

Long-term Financing Request

2026



UNIONCOUNTY
north carolina

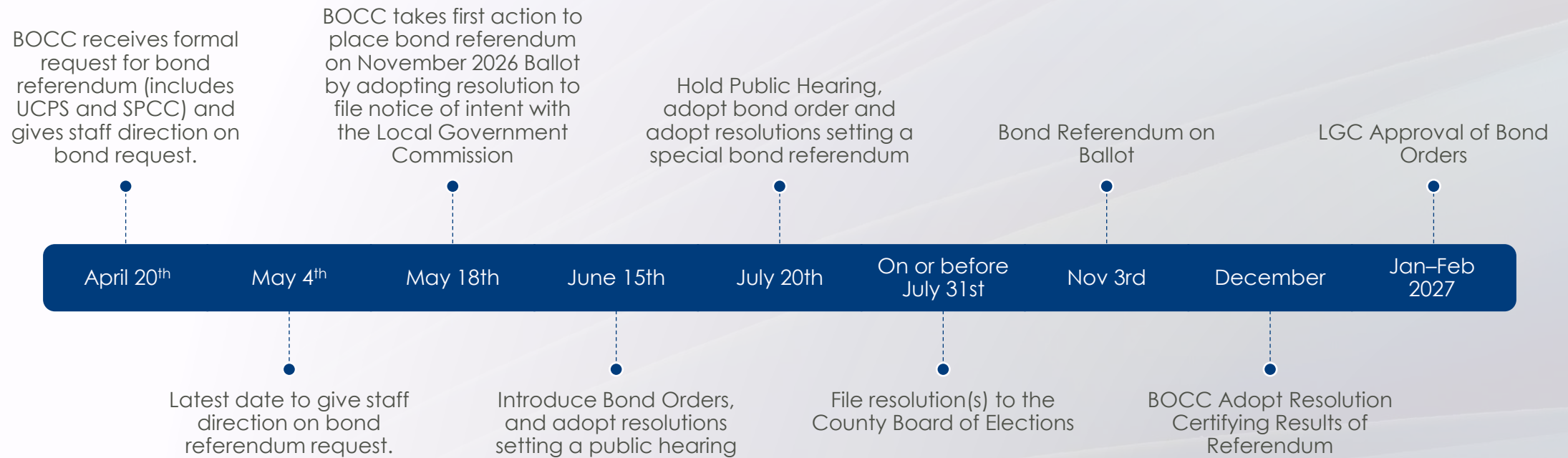


Agenda

Long Term-Financing Request

- 1) Bond Referendum Process and Legislative Language
- 2) Debt Model Assumptions
- 3) UCPS Debt and Funding Request Tax Rate Impact
- 4) UC Jail Options Tax Rate Impact

2026 Bond Referendum Process



NC Session Law 2022-53 - Bond Referendum Language Requirements

Language example:

“*SHALL* the order authorizing \$ _____ of bonds plus interest for (briefly stating the purpose) and providing that additional taxes may be levied in an amount sufficient to pay the principal and interest on the bonds be approved, in light of the following:

(1) **The estimated cumulative cost over the life of the bond, using the highest interest rate charged for similar debt over the last (maximum bond issuance term), would be (\$ _____).**

(2) **The amount of property tax liability increase for each one hundred thousand dollars (\$100,000) of property tax value to service the cumulative cost over the life of the bond provided above would be (\$ _____) per year.**

YES

NO

Debt Model Assumptions

All Models

- ❖ Assumes all property tax impacts take place in FY 2028
- ❖ Interest Rate = 5.344% (based on legislative requirements)
- ❖ Interest Rate = 5% (based on County's estimated debt modeling)
- ❖ 20 year GO Bonds with level principal amortization with 6 months of interest in the FY of issuance and full principal and interest in the following FY.
- ❖ FY 2026 Penny Value = \$6,098,339
- ❖ FY 2027 and beyond Assessed Value Growth of 3.75%
- ❖ Annual Service Charges increase 3% annually
- ❖ Does not utilize any current unassigned fund balance as a funding source

County Models Only

- ❖ Assumes GO Bond Issuance for Jail Options

Education Models Only

- ❖ Sales tax revenue growth 2.5% for each year after 2026
- ❖ Lottery revenue growth 1%

Debt Affordability Analysis – School Model



Existing & Proposed School Tax Supported Debt Only

FY 2026 Bond Request without Fund Balance - GO Ballot Safe Harbor Interest Rate (5.344%)

A	B				C	D	E	F				G	H	I	J		K	L		M	N		O
	Capital Funding Requirements							Revenue Available							Cash Flow Surplus (Deficit)			Additional Revenue		Adj. Surplus/ (Deficit)			
Fiscal Year	Existing School Debt Service	Proposed School Debt Service	Service Charges	Total Requirements	Dedicated Tax Rate	Lottery Proceeds	Sales Tax Revenues	Total Revenues Available	Annual Surplus/ (Deficit)	Education Debt Fund Balance (UCPS)	Equivalent Tax Impact	Equivalent Tax Impact Revenue	Adjusted Surplus/ (Deficit)	Adjusted Education Debt Fund Balance (UCPS)	(I - E)		(J + M)		(J + M)				
2025																							
2026	\$ 43,465,652	\$ -	\$ 111,395	\$ 43,577,046	\$ 18,416,983	\$ 3,000,000	\$ 23,185,089	\$ 44,602,072	\$ 1,025,025	1,025,025		-	\$ 1,025,025	1,025,025									
2027	42,995,417	-	114,736	43,110,153	19,107,620	3,000,000	23,764,716	45,872,336	2,762,183	3,787,208		-	2,762,183	3,787,208									
2028	41,045,409	4,629,496	118,178	45,793,083	19,824,155	3,000,000	24,358,834	47,182,990	1,389,907	5,177,115	0.25%	1,613,412	3,003,319	6,790,527									
2029	38,636,117	17,690,495	121,724	56,448,336	20,567,561	3,000,000	24,967,805	48,535,366	(7,912,970)	(2,735,855)		1,673,915	(6,239,055)	551,472									
2030	34,866,082	20,345,124	125,375	55,336,582	21,338,845	3,000,000	25,592,000	49,930,845	(5,405,737)	(8,141,592)	0.44%	4,854,265	(551,472)	0									
2031	25,266,777	28,677,665	129,137	54,073,579	22,139,051	3,000,000	26,231,800	51,370,852	(2,702,727)	(10,844,319)		5,036,300	2,333,572	2,333,572									
2032	22,456,750	35,714,018	133,011	58,303,779	22,969,266	3,000,000	26,887,595	52,856,861	(5,446,918)	(16,291,237)	1.05%	13,209,968	7,763,051	10,096,623									
2033	18,981,800	56,976,324	137,001	76,095,125	23,830,613	3,000,000	27,559,785	54,390,398	(21,704,727)	(37,995,964)		13,705,342	(7,999,385)	2,097,238									
2034	16,727,950	57,038,039	141,111	73,907,100	24,724,261	3,000,000	28,248,780	55,973,041	(17,934,059)	(55,930,023)	0.34%	16,992,580	(941,478)	1,155,760									
2035	16,200,950	60,045,688	145,345	76,391,982	25,651,421	3,000,000	28,954,999	57,606,420	(18,785,562)	(74,715,585)		17,629,802	(1,155,760)	0									
2036	15,679,350	58,328,122	149,705	74,157,176	26,613,349	3,000,000	29,678,874	59,292,224	(14,864,953)	(89,580,538)		18,290,920	3,425,967	3,425,967									
2037	15,157,500	56,610,555	154,196	71,922,251	27,611,350	3,000,000	30,420,846	61,032,196	(10,890,055)	(100,470,593)		18,976,829	8,086,774	11,512,741									
2038	14,645,500	54,892,989	158,822	69,697,311	28,646,776	3,000,000	31,181,367	62,828,143	(6,869,168)	(107,339,762)		19,688,460	12,819,292	24,332,033									
2039	11,671,000	53,175,423	163,587	65,010,009	29,721,030	3,000,000	31,960,901	64,681,931	(328,078)	(107,667,840)		20,426,778	20,098,699	44,430,732									
2040	11,223,650	51,457,857	168,494	62,850,001	30,835,568	3,000,000	32,759,924	66,595,492	3,745,491	(103,922,349)		21,192,782	24,938,273	69,369,005									
2041	10,587,419	49,740,290	173,549	60,501,258	31,991,902	3,000,000	33,578,922	68,570,824	8,069,566	(95,852,783)		21,987,511	30,057,077	99,426,082									
2042	10,162,806	48,022,724	178,755	58,364,286	33,191,599	3,000,000	34,418,395	70,609,993	12,245,708	(83,607,075)		22,812,043	35,057,750	134,483,833									
2043	9,493,194	46,305,158	184,118	55,982,470	34,436,283	3,000,000	35,278,855	72,715,138	16,732,668	(66,874,407)		23,667,494	40,400,163	174,883,996									
2044	9,073,469	44,587,592	189,642	53,850,702	35,727,644	3,000,000	36,160,826	74,888,470	21,037,768	(45,836,639)		24,555,025	45,592,794	220,476,789									
2045	2,099,281	42,870,025	195,331	45,164,638	37,067,431	3,000,000	37,064,847	77,132,278	31,967,640	(13,868,999)		25,475,839	57,443,479	277,920,268									
2046	2,013,094	41,152,459	201,191	43,366,744	38,457,459	3,000,000	37,991,468	79,448,927	36,082,184	22,213,185		26,431,183	62,513,366	340,433,635									
2047	-	39,434,893	207,227	39,642,120	39,899,614	3,000,000	38,941,255	81,840,869	42,198,749	64,411,934		27,422,352	69,621,102	410,054,736									
2048	-	37,717,327	213,443	37,930,770	41,395,850	3,000,000	39,914,786	84,310,636	46,379,866	110,791,800		28,450,690	74,830,556	484,885,292									
2049	-	27,568,257	219,847	27,788,103	42,948,194	3,000,000	40,912,656	86,860,850	59,072,746	169,864,546		29,517,591	88,590,338	573,475,630									
2050	-	26,313,640	226,442	26,540,082	44,558,751	3,000,000	41,935,472	89,494,223	62,954,141	232,818,687		30,624,501	93,578,642	667,054,272									
2051	-	19,381,111	233,235	19,614,346	46,229,704	3,000,000	42,983,859	92,213,563	72,599,217	305,417,905		31,772,920	104,372,137	771,426,409									
2052	-	18,438,252	240,232	18,678,484	47,963,318	3,000,000	44,058,455	95,021,774	76,343,289	381,761,194			76,343,289	847,769,698									
2053	-	3,269,440	247,439	3,516,880	49,761,943	3,000,000	45,159,917	97,921,860	94,404,980	476,166,174			94,404,980	942,174,678									
2054	-	3,107,688	254,863	3,362,550	51,628,016	3,000,000	46,288,915	100,916,930	97,554,380	573,720,554			97,554,380	1,039,729,058									
Totals	\$ 412,449,167	\$ 1,003,490,649									2.08%												

(Notes 1)

(Notes 2-3)

(Notes 4)

(Notes 5)

Debt Affordability Analysis – School Model

Existing & Proposed School Tax Supported Debt Only

FY 2026 Bond Request without Fund Balance – 5.00% Rate

A	B Capital Funding Requirements				F Revenue Available				J Cash Flow Surplus (Deficit)		L Additional Revenue		N Adj. Surplus/ (Deficit)	
	E Total Requirements				I Total Revenues Available				(I - E)		M Equivalent Tax Impact Revenue		(J + M)	
Fiscal Year	Existing School Debt Service	Proposed School Debt Service	Service Charges	Total Requirements	Dedicated Tax Rate	Lottery Proceeds	Sales Tax Revenues	Total Revenues Available	Annual Surplus/ (Deficit)	Education Debt Fund Balance (UCPS)	Equivalent Tax Impact	Equivalent Tax Impact Revenue	Adjusted Surplus/ (Deficit)	Adjusted Education Debt Fund Balance (UCPS)
2025										\$0				\$0
2026	\$ 43,465,652	\$ -	\$ 111,395	\$ 43,577,046	\$ 18,416,983	\$ 3,000,000	\$ 23,185,089	\$ 44,602,072	\$1,025,025	1,025,025		-	\$1,025,025	1,025,025
2027	42,995,417	-	114,736	43,110,153	19,107,620	3,000,000	23,764,716	45,872,336	2,762,183	3,787,208		-	2,762,183	3,787,208
2028	41,045,409	4,331,489	118,178	45,495,076	19,824,155	3,000,000	24,358,834	47,182,990	1,687,913	5,475,121	0.18%	1,154,043	2,841,957	6,629,165
2029	38,636,117	17,109,383	121,724	55,867,223	20,567,561	3,000,000	24,967,805	48,535,366	(7,331,857)	(1,856,736)		1,197,320	(6,134,537)	494,627
2030	34,866,082	19,593,129	125,375	54,584,587	21,338,845	3,000,000	25,592,000	49,930,845	(4,653,742)	(6,510,478)	0.41%	4,159,115	(494,627)	0
2031	25,266,777	27,764,823	129,137	53,160,737	22,139,051	3,000,000	26,231,800	51,370,852	(1,789,885)	(8,300,364)		4,315,082	2,525,197	2,525,197
2032	22,456,750	34,348,237	133,011	56,937,998	22,969,266	3,000,000	26,887,595	52,856,861	(4,081,137)	(12,381,501)	0.94%	11,590,005	7,508,868	10,034,065
2033	18,981,800	55,182,745	137,001	74,301,546	23,830,613	3,000,000	27,559,785	54,390,398	(19,911,148)	(32,292,648)		12,024,630	(7,886,517)	2,147,547
2034	16,727,950	55,240,486	141,111	72,109,548	24,724,261	3,000,000	28,248,780	55,973,041	(16,136,507)	(48,429,155)	0.33%	15,204,026	(932,481)	1,215,067
2035	16,200,950	58,249,369	145,345	74,595,664	25,651,421	3,000,000	28,954,999	57,606,420	(16,989,244)	(65,418,398)		15,774,177	(1,215,067)	0
2036	15,679,350	56,642,365	149,705	72,471,420	26,613,349	3,000,000	29,678,874	59,292,224	(13,179,196)	(78,597,595)		16,365,709	3,186,512	3,186,512
2037	15,157,500	55,035,361	154,196	70,347,057	27,611,350	3,000,000	30,420,846	61,032,196	(9,314,861)	(87,912,455)		16,979,423	7,864,562	10,851,074
2038	14,645,500	53,428,356	158,822	68,232,678	28,646,776	3,000,000	31,181,367	62,828,143	(5,404,535)	(93,316,991)		17,616,151	12,211,616	23,062,690
2039	11,671,000	51,821,352	163,587	63,655,938	29,721,030	3,000,000	31,960,901	64,681,931	1,025,993	(92,290,998)		18,276,757	19,302,749	42,365,439
2040	11,223,650	50,214,347	168,494	61,606,492	30,835,568	3,000,000	32,759,924	66,595,492	4,989,000	(87,301,998)		18,962,135	23,951,136	66,316,575
2041	10,587,419	48,607,343	173,549	59,368,311	31,991,902	3,000,000	33,578,922	68,570,824	9,202,513	(78,099,484)		19,673,215	28,875,728	95,192,303
2042	10,162,806	47,000,339	178,755	57,341,901	33,191,599	3,000,000	34,418,395	70,609,993	13,268,093	(64,831,392)		20,410,961	33,679,054	128,871,357
2043	9,493,194	45,393,334	184,118	55,070,646	34,436,283	3,000,000	35,278,855	72,715,138	17,644,492	(47,186,900)		21,176,372	38,820,864	167,692,220
2044	9,073,469	43,786,330	189,642	53,049,441	35,727,644	3,000,000	36,160,826	74,888,470	21,839,030	(25,347,870)		21,970,486	43,809,515	211,501,736
2045	2,099,281	42,179,326	195,331	44,473,938	37,067,431	3,000,000	37,064,847	77,132,278	32,658,340	7,310,470		22,794,379	55,452,718	266,954,454
2046	2,013,094	40,572,321	201,191	42,786,606	38,457,459	3,000,000	37,991,468	79,448,927	36,662,321	43,972,791		23,649,168	60,311,489	327,265,944
2047	-	38,965,317	207,227	39,172,544	39,899,614	3,000,000	38,941,255	81,840,869	42,668,325	86,641,116		24,536,012	67,204,337	394,470,281
2048	-	37,358,313	213,443	37,571,756	41,395,850	3,000,000	39,914,786	84,310,636	46,738,880	133,379,996		25,456,112	72,194,992	466,665,273
2049	-	27,304,904	219,847	27,524,751	42,948,194	3,000,000	40,912,656	86,860,850	59,336,099	192,716,094		26,410,717	85,746,815	552,412,088
2050	-	26,131,049	226,442	26,357,491	44,558,751	3,000,000	41,935,472	89,494,223	63,136,732	255,852,827		27,401,118	90,537,851	642,949,939
2051	-	19,269,247	233,235	19,502,482	46,229,704	3,000,000	42,983,859	92,213,563	72,711,081	328,563,908		28,428,660	101,139,741	744,089,680
2052	-	18,387,081	240,232	18,627,314	47,963,318	3,000,000	44,058,455	95,021,774	76,394,460	404,958,368			76,394,460	820,484,140
2053	-	3,253,822	247,439	3,501,261	49,761,943	3,000,000	45,159,917	97,921,860	94,420,598	499,378,966			94,420,598	914,904,739
2054	-	3,102,481	254,863	3,357,344	51,628,016	3,000,000	46,288,915	100,916,930	97,559,586	596,938,553			97,559,586	1,012,464,325
Totals	\$ 412,449,167	\$ 980,272,650									1.86%			

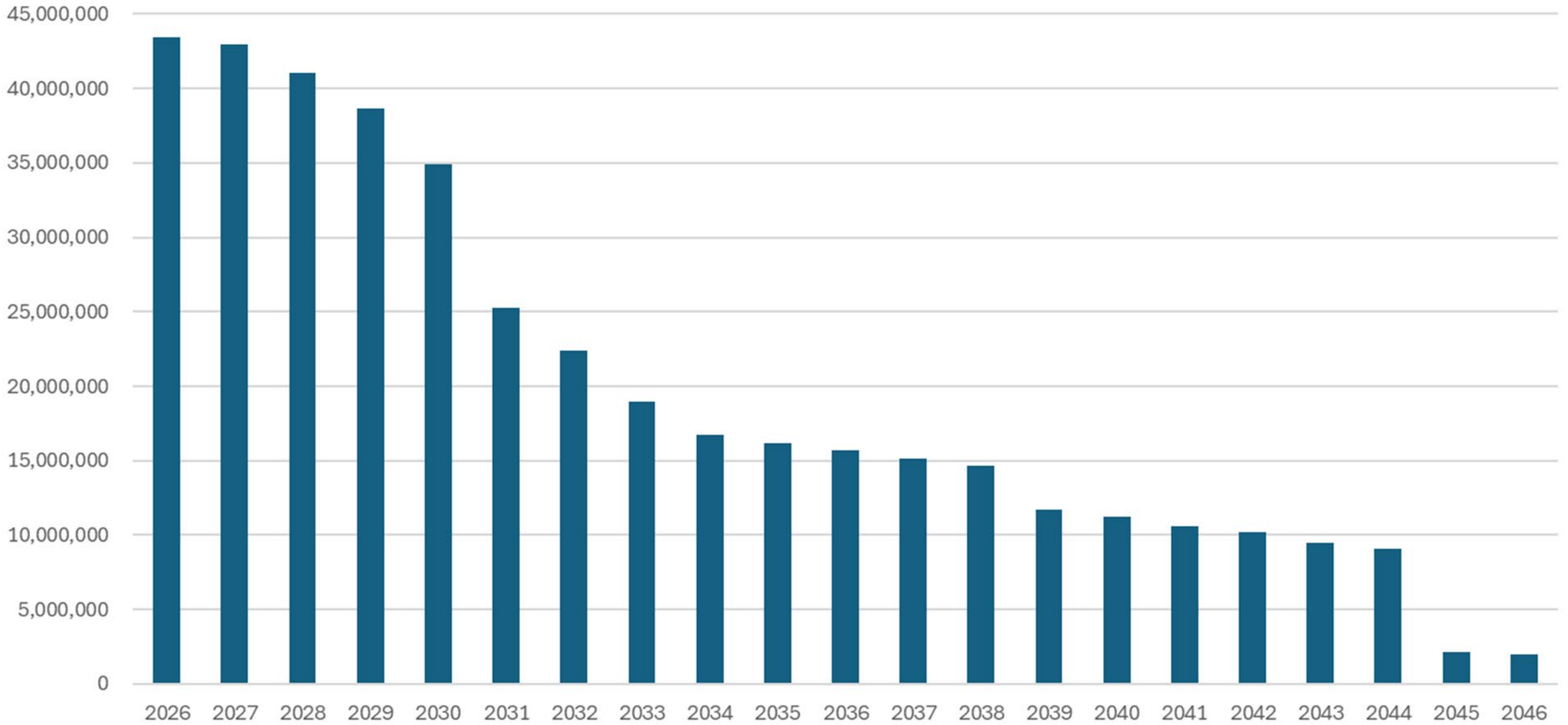
(Note 1)

(Notes 2,3)

(Note 4)

(Note 5)

UCPS Debt Service Payments by Fiscal Year



UCPS Funding Request Property Tax Impacts

UCPS Funding Request	Financing Amount Rounded	5.344% - Legislative Required Rate				5% Planning Rate			
		Total Estimated Debt Service	Estimated Property Tax Rate Increase	Annual increase based on \$100,000 value of a home	Annual increase based on \$400,000 value of a home	Total Estimated Debt Service	Estimated Property Tax Rate Increase	Annual increase based on \$100,000 value of a home	Annual increase based on \$400,000 value of a home
2026 Bond	\$ 173,259,570	\$ 270,478,980	0.25c	\$2.50	\$10.00	\$ 264,220,844	0.18c	\$1.80	\$7.20
2028 Bond	\$ 116,675,827	\$ 182,144,967	0.44c	\$4.40	\$17.60	\$ 177,930,636	0.41c	\$4.10	\$16.40
2030 Bond	\$ 292,330,117	\$ 456,362,392	1.05c	\$10.50	\$42.00	\$ 445,803,428	0.94c	\$9.40	\$37.60
2032 Bond	\$ 60,536,224	\$ 94,504,310	0.34c	\$3.40	\$13.60	\$ 92,317,742	0.33c	\$3.30	\$13.20
Total 2026- 2032	\$ 642,801,739	\$ 1,003,490,649	2.08c	\$20.80	\$83.20	\$ 980,272,650	1.86c	\$18.60	\$74.40

Debt Affordability Analysis – County Model



Existing County Tax Supported Debt Only and New Jail Project

November 2026 GO Referendum for Jail Project – \$200 Million Debt Issuance in March 2027 – GO Ballot Safe Harbor Interest Rate (5.344%)

A Fiscal Year	B Capital Funding Requirements				C Revenue Available		D Cash Flow Surplus (Deficit)		E Additional Revenue		F Adj. Surplus/ (Deficit)	
	B Existing County Debt Service	C Proposed County Debt Service	D Service Charges	E Total Requirements	F Dedicated Tax Rate	G Total Revenues Available	G - E		H Equivalent Incremental Tax Impact	I Equivalent Tax Impact Revenue	H + K	
							Annual Surplus/ (Deficit)	General Gov't Debt Budgetary Fund Balance			Adjusted Surplus/ (Deficit)	Adjusted General Gov't Debt Budgetary Fund Balance
2025								\$0				\$0
2026	\$ 6,187,606	\$ -	\$ 46,350	\$ 6,233,956	\$ 6,464,239	\$ 6,464,239	\$230,283	230,283	-	-	\$230,283	230,283
2027	6,879,863	-	47,741	6,927,603	6,706,648	6,706,648	(220,955)	9,328	-	-	(220,955)	9,328
2028	6,665,548	20,688,000	49,173	27,402,721	6,958,147	6,958,147	(20,444,574)	(20,435,246)	3.11%	20,435,246	(9,328)	0
2029	6,450,746	20,153,600	50,648	26,654,994	7,219,078	7,219,078	(19,435,916)	(39,871,162)	-	21,201,567	1,765,651	1,765,651
2030	6,133,800	19,619,200	52,167	25,805,168	7,489,793	7,489,793	(18,315,374)	(58,186,536)	-	21,996,626	3,681,252	5,446,903
2031	5,931,491	19,084,800	53,732	25,070,023	7,770,660	7,770,660	(17,299,363)	(75,485,899)	-	22,821,499	5,522,137	10,969,040
2032	5,742,256	18,550,400	55,344	24,348,001	8,062,060	8,062,060	(16,285,941)	(91,771,839)	-	23,677,306	7,391,365	18,360,405
2033	5,587,297	18,016,000	57,005	23,660,302	8,364,387	8,364,387	(15,295,914)	(107,067,753)	-	24,565,205	9,269,290	27,629,695
2034	5,450,488	17,481,600	58,715	22,990,802	8,678,052	8,678,052	(14,312,750)	(121,380,504)	-	25,486,400	11,173,649	38,803,345
2035	5,310,416	16,947,200	60,476	22,318,092	9,003,479	9,003,479	(13,314,613)	(134,695,117)	-	26,442,140	13,127,527	51,930,872
2036	5,182,217	16,412,800	62,291	21,657,307	9,341,109	9,341,109	(12,316,198)	(147,011,315)	-	27,433,720	15,117,522	67,048,394
2037	4,681,224	15,878,400	64,159	20,623,783	9,691,401	9,691,401	(10,932,382)	(157,943,697)	-	28,462,485	17,530,102	84,578,496
2038	4,556,700	15,344,000	66,084	19,966,784	10,054,829	10,054,829	(9,911,956)	(167,855,652)	-	29,529,828	19,617,872	104,196,369
2039	4,432,176	14,809,600	68,067	19,309,843	10,431,885	10,431,885	(8,877,958)	(176,733,610)	-	30,637,196	21,759,238	125,955,607
2040	4,053,378	14,275,200	70,109	18,398,686	10,823,080	10,823,080	(7,575,606)	(184,309,216)	-	31,786,091	24,210,485	150,166,092
2041	1,356,635	13,740,800	72,212	15,169,647	11,228,946	11,228,946	(3,940,701)	(188,249,917)	-	32,978,070	29,037,369	179,203,461
2042	1,313,380	13,206,400	74,378	14,594,158	11,650,031	11,650,031	(2,944,127)	(191,194,044)	-	34,214,747	31,270,620	210,474,081
2043	749,125	12,672,000	76,609	13,497,734	12,086,907	12,086,907	(1,410,827)	(192,604,871)	-	35,497,800	34,086,973	244,561,054
2044	721,094	12,137,600	78,908	12,937,602	12,540,166	12,540,166	(397,435)	(193,002,306)	-	36,828,968	36,431,533	280,992,587
2045	692,656	11,603,200	81,275	12,377,131	13,010,423	13,010,423	633,291	(192,369,015)	-	38,210,054	38,843,345	319,835,932
2046	664,219	11,068,800	83,713	11,816,732	13,498,314	13,498,314	1,681,582	(190,687,433)	-	39,642,931	41,324,513	361,160,445
2047	-	10,534,400	86,225	10,620,625	14,004,500	14,004,500	3,383,876	(187,303,557)	-	41,129,541	44,513,417	405,673,862
2048	-	-	88,811	88,811	14,529,669	14,529,669	14,440,858	(172,862,700)	-	42,671,899	57,112,756	462,786,618
2049	-	-	91,476	91,476	15,074,532	15,074,532	14,983,056	(157,879,644)	-	44,272,095	59,255,151	522,041,769
Totals	\$ 88,742,313	\$ 312,224,000							3.11%			

Debt Affordability Analysis – County Model

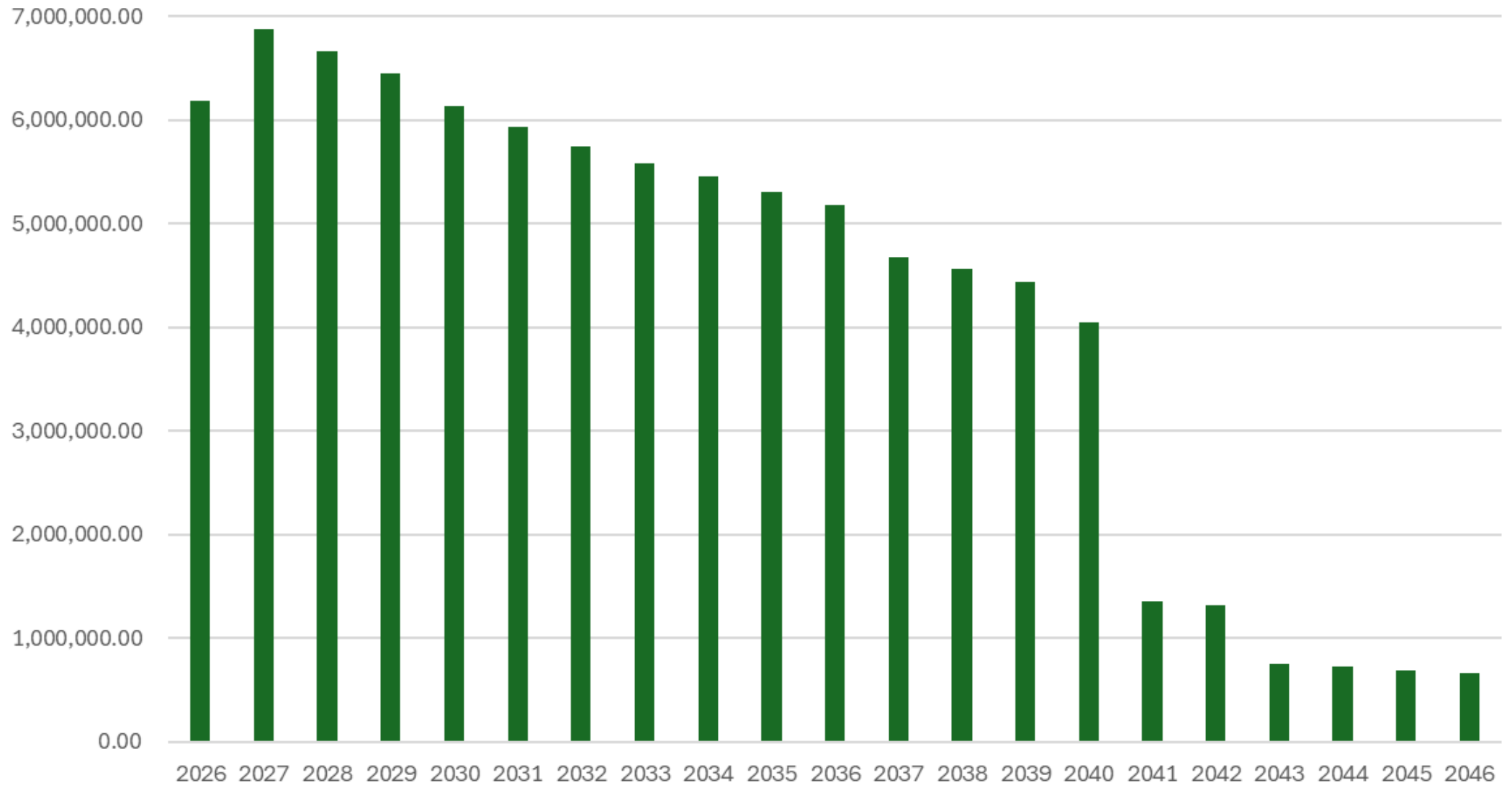


Existing County Tax Supported Debt Only and New Jail Project

November 2026 GO Referendum for Jail Project – \$200 Million Debt Issuance in March 2027 – 5.00% Rate

A Fiscal Year	B Capital Funding Requirements				C Revenue Available		D Cash Flow Surplus (Deficit)		E Additional Revenue		F Adj. Surplus/ (Deficit)	
	Existing County Debt Service	Proposed County Debt Service	Service Charges	Total Requirements	Dedicated Tax Rate	Total Revenues Available	(G - E)		Equivalent Incremental Tax Impact	Equivalent Tax Impact Revenue	Adjusted Surplus/ (Deficit)	Adjusted General Gov't Debt Budgetary Fund Balance
2025												
2026	\$ 6,187,606	\$ -	\$ 46,350	\$ 6,233,956	\$ 6,464,239	\$ 6,464,239	\$ 230,283	230,283	-	-	\$ 230,283	230,283
2027	6,879,863	-	47,741	6,927,603	6,706,648	6,706,648	(220,955)	9,328	-	-	(220,955)	9,328
2028	6,665,548	20,000,000	49,173	26,714,721	6,958,147	6,958,147	(19,756,574)	(19,747,246)	3.01%	19,747,246	(9,328)	0
2029	6,450,746	19,500,000	50,648	26,001,394	7,219,078	7,219,078	(18,782,316)	(38,529,562)	-	20,487,767	1,705,451	1,705,451
2030	6,133,800	19,000,000	52,167	25,185,968	7,489,793	7,489,793	(17,696,174)	(56,225,736)	-	21,256,059	3,559,884	5,265,335
2031	5,931,491	18,500,000	53,732	24,485,223	7,770,660	7,770,660	(16,714,563)	(72,940,299)	-	22,053,161	5,338,598	10,603,933
2032	5,742,256	18,000,000	55,344	23,797,601	8,062,060	8,062,060	(15,735,541)	(88,675,839)	-	22,880,154	7,144,614	17,748,547
2033	5,587,297	17,500,000	57,005	23,144,302	8,364,387	8,364,387	(14,779,914)	(103,455,753)	-	23,738,160	8,958,246	26,706,793
2034	5,450,488	17,000,000	58,715	22,509,202	8,678,052	8,678,052	(13,831,150)	(117,286,904)	-	24,628,341	10,797,191	37,503,983
2035	5,310,416	16,500,000	60,476	21,870,892	9,003,479	9,003,479	(12,867,413)	(130,154,317)	-	25,551,904	12,684,491	50,188,474
2036	5,182,217	16,000,000	62,291	21,244,507	9,341,109	9,341,109	(11,903,398)	(142,057,715)	-	26,510,100	14,606,702	64,795,177
2037	4,681,224	15,500,000	64,159	20,245,383	9,691,401	9,691,401	(10,553,982)	(152,611,697)	-	27,504,229	16,950,247	81,745,424
2038	4,556,700	15,000,000	66,084	19,622,784	10,054,829	10,054,829	(9,567,956)	(162,179,652)	-	28,535,638	18,967,682	100,713,106
2039	4,432,176	14,500,000	68,067	19,000,243	10,431,885	10,431,885	(8,568,358)	(170,748,010)	-	29,605,724	21,037,366	121,750,471
2040	4,053,378	14,000,000	70,109	18,123,486	10,823,080	10,823,080	(7,300,406)	(178,048,416)	-	30,715,939	23,415,533	145,166,004
2041	1,356,635	13,500,000	72,212	14,928,847	11,228,946	11,228,946	(3,699,901)	(181,748,317)	-	31,867,786	28,167,885	173,333,889
2042	1,313,380	13,000,000	74,378	14,387,758	11,650,031	11,650,031	(2,737,727)	(184,486,044)	-	33,062,828	30,325,101	203,658,991
2043	749,125	12,500,000	76,609	13,325,734	12,086,907	12,086,907	(1,238,827)	(185,724,871)	-	34,302,684	33,063,857	236,722,848
2044	721,094	12,000,000	78,908	12,800,002	12,540,166	12,540,166	(259,835)	(185,984,706)	-	35,589,035	35,329,200	272,052,048
2045	692,656	11,500,000	81,275	12,273,931	13,010,423	13,010,423	736,491	(185,248,215)	-	36,923,624	37,660,115	309,712,163
2046	664,219	11,000,000	83,713	11,747,932	13,498,314	13,498,314	1,750,382	(183,497,833)	-	38,308,260	40,058,641	349,770,805
2047	-	10,500,000	86,225	10,586,225	14,004,500	14,004,500	3,418,276	(180,079,557)	-	39,744,819	43,163,095	392,933,900
2048	-	-	88,811	88,811	14,529,669	14,529,669	14,440,858	(165,638,700)	-	41,235,250	55,676,108	448,610,008
2049	-	-	91,476	91,476	15,074,532	15,074,532	14,983,056	(150,655,644)	-	42,781,572	57,764,628	506,374,636
Totals	\$ 88,742,313	\$ 305,000,000							3.01%			

County Debt Service Payment by Fiscal Year



Union County Jail Options Property Tax Impacts

UC Jail Funding Options	Financing Amount Rounded	5.344% - Legislative Required Rate				5% Planning Rate			
		Total Estimated Debt Service	Estimated Property Tax Rate Increase	Annual increase based on \$100,000 value of a home	Annual increase based on \$400,000 value of a home	Total Estimated Debt Service	Estimated Property Tax Rate Increase	Annual increase based on \$100,000 value of a home	Annual increase based on \$400,000 value of a home
Option 1 - (400 Bed New Jail, 100 Bed Reuse, 500 total Beds) - New Jail w/Reuse of Existing for Female Population, Weekenders, and Staff Support	\$ 182,000,000	\$ 284,123,840	2.83c	\$ 28.30	\$ 113.20	\$ 277,550,000	2.73c	\$ 27.30	\$ 109.20
Option 2 - (500 Bed New Jail) - New Jail w/Reuse of Existing for Overflow Only	\$ 217,000,000	\$ 338,763,040	3.38c	\$ 33.80	\$ 135.20	\$ 330,925,000	3.27c	\$ 32.70	\$ 130.80
Option 3 - (500 Bed New Jail) - New Jail w/Reuse of Sheriff's Office for Training and Staff Support Spaces	\$ 200,000,000	\$ 312,224,000	3.11c	\$ 31.10	\$ 124.40	\$ 305,000,000	3.01c	\$ 30.10	\$ 120.40
Option 4 - (500 Bed New Jail) - New Jail w/No Reuse of Existing	\$ 210,000,000	\$ 327,835,200	3.27c	\$ 32.70	\$ 130.80	\$ 320,250,000	3.16c	\$ 31.60	\$ 126.40

Action Requested:

UCPS Bond Referendum Request

Give staff direction on proceeding with next steps in the bond referendum process

Jail

Give staff direction on proceeding with next steps in the bond referendum process