Actuals



Fund Balance as a % of General Fund Expenditures







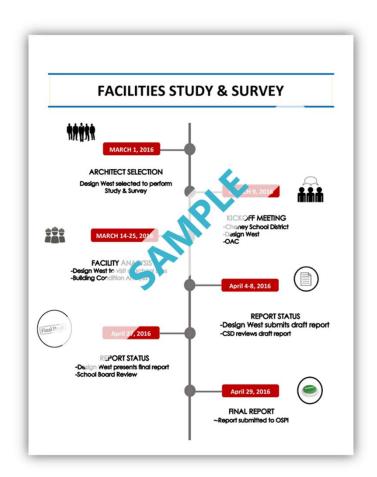
Facility Funding Options

First Thing's First...



Facility Study

- Evaluate current facilities, conditions, utilization and future facility needs
- Monitor and refine facility standards for instructional and support programs
- Build out district master facility plan
- Execute study and survey of all facilities



We Know What We Need... Funding!





What Type of Project(s) Are We Dealing With?



Maintenance Projects



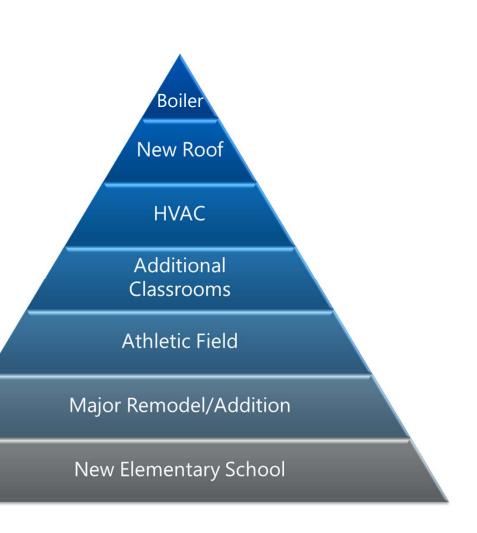
Major Capital Projects



What Are Your Facility Priorities?



- Maintenance Projects
 - Smaller dollar cost
 - Often paid with operational funds
 - Carpet, painting, minor plumbing repair, lighting replacement (bulbs)
- Capital Project
 - Larger dollar cost
 - Longer useful life
 - Typically paid for with debt proceeds
 - Authority Needed
 - Referendum
 - Budget \$ pays debt



Capital Project Funding Options





Annual Budget

Fund 41 & 46

Fund Balance

Borrowed Funds

Revenue Limit Borrowing

Referendum Borrowing





	Fund 46 – Long Term Capital Improvement Trust	Fund 41 - Capital Expansion Fund
Type of Project	Used for any projects on 10-year Capital Improvement Plan (including equipment)	Buildings/sites, no equipment
State Statute	120.137	120.10(10m)
Aid to District	Positive aided districts can benefit – Deposits included in shared costs	Negative aided districts can benefit
Approval	By Board Resolution by June 30 to create trust fund	Annual Meeting
Requirements	■ 10 year Capital Improvement Plan	Levy within the revenue limit - beginning of the fiscal year
	■ Access funds 5 years after established	
	Decision at end of Fiscal Year	
Expenditures	Not included as Shared Costs for aid purposes	Amortized over the number of years the district has levied into the fund for calculation of shared costs for aid purposes

Possible Funding Sources for Capital Projects



Operating Budget

Competes for revenue limit dollars

Non-Referendum Debt

Competes for revenue limit dollars

Referendum – Operational/Debt

New source of funds

What If We Want to Borrow Funds?





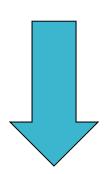


Fund 39 - Referendum Debt

REVENUE LIMIT

Fund 38 - Non-Referendum Debt

- \$1,000,000 exemption
- More than \$1 million
 - Petition process
 - 30 day waiting period
 - 20% Electors last Gubernatorial Election



What If We Want to Borrow Funds?



Energy Efficiency Exemption – 1,000 year moratorium began December of 2017



Act 32 – Energy Efficiency Exemption

- Levy for project cost or levy for debt payments
- Levy is outside revenue limit
- Measurable utility savings required to downsize debt payment
- Performance contract required
- Annual resolution to set levy (between July 1 and November 1)
- Borrowing capacity
- Subject to Fund 38 authority and statutory debt limits
- Scope of eligible projects
- DPI requirements for eligible projects

REVENUE LIMIT

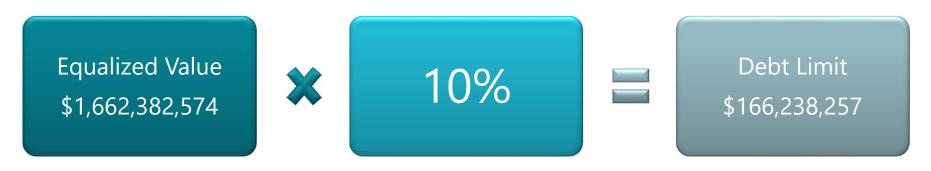


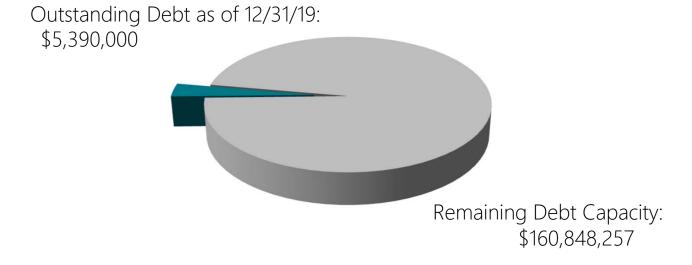
Debt Issue Basics





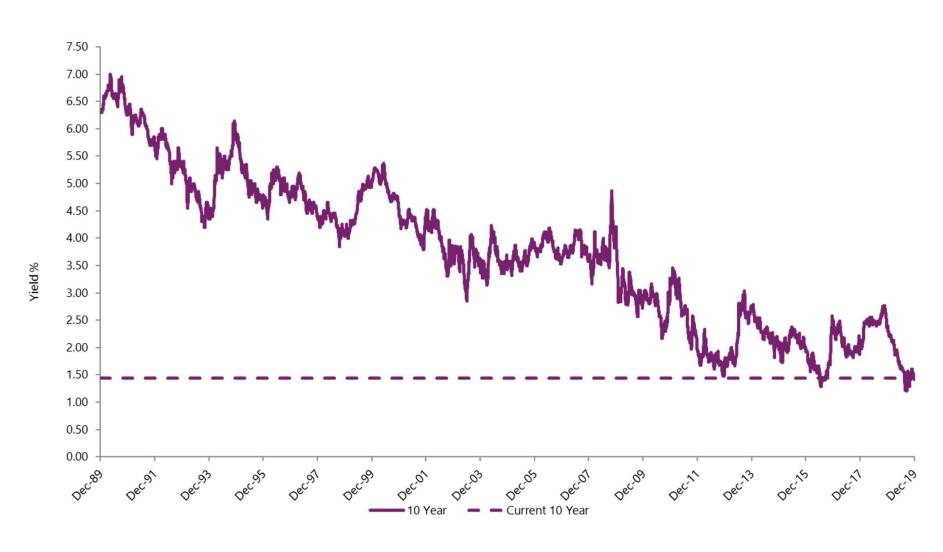
Total Debt Capacity is based on **10%** of a school district's Equalized Valuation (TID-In)





Municipal Interest Rates (Past 30 Years)





Fort Atkinson – Moody's Scorecard



	Fort Atkinson								
Data Source:	Wisconsin Departme	ent of Public Instru	ction				Column pulls		
	Very Strong	Strong	Moderate	Weak	Poor	Very Poor	from Input		
	.5-1.49	1.50-2.49	2.50-3.49	3.50-4.49	4.50-5.49	5.50-6.50	tab.		
	Aaa	Aa	Α	Ваа	Ва	B & Below	Input	Weight	Estimate
									d Score
ECONOMY/TAX BASE (30%)	*	•	•	•	•	•	•		
Tax Base Size: Full Value (in 000s)	> \$12B	\$12B ≥ n > \$1.4B	\$1.4B ≥ n > \$240M	\$240M ≥ n > \$120M	\$120M ≥ n > \$60M	≤ \$60M	\$1.662	10%	2.48
Full Value Per Capita	> \$150,000	\$150,000 ≥ n > \$65,000	\$65,000 ≥ n > \$35,000	\$35,000 ≥ n > \$20,000	\$20,000 ≥ n > \$10,000	≤ \$10,000	\$89,800	10%	2.21
Socioeconomic Indices: MFI	> 150% of US median	150% to 90% of US	90% to 75% of US	75% to 50% of US	50% to 40% of US	≤ 40% of US	98.93%	10%	2.35
		median	median	median	median	median			
FINANCES (30%)									
Fund Balance as % of Revenues	> 30.0%	30.0% ≥ n > 15.0%	15.0% ≥ n > 5.0%		0.0% ≥ n > -2.5%	≤ -2.5%	29.35%	10%	1.33
	> 25.0% for School	25.0% ≥ n > 10.0%	· · · · · -	2.5% ≥ n > 0.0% for	· · · · · -	≤ -2.5% for SD			
	Districts	for SD	for SD	SD	SD				
5-Year Dollar Change in Fund Balance as % of	> 25.0%	25.0% ≥ n > 10.0%	10.0% ≥ n > 0.0%	0.0% ≥ n > -10.0%	-10.0% ≥ n > -18.0%	≤ -18.0%	7.74%	5%	2.73
Revenues Cash Balance as % of Revenues	> 25.0%	25.0% ≥ n > 10.0%	10.0% ≥ n > 5.0%	5.0% ≥ n > 0.0%	0.0% ≥ n > -2.5%	≤ -2.5%	26.17%	10%	0.50
Cash Balance as % or Revenues	> 10.0% for School	25.0% ≥ n > 10.0% 10.0% ≥ n > 5.0% for	· · · · · -	2.5% ≥ n > 0.0% for	· · · · · -	≤ -2.5% ≤ -2.5% for SD	20.17%	10%	0.50
	Districts	SD	for SD	SD	SD	3 -2.3 % 101 35			
5-Year Dollar Change in Cash Balance as % of	> 25.0%	25.0% ≥ n > 10.0%		0.0% ≥ n > -10.0%	-10.0% ≥ n > -18.0%	≤ -18.0%	10.14%	5%	2.49
Revenues									
MANAGEMENT (20%)									
	Very strong legal ability	Strong legal ability	Moderate legal	Limited legal ability	Poor legal ability to	Very poor or no			
Institutional Framework	to match resources	to match resources	ability to match	to match resources	match resources with	legal ability to	Aa	10%	2.00
Institutional Framework	with spending	with spending	resources with	with spending	spending	match resources	ма	10 %	2.00
			spending			with spending			
Operating History: 5-Year Average of	> 1.05x	1.05x ≥ n > 1.02x	1.02x ≥ n > 0.98x	0.98x ≥ n > 0.95x	0.95x ≥ n > 0.92x	≤ 0.92x			
Operating Revenues / Operating Expenditures							1.02x	10%	2.61
DEBT/PENSIONS (20%)	I.	I.			l.				
Net Direct Debt / Full Value	< 0.75%	0.75% ≤ n < 1.75%	1.75% ≤ n <	4.00% ≤ n < 10.00%	10.00% ≤ n < 15.00%	> 15.00%	0.32%	5%	0.93
Net Direct Debt / Operating Revenues	< 0.33x	0.33x ≤ n < 0.67x	0.67x ≤ n < 3.00x	3.00x ≤ n < 5.00x	5.00x ≤ n < 7.00x	> 7.00x	0.13x	5%	0.91
3-Year Average of Moody's Adjusted	< 0.90%	0.90% ≤ n < 2.10%	2.10% ≤ n <	4.80% ≤ n < 12.00%	12.00% ≤ n < 18.00%	> 18.00%	1.80%	5%	2.25
Net Pension Liability / Full Value			4.80%						
3-Year Average of Moody's Adjusted Net Pension Liability / Operating Revenues	< 0.40x	0.40x ≤ n < 0.80x	0.80x ≤ n < 3.60x	3.60x ≤ n < 6.00x	6.00x ≤ n < 8.40x	> 8.40x	0.70x	5%	2.25

Indicative Rating⁽¹⁾:

⁽¹⁾ Based on Moody's US Local Government General Obligation Bond Methodology (January 15, 2014). Does not include any "below-the-line" adjustments. Preliminary, subject to change.



PAYMENT PERIOD

2019

2019

2020

2020

2021

2021

2022

2022

2023

2023

2024

2024

2025

2025

2026

2026

2027

2027

Jan-June

July-Dec

TOTAL



Fund 39 Issue: \$7,510,000 Amount: Type: G.O. Refunding Bonds (AR) **FUND 39 TOTAL DEBT SERVICE** Dated: March 31, 2015 24-'27 Callable 2/1/23 or on any date Callable: thereafter @ Par FISCAL YEAR CALENDAR YEAR PRINCIPAL RATE INTEREST TOTAL **TOTAL TOTAL** (2/1)(2/1 & 8/1) Jan-June Only \$695,000 2.00% \$69,138 \$764,138 \$764,138 \$62,188 \$62,188 \$826,325 2.000% \$62,188 \$772,188 \$834,375 \$710,000 \$55,088 \$55,088 \$827.275 \$720,000 2.000% \$55,088 \$775,088 \$830,175 \$47,888 \$47,888 \$822,975 \$830,775 \$735,000 2.000% \$47,888 \$782,888 \$40,538 \$40,538 \$823,425 \$755,000 2.500% \$40,538 \$795,538 \$836,075 \$31,100 \$31,100 \$826,638 \$775,000 2.500% \$31,100 \$806,100 \$837,200 \$21,413 \$21,413 \$827,513 \$790,000 2.500% \$21,413 \$811,413 \$832,825 \$11,538 \$11,538 \$822,950 \$11,538 \$826,538 \$838,075 \$815,000 2.500% \$1,350 \$1,350 \$827,888 \$90,000 3.000% \$1,350 \$91,350 \$92,700

\$6,696,338

Callable Maturities Credit: Aa2

\$6,085,000

Paying Agent: Associated Trust Notes: Refunded 2007 Bonds.

Partially defeased 4/5/17

\$611,338

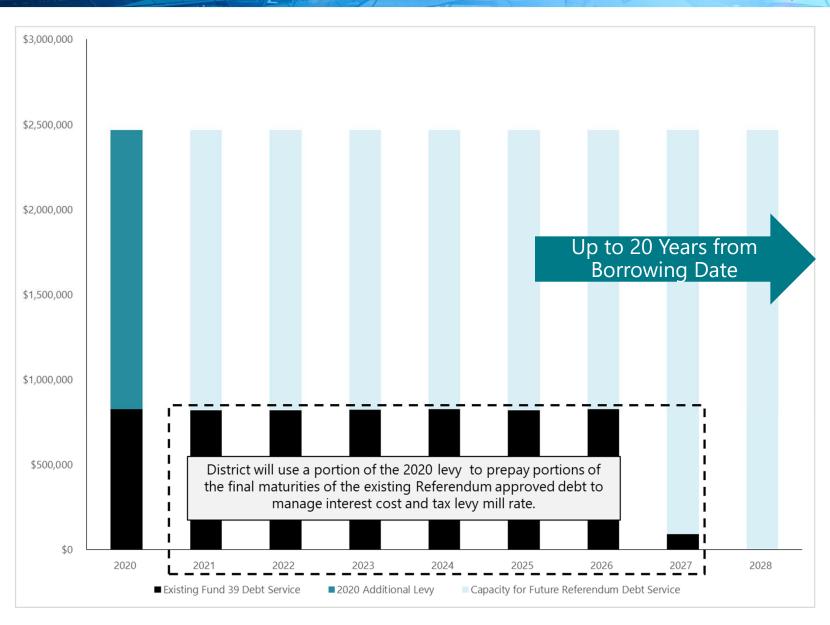
\$91,350

\$6,696,338

\$6,696,338



Existing Fund 39 Debt Levies (Referendum Approved)





Referendum History

Is the Need for Referendum Unique to Your District?



Since January 1, 2010:

• 82% of Wisconsin school districts have gone to referendum, many of them multiple times, for a total of 973 debt or revenue limit override questions.

2019 Year to Date:

- 60 total questions on the referendum ballot for the year
 - 27 questions for Non-Recurring Revenue Limit increases totaling over \$186 million
 - 23 questions passed (85%) for a sum of \$111.516 million
 - 7 questions for Recurring Revenue Limit increases totaling over \$16 million
 - 6 questions passed (86%) for a sum of \$10.095 million
 - 26 questions for new Debt Authority totaling over \$1 billion
 - 16 questions passed (62%) for a sum of \$661.350 million

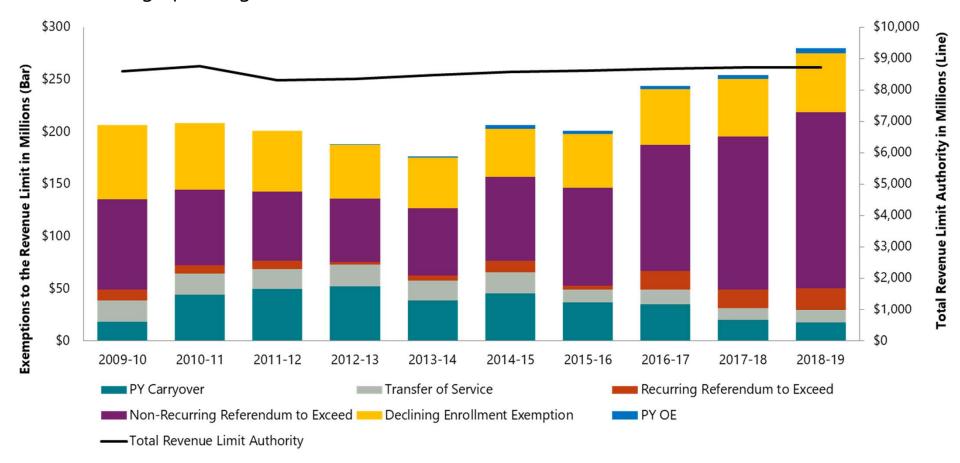
Issue Debt Question Breakdown	2019 YTD	# Passed	Pass %	Fail %
Over \$20M	13	8	62%	38%
Over \$10M to \$20M	2	1	50%	50%
Over \$5M to \$10M	7	5	71%	29%
\$5M or Less	4	2	50%	50%

Statewide Revenue Limit Authority (Exemptions)



10-Year Lookback

*There are currently 66 districts that have <u>at least 10% of their revenue limit</u> supplemented by non-recurring operating referendum



Neighboring Districts' Referendum History – 10 Years



District	Vote Date	Amount	Туре	Result
Milton	04/02/19	\$59,900,000	Issue Debt	Passed
Edgerton	11/06/18	\$1,250,000	RR	Passed
Edgerton	11/06/18	\$40,600,000	Issue Debt	Passed
Jefferson	11/06/18	\$3,100,000	RR	Passed
Lake Mills Area	11/06/18	\$6,900,000	Issue Debt	Passed
Lake Mills Area	11/06/18	\$2,490,000	Issue Debt	Passed
Whitewater Unified	11/06/18	\$12,800,000	NR – 4 Years	Passed
Milton	11/07/17	\$69,900,000	Issue Debt	Failed
Fort Atkinson	11/08/16	\$1,750,000	RR	Passed
Fort Atkinson	11/08/16	\$6,750,000	NR - 3 Years	Passed
Cambridge	11/08/16	\$1,600,000	RR	Passed
Milton	11/08/16	\$12,500,000	NR - 5 Years	Passed
Milton	11/08/16	\$87,000,000	Issue Debt	Failed
Whitewater Unified	11/08/16	\$23,500,000	Issue Debt	Passed
Jefferson	02/16/16	\$2,325,000	NR – 3 Years	Passed
Jefferson	04/07/15	\$2,850,000	NR – 3 Years	Failed
Whitewater Unified	11/04/14	\$4,800,000	NR – 3 Years	Passed

Source: Department of Public Instruction

Neighboring Districts' Referendum History – 10 Years



District	Vote Date	Amount	Туре	Result
Fort Atkinson	04/01/14	\$ 5,250,000	NR – 3 Years	Passed
Johnson Creek	04/01/14	\$ 18,900,000	Issue Debt	Passed
Johnson Creek	04/02/13	\$ 21,950,000	Issue Debt	Failed
Cambridge	11/06/12	\$ 4,635,000	Issue Debt	Passed
Cambridge	11/06/12	\$ 5,050,000	NR – 4 Years	Passed
Edgerton	11/06/12	\$ 6,300,000	Issue Debt	Passed
Edgerton	11/06/12	\$ 2,985,000	Issue Debt	Passed
Lake Mills Area	11/06/12	\$ 18,700,000	Issue Debt	Passed
Whitewater Unified	04/03/12	\$ 1,800,000	NR - 3 Years	Passed
Lake Mills Area	09/13/11	\$ 1,200,000	Issue Debt	Failed
Fort Atkinson	04/05/11	\$ 2,082,000	NR - 3 Years	Passed
Johnson Creek	04/05/11	\$ 29,235,000	Issue Debt	Failed
Whitewater Unified	11/02/10	\$ 1,870,000	Issue Debt	Passed
Jefferson	04/06/10	\$ 35,190,000	Issue Debt	Passed
Johnson Creek	04/06/10	\$ 17,670,000	Issue Debt	Failed
Johnson Creek	04/06/10	\$ 2,398,000	Issue Debt	Failed

Source: Department of Public Instruction

Fort Atkinson Referendum History – Since 1995



Vote Date	Amount	Туре	Result
11/08/2016	\$6,750,000	NR – 3 years	Passed
11/08/2016	\$1,750,000	RR	Passed
04/01/2014	\$5,250,000	NR – 3 years	Passed
04/05/2011	\$2,082,000	NR – 3 years	Passed
04/04/2006	\$3,470,000	NR - 5 years	Passed
04/04/2006	\$1,040,000	Issue Debt	Passed
04/04/2006	\$9,650,000	Issue Debt	Passed
10/18/2005	\$2,100,000	RR	Failed
05/30/1996	\$24,540,000	Issue Debt	Passed
05/30/1996	\$2,530,000	Issue Debt	Passed
04/04/1995	\$900,000	Issue Debt	Failed
04/04/1995	\$23,100,000	Issue Debt	Failed
04/04/1995	\$735,000	Issue Debt	Failed
04/04/1995	\$870,000	RR	Failed



Referendum Basics



Referenda Questions and Key Terms

	Debt	Recurring	Non-Recurring
Funding	For capital or building projects	On-going funds are added to the district's "base" and carry forward in subsequent years	Levy authority has a sunset
Term	Typically a 20-year loan(s), but depends upon size and draw schedule	Not applicable	No term limit
Solution	Used for major facility needs.	Potential long-term fix • may not be a permanent fix	Short-term fix • District must go back for referendum approval if additional years are needed
10-Year Prior Success Rate	68% pass 32% fail	68% pass 32% fail	74% pass 26% fail
Amount Considerations	Limited by District's statutory debt limit Not to Exceed Amount Round to the nearest \$5,000	Typically a one-time amount but can escalate as well - for example: • \$600,000 ongoing, or • \$500,000 year one, \$100,000 year two, and another \$100,000 year three (\$700,000 total)	Typically a flat or escalating amount - for example: • \$600,000 for three years (\$1.8M total), or • \$500,000 year one, \$600,000 year two, and \$700,000 year three (\$1.8M total)

Limitations to Referenda Opportunities



2017 Act 59 (2017-19 Biennial Budget)

- New limitations applied January 1, 2018
- School boards are limited to approving <u>no more</u> than two board resolutions authorizing referendums (operational or issue debt)
- Referendums can only be held during regularly scheduled election dates
 - Natural disasters create an exception to this rule
- Resolutions are still required to be adopted at least 70 days prior to election date

Election Dates



	2020	2021	2022	2023
Spring Primary	02/18/2020	02/16/2021	02/15/2022	02/21/2023
Adopt and file resolution(s) by*:	12/10/2019	12/08/2020	12/07/2021	12/13/2022
Spring General	04/07/2020	04/06/2021	04/05/2022	04/04/2023
Adopt and file resolution(s) by*:	01/28/2020	01/26/2021	01/25/2022	01/24/2023
Fall Primary	08/11/2020		08/09/2022	
Adopt and file resolution(s) by*:	06/02/2020		05/31/2022	
Fall General	11/03/2020		11/08/2022	
Adopt and file resolution(s) by*:	08/25/2020		08/30/2022	

*The governing board is required to file adopted referendum ballot resolutions with their municipal clerks at least 70 days prior to the election indicating the amount and purpose.

Referendum Landscape (1995-2019)

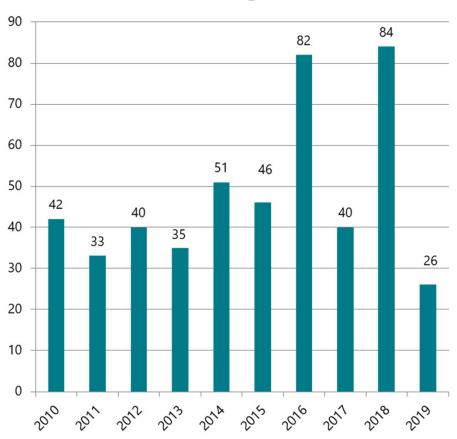


- ✓ 342 (81%) of Wisconsin school districts have gone for one or both types of referendum questions to exceed the revenue limit
- ✓ 178 (42%) of Wisconsin school districts have gone to ballot to exceed the revenue limit and have passed at least two questions

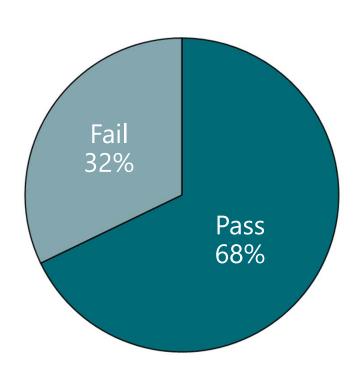




Total Debt Questions



Pass/Fail



Source: Department of Public Instruction

Referendum Success Statistics



Based on Month (Since 2000)

	Issue Debt			Non-recurring			Recurring		
			Pass			Pass			Pass
Election Month	Failed	Passed	Percentage	Failed	Passed	Percentage	Failed	Passed	Percentage
February	43	68	61.3%	28	45	61.6%	28	23	45.1%
April	220	265	54.6%	146	259	64.0%	103	70	40.5%
August/September	19	22	53.7%	15	20	57.1%	8	5	38.5%
November	70	186	72.7%	34	87	71.9%	26	47	64.4%
Special	105	86	45.0%	34	57	62.6%	50	35	41.2%
Total	457	627	57.8%	257	468	64.6%	215	180	45.6%

*No longer an option



November has historically seen the highest passage rates for all referenda question types.

Referendum Success Statistics



Based on Presidential Election Year (Since 2000)

	Issue Debt			Non-recurring			Recurring		
			Pass			Pass			Pass
Election Year	Failed	Passed	Percentage	Failed	Passed	Percentage	Failed	Passed	Percentage
Presidential Election			_						
2000	45	67	59.8%	16	17	51.5%	23	26	53.1%
2004	17	32	65.3%	9	16	64.0%	13	10	43.5%
2008	27	30	52.6%	23	32	58.2%	19	10	34.5%
2012	11	29	72.5%	10	19	65.5%	3	4	57.1%
2016	18	64	78.0%	9	38	80.9%	5	20	80.0%
Total	118	222	65.3%	67	122	64.6%	63	70	52.6%



During the gubernatorial election in **November 2018**, Wisconsin school districts saw the highest passage rates in recorded history

Issue Debt: 95%

Non-Recurring: 88%

Recurring: 100%

Important Disclosures



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