

City of Indianola, Iowa

September 13, 2019



Moody's Investors Service – Series 2019



Presentation Participants

City of Indianola

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Moody's Investors Service

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G.O. Refunding Capital Loan Notes, Series 2019

Series 2019 G.O. Bond Features

Expected Sale Date: Monday, September 30, 2019

Par Amount: \$4,340,000 (subject to change, based on actual sale results)

Term: Principal due: June 1, 2020 – June 1, 2031

Purposes: Refinancing of Series 2011E and 2012A Notes
Original purpose related to YMCA in urban renewal area



Economic Development Highlights

- Grit Performance- 12,000 square foot indoor athletic training facility; \$800,000 investment
- Indianola Pediatric Dentist- 7,000 square foot pediatric dentist office; \$1,056,440 investment
- Missouri Valley JATC- 50,000 square foot for a training facility that will be hosting 3,000 electric linemen apprentices each year for training; \$10,511,200 investment
- West Hill Brewery- New brewery in an existing space on the Indianola Square.
- Quail Meadows Townhomes- New subdivision for 16 townhomes; \$2,000,000 investment



Trend of Valuations

VALUATION TREND

Valuation <u>Year</u>	Payable <u>Fiscal Year</u>	100% <u>Actual Valuation</u>	Taxable Valuation <u>(With Rollback)</u>	Taxable TIF <u>Increment Valuation</u>	Total Taxable <u>Valuation</u>
2018	2019/20	\$985,746,865	\$541,061,480	\$78,588,074	\$619,649,554
2017	2018/19	\$959,834,217	\$523,080,763	\$72,340,746	\$595,421,509
2016	2017/18	\$880,594,746	\$492,577,085	\$66,681,130	\$559,258,215
2015	2016/17	\$863,519,032	\$481,746,187	\$59,727,678	\$541,473,865
2014	2015/16	\$839,996,562	\$475,010,758	\$52,745,764	\$527,756,522

The 100% actual valuations, before rollback and after reduction of military exemption, include ag land and buildings, TIF increment, and gas and electric utilities and are used for calculating debt capacity. The taxable valuations, with the rollback and after the reduction of military exemption, include gas and electric utilities, exclude ag land and buildings and exclude taxable TIF increment value, which is shown separately. Iowa cities certify operating levies against taxable value excluding TIF increment. However, debt service levies are certified against taxable value including TIF increment.

Source: Iowa Department of Management.



Larger Taxpayers

<u>Taxpayer</u>	<u>Taxable Value as of 1/1/2018</u>
Wesley Retirement Services Inc	\$9,932,759
Wal Mart Stores Inc	9,434,520
RM30 Holdings LLC	6,342,825
Lincoln Ridge Estates LLC	6,301,257
Pinnacle Agriculture Dist Inc	4,781,790
Indianola Senior Housing LLC	4,485,600
Theisen Development Co LLC	4,463,460
GFP Investment Co LC	4,345,425
HCII-307 E Scenic Valley Avenue LLC	3,791,880
Vintage Hills Cooperative Of Indianola	<u>3,718,795</u>
TOTAL:	\$57,598,311
Top 10 as % of Total Taxable Valuation:	9.30%

Source: Warren County.



Larger Employers

LARGER EMPLOYERS

<u>Employer</u>	<u>Product/Service</u>	<u>Approximate No. of Employees</u>
Indianola Community Schools	Education	570
Hy-Vee	Retail - Grocery Store	340
Simpson College	Education	300
Walmart	Retail - Grocery Store	215
The Village	Senior Care/Living	140
CemenTech	Manufacturing - Concrete Mixers	125
Good Samaritan Society of Indianola	Senior Care/Living	120
Westview Care Center	Senior Care/Living	104
ADM (Harvest Innovations)	Food Processing	100
Christian Opportunity Center	Non-profit supporting people with disabilities	85
Fareway	Retail - Grocery Store	72

Source: City of Indianola.



General Fund Performance

	Audit FY 14	Audit FY 15	Audit FY 16	Audit FY 17	Audit FY 18	Actual FY 19
Revenues	\$6,233,716	\$6,405,869	\$6,084,707	\$6,778,066	\$6,377,440	\$8,513,094
Expenditures	8,214,795	8,004,860	7,947,430	9,857,975	9,490,388	10,229,983
Ending Cash Balance	2,851,887	3,675,491	4,950,405	6,228,170	6,892,788	7,484,359
% of Revenues	45.75%	57.38%	81.36%	91.89%	108.08%	87.92%
% of Expenditures	34.72%	45.92%	62.29%	63.18%	72.63%	73.16%
Unrestricted Cash	2,851,887	3,675,491	4,950,405	6,228,170	6,732,510	7,369,500
% of Expenditures	34.72%	45.92%	62.29%	63.18%	70.94%	72.04%

- City targets General Fund balance of 25% level of expenditures.
- Additional revenue raising flexibility:
 - ✓ \$0.27 Emergency Levy would produce additional \$166,950.
 - ✓ For FY 20, \$392,751 expended in other funds that could be levied in Employee Benefits levies.