

Major Facilities Model
Section 1 - Summaries & Assumptions
Cash Flow Model

DRAFT - STRAWMAN - 85/15 Split

NOTE: All dollars are in thousands (\$,000)

	2014 Actual	2015 Actual	2016 Budget	2016 Projection	2017 Proj	2018 Proj	2019 Proj	2020 Proj	2021 Proj	2022 Proj	2023 Proj	2024 Proj	2025 Proj	2026 Proj	2027 Proj	2028 Proj	2029 Proj	2030 Proj	2031 Proj	2032 Proj	2033 Proj	2034 Proj
Economic Growth Assumptions																						
Occupancy Tax	11.1%	11.2%	3.0%	9.9%	5.00%	4.00%	4.00%	4.00%	4.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Prepared Food and Beverage Tax	5.6%	9.7%	5.0%	9.0%	6.00%	6.00%	6.00%	6.00%	6.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Sources of Funds:																						
R1 Occupancy Taxes	19,218	21,371	21,774	23,487	24,661	25,648	26,673	27,740	28,850	29,715	30,607	31,525	32,471	33,445	34,448	35,482	36,546	37,643	38,772	39,935	41,133	42,367
R2 Food and Beverage Taxes (a)	22,046	24,180	25,008	26,369	27,951	29,628	31,406	33,290	35,287	37,052	38,904	40,849	42,892	45,036	47,288	49,653	52,135	54,742	57,479	60,353	63,371	66,539
R3 Interest Revenues (b)	20	22	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
R4 NSF Service Charges (b)	(30)	(54)	-	(16)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
R5 1)	1,674	2,146	-	500	500	500	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Sources (c)	42,928	47,666	46,781	50,339	53,112	55,775	58,079	61,030	64,137	66,767	69,511	72,375	75,363	78,482	81,737	85,135	88,682	92,385	96,251	100,288	104,504	108,907
Funds																						
1a Administration and Collection																						
E Occupancy Taxes	576	641	653	705	650	650	650	650	650	650	650	650	650	650	650	650	650	650	650	650	650	650
E Food and Beverage Taxes	661	724	750	791	750	750	750	750	750	750	750	750	750	750	750	750	750	750	750	750	750	750
Subtotal: Administration and Collection	1,237	1,365	1,403	1,495	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400	1,400
1b City of Raleigh Holdback	680	680	680	680	680	680	680	680	680	680	680	680	680	680	680	680	680	680	680	680	680	680
1c Greater Raleigh Convention & Visitors Bureau	4,907	5,426	5,527	5,943	6,250	6,497	6,753	7,020	7,297	7,514	7,736	7,966	8,202	8,446	8,697	8,955	9,221	9,495	9,778	10,069	10,368	10,677
1d Town of Cary Hold Harmless	932	1,036	1,056	1,139	1,201	1,250	1,301	1,355	1,410	1,453	1,498	1,544	1,591	1,640	1,690	1,742	1,795	1,850	1,906	1,964	2,024	2,086
Use of Raleigh & Wake County Funds																						
1e Centennial Authority	2,391	2,637	2,716	2,888	3,063	3,229	3,404	3,588	3,782	3,948	4,121	4,303	4,492	4,690	4,896	5,113	5,339	5,575	5,822	6,080	6,350	6,632
1f Five County Stadium (Debt Service)	991	991	79	79	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1g PNC (formerly RBC) Debt Service	5,208	5,204	5,209	5,205	5,210	5,211	5,209	868	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1h PNC Maintenance	-	-	-	-	1,500	2,500	2,000	5,000	2,000	-	-	-	-	-	-	-	-	-	-	-	-	-
1i City of Raleigh	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
1j Wake County	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Subtotal: Holdbacks	17,108	17,974	17,267	17,934	19,904	21,366	21,347	20,510	17,169	15,595	16,036	16,492	16,965	17,455	17,963	18,489	19,035	19,600	20,186	20,793	21,422	22,074
Subtotal, Uses for Administration & Holdbacks	18,345	19,339	18,670	19,429	21,304	22,766	22,747	21,910	18,569	16,995	17,436	17,892	18,365	18,855	19,363	19,889	20,435	21,000	21,586	22,193	22,822	23,474

(a) Model restated compared to CAFR. Model includes error of \$6,822.17 that should have been included during FY13. Amount needs to be in model for calculations to show correct payments and distributions. This error will show up in PFB revenues for FY13 and FY14.
 (b) Interest Revenues and NSF Fees/Charges are not budgeted or projected in out years.
 (c) Revenue line includes funding that flows and does not flow through Major Facilities Fund 2500. Both funding levels are included on the Raleigh Convention Center Tab. The uses on next page (see uses on next page with footnote (e)) break out this amount by what flows through Fund 2500 and what is posted to CIP Fund 4500.

2a Section 2 - 85% Projects: Wake County & City of Raleigh Amounts for Distribution

<i>To Calculate Payment to New Raleigh Convention</i>																						
Occupancy Taxes	19,218	21,371	21,774	23,487	24,661	25,648	26,673	27,740	28,850	29,715	30,607	31,525	32,471	33,445	34,448	35,482	36,546	37,643	38,772	39,935	41,133	42,367
Food and Beverage Taxes	22,046	24,180	25,008	26,369	27,951	29,628	31,406	33,290	35,287	37,052	38,904	40,849	42,892	45,036	47,288	49,653	52,135	54,742	57,479	60,353	63,371	66,539
Less NSF Service Charges	(30)	(54)	-	(16)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Less Uses for Administration	(1,237)	(1,365)	(1,403)	(1,495)	(1,400)	(1,400)	(1,400)	(1,400)	(1,400)	(1,400)	(1,400)	(1,400)	(1,400)	(1,400)	(1,400)	(1,400)	(1,400)	(1,400)	(1,400)	(1,400)	(1,400)	(1,400)
Subtotal: Net Proceeds for Distribution	39,997	44,133	45,378	48,344	51,212	53,875	56,679	59,630	62,737	65,367	68,111	70,975	73,963	77,082	80,337	83,735	87,282	90,985	94,851	98,888	103,104	107,507
Less Other Holdbacks	(17,108)	(17,974)	(17,267)	(17,934)	(19,904)	(21,366)	(21,347)	(20,510)	(17,169)	(15,595)	(16,036)	(16,492)	(16,965)	(17,455)	(17,963)	(18,489)	(19,035)	(19,600)	(20,186)	(20,793)	(21,422)	(22,074)
Equals Actual Amount for Distribution	22,888	26,159	28,111	30,410	31,308	32,509	35,332	39,120	45,568	49,772	52,075	54,482	56,997	59,626	62,373	65,245	68,247	71,385	74,666	78,096	81,682	85,432
Center	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%	85%
Center	19,455	22,235	23,894	25,848	26,612	27,633	30,032	33,252	38,733	42,306	44,264	46,310	48,448	50,682	53,017	55,458	58,010	60,677	63,466	66,381	69,430	72,617

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3a Section 3 - 15% Projects: Wake County & City of Raleigh Joint Projects / Other Agreements																						
Cary Sports Facilities	1,000	1,000	1,300	1,300	1,700	2,600	2,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NC Musuem of Art	1,000	1,000	1,000	1,000	1,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
NC Museum of Natural Science (Green Square)	200	200	400	400	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PNC Center (Facility Improvements)	1,000	1,000	1,000	1,000																		
PNC Center (Advanced Facility Funds)	500	1,821	-	500																		
St. Augustine's College Track	100	100	100	100																		
Wake County (Use of Discretionary Funds; 2-for- (e)	1,674	326	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3b Competitive Projects					2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
Subtotal, Projects / Other Agreements	5,474	5,446	3,800	4,300	4,700	4,600	4,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000
TOTAL USES	43,275	47,020	46,364	49,578	52,616	54,999	56,779	57,162	59,302	61,301	63,700	66,202	68,813	71,538	74,381	77,348	80,445	83,677	87,051	90,574	94,252	98,092
Total Uses Over (or Under) Total Sources	(346)	646	417	761	496	776	1,300	3,868	4,835	5,466	5,811	6,172	6,550	6,944	7,356	7,787	8,237	8,708	9,200	9,714	10,252	10,815
Fund Balance																						
Beginning Fund Balance	1,337	998	1,644	1,644	2,406	2,902	3,678	4,978	8,846	13,681	19,147	24,958	31,131	37,680	44,624	51,980	59,767	68,004	76,712	85,911	95,626	105,878
Increase In Uncommitted Funds	-	646	417	761	496	776	1,300	3,868	4,835	5,466	5,811	6,172	6,550	6,944	7,356	7,787	8,237	8,708	9,200	9,714	10,252	10,815
Use of Uncommitted Funds	(346)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Future Commitments: Whitewater Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Adjustments (d)	7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3b Ending Fund Balance	998	1,644	2,061	2,406	2,902	3,678	4,978	8,846	13,681	19,147	24,958	31,131	37,680	44,624	51,980	59,767	68,004	76,712	85,911	95,626	105,878	116,693
3c Minimum Fund Balance Guideline	-	-	-	-	2,300	2,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
3d Excess Fund Balance (Capacity)	-	-	-	-	602	1,678	3,978	7,846	12,681	18,147	23,958	30,131	36,680	43,624	50,980	58,767	67,004	75,712	84,911	94,626	104,878	115,693

(d) FY13 and FY14 actuals have been restated due to errors in footnote (a). The model is calculating what should have been disbursed. These differences between the Model and CAFR will exist for FY13 and FY14 only.
(e) Amount to fulfill 2-for-1 payments to County based on 18th Amendment and ties to Raleigh Convention Center model. This amount is not accounted for in fund 2500. It is posted directly to fund 4500. It is included in this model for illustrative purposes only.

REVISED STRAWMAN

City of Raleigh, North Carolina
Convention Center Complex Financing "Draft Version with Proposed Changes"
Projected Financing Plan

Fiscal Year	Uncommitted Funds/Annual Revenues	Variable Rate Debt Service	Fixed Rate Debt Service	Total Debt Service	Net Annual Revenues after Debt Service	RCC Operating Subsidy	Business Development Fund	RCC Capital Maintenance Plan	PAC Capital Maintenance Plan	City Discretionary Operating Withdrawals	Transfers to County Major Facilities	Other Model Adjustments	Interest Income @ 3%	Ending Fund Balance	Fiscal Year
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
6/30/2005														19,001,204	6/30/2005
6/30/2006	9,883,765	46,353	123,198	169,551	9,714,214	2,180,724							787,888	27,322,582	6/30/2006
6/30/2007	11,650,370	284,877	227,947	512,823	11,137,547	2,246,146							1,648,967	37,862,950	6/30/2007
6/30/2008	13,117,464	1,776,335	113,877	1,890,212	11,227,252	2,313,531						(16,400,000)	2,001,946	32,378,617	6/30/2008
6/30/2009	13,152,924	1,881,765	6,251,617	8,133,382	5,019,542	2,382,937	350,000			1,000,000			997,652	34,662,874	6/30/2009
6/30/2010	12,432,690	1,098,526	9,164,703	10,263,228	2,169,462	2,454,425	350,000			1,000,000			660,754	33,688,664	6/30/2010
6/30/2011	14,144,062	775,649	9,191,770	9,967,419	4,176,643	2,528,000	816,000			1,000,000			370,127	33,891,435	6/30/2011
6/30/2012	15,964,642	553,107	9,269,315	9,822,422	6,142,220	2,604,000	500,000	-	-	-	5,475,000	2,427,230	214,903	34,096,788	6/30/2012
6/30/2013	17,494,977	499,785	9,215,598	9,715,383	7,779,594	2,681,955	450,000	1,251,500	-	1,000,000	1,204,355	(14,187)	(81,347)	35,193,038	6/30/2013
6/30/2014	19,464,305	327,219	9,266,531	9,593,750	9,870,555	2,762,584	450,000	1,980,434	-	-	1,674,268	16,065	342,036	38,554,408	6/30/2014
6/30/2015	22,235,261	316,217	16,530,475	16,846,692	5,388,569	2,846,000	450,000	2,446,000	-	-	2,146,377	8,946	274,669	36,338,216	6/30/2015
6/30/2016	25,848,486	1,877,874	16,599,046	18,476,920	7,371,566	2,931,380	450,000	1,152,394	-	-	500,000		1,090,146	39,766,155	6/30/2016
6/30/2017	26,611,650	1,871,151	16,604,632	18,475,783	8,135,867	3,077,949	600,000	2,708,741	500,000	-	500,000		1,192,985	41,708,317	6/30/2017
6/30/2018	27,632,903	1,874,342	16,599,081	18,473,423	9,159,480	3,231,846	600,000	2,708,742	500,000	-	500,000		1,251,250	44,578,458	6/30/2018
6/30/2019	30,031,979	1,883,624	16,590,969	18,474,593	11,557,386	3,393,439	600,000	2,708,742	500,000	-	-		1,337,354	50,271,017	6/30/2019
6/30/2020	33,251,834	1,868,617	16,607,017	18,475,634	14,776,200	3,563,111	600,000	2,708,742	500,000	-	-		1,508,131	59,183,496	6/30/2020
6/30/2021	38,732,712	1,871,151	16,601,614	18,472,765	20,259,947	3,741,266	600,000	2,708,742	500,000	-	-		1,775,505	73,668,940	6/30/2021
6/30/2022	42,306,365	1,874,342	16,598,024	18,472,366	23,833,999	3,928,330	600,000	2,947,579	500,000	-	-		2,210,068	91,737,098	6/30/2022
6/30/2023	44,264,122	1,874,342	16,601,141	18,475,483	25,788,639	4,124,746	600,000	2,947,579	500,000	-	-		2,752,113	112,105,525	6/30/2023
6/30/2024	46,309,901	1,887,131	16,587,846	18,474,977	27,834,925	4,330,983	600,000	2,947,579	500,000	-	-		3,363,166	134,925,053	6/30/2024
6/30/2025	48,447,808	1,866,509	16,604,222	18,470,731	29,977,077	4,547,533	600,000	2,947,579	500,000	-	-		4,047,752	160,354,770	6/30/2025
6/30/2026	50,682,143	1,869,701	16,604,855	18,474,556	32,207,587	4,774,909	600,000	2,947,579	500,000	-	-		4,810,643	188,550,512	6/30/2026
6/30/2027	53,017,414	1,874,342	16,598,986	18,473,328	34,544,086	5,013,655	600,000	2,947,579	500,000	-	-		5,656,515	219,689,879	6/30/2027
6/30/2028	55,458,345	1,877,874	16,594,905	18,472,779	36,985,566	5,264,337	600,000	2,947,579	500,000	-	-		6,590,696	253,954,225	6/30/2028
6/30/2029	58,009,885	1,871,151	16,603,916	18,475,067	39,534,818	5,527,554		2,947,579	500,000	-	-		7,618,627	292,132,536	6/30/2029
6/30/2030	60,677,222	1,883,624	16,594,020	18,477,644	42,199,577	5,803,932		2,947,579	500,000	-	-		8,763,976	333,844,578	6/30/2030
6/30/2031	63,465,791	14,969,701	5,905,616	20,875,317	42,590,474	6,094,128		2,947,579	500,000	-	-		10,015,337	376,908,682	6/30/2031
6/30/2032	66,381,292	14,952,395	5,907,626	20,860,021	45,521,271	6,398,835		2,947,579	500,000	-	-		11,307,260	423,890,799	6/30/2032
6/30/2033	69,429,695	14,939,464	5,906,265	20,845,729	48,583,966	6,718,777		2,947,579	500,000	-	-		12,716,724	475,025,133	6/30/2033
6/30/2034	72,617,259	14,919,067	5,905,428	20,824,495	51,792,764	7,054,715		2,947,579	500,000	-	-		14,250,754	530,566,356	6/30/2034
Total	\$ 1,062,717,266	\$ 95,466,235	\$ 341,970,238	\$ 437,436,473	\$ 625,280,793	\$ 114,521,727	\$ 11,016,000	\$ 58,692,565	\$ 9,000,000	\$ 4,000,000	\$ 12,000,000	\$ (13,961,946)	\$ 109,476,597		

Column C - for FY16-FY34 calculated \$190M (4.88%) -4.36% fixed swap rate + .42 bps liquidity + .10 remarketing.

Column G - RCC Operating support \$2.2M initially adjusted 3% annually to FY16. For May 2016 review, 5% annual adjustment FY17 & forward after removal of "2 for 1".

Column H - 5/31/12 Joint Meeting - City and County Boards approved funding of \$450k/yr for FY13-FY22 per request of GRCVB, Amendment #19 extended funding to FY25. For May 2016 review, increased to \$600,000 in FY17 & extended to FY28.

Column I - Reduced Capital Plan by 5% in all years. FY12 capital maintenance of \$1,838,103 and \$764,247 of \$2,015,747 FY13 capital maintenance funded by \$2,602,350 of excess RCC Construction Fund balance.

Column J - For May 2016 review, reflects Capital maintenance funding for Duke Energy Performing Arts Center. FY17 capital funds for a Heery plan update.

Column L - FY12, FY14 & FY15 the \$1M discretionary withdrawal was not taken. "2 for 1" removed FY16 & forward.

Column M - FY13 Reflects a return of \$5.475M back to the County Major Facilities Model. Reflects transfers back to Wake County in accordance with treatment of fund balance excesses (ILA 18th Amendment, Section 8) for Wake 2-for-1 agreement and PNC funding advance.

Column N - FY15 Excess Fund Balance send back (\$2,146,377 for FY14 results) distributes \$325,732 to Wake County for balance of FY13 "2 for 1" and \$1,820,645 to Wake for PNC capital accelerations (\$26M thirteenth amendment).

Column N - FY08 Additional Capital Expenditures of \$16,400,000 per amendments 11 & 12. Moved \$2.4M from Debt Service Fund back to Financing Fund - related to a true-up of actual debt service paid versus budgeted debt service transfers.

Column P - Fund balance shown in column O is subject to conditions of the 18th Amendment.