

Police Station 40 Proposed Financing Strategy

2019 DC Background Study Standalone Station in 2025	
Gross Capital	\$ 25,500,000
DC Res Share (Debt*)	\$ 15,810,000
DC Non-Res Share (Debt*)	\$ 9,690,000
Net Capital Cost***	\$ 3,519,000
Post Period Benefit****	\$ 21,981,000

Proposed Change: Combined Station in 2021	
Gross Capital	\$ 8,000,000
DC Res Share (Debt*)	\$ 4,960,000
DC Non-Res Share (Debt*)	\$ 3,040,000
Net Capital Cost***	\$ 3,519,000
Post Period Benefit****	\$ 4,481,000

Impact**	
Gross Capital	\$ (17,500,000)
DC Res Share (Debt*)	\$ (10,850,000)
DC Non-Res Share (Debt*)	\$ (6,650,000)
Net Capital Cost***	\$ -
Post Period Benefit****	\$ (17,500,000)

* Development Charge (DC) Debt used to finance this cost, to be repaid by DC Reserves

** Does not include additional interest-related savings on debt

*** Net Capital Cost reflects the portion of the total project cost included in the 2019 to 2031 DC Background Study Period

**** Post Period Benefit reflects the portion of the total project cost will be included in subsequent DC study updates to reflect the portion of capital that benefits growth in the post period DC forecasts

Proposed DC Debt Schedule	
Year	Amount
2022	(385,369)
2023	(770,738)
2024	(770,738)
2025	(770,738)
2026	(770,738)
2027	(770,738)
2028	(770,738)
2029	(770,738)
2030	(770,738)
2031	(770,738)
2032	(770,738)
2033	(770,738)
2034	(770,738)
2035	(770,738)
2036	(770,738)
2037	(385,369)

Proposed DC Debt Details	
Debt Principal	8,000,000
Interest Rate	5%
Term (Years)	15
Payment Source	DC Reserves