



The City of **ENGLEWOOD**

OVERVIEW OF COMMUNITY CENTER FINANCING OPTIONS



Presented November 13, 2025
By Robert S. Hoffmann
City Manager

City of Englewood



Steps to determine the cost

- Use Planner Ken Albert's concept as the baseline.
- Hire an architect
- Architects meet with residents for listening sessions
- Architects meet with Governing Body and key City staff members
- Architects cost out the potential uses and square footage cost of construction.
- Cost estimates are evaluated based on citizen and Governing Body input as well as the overall infrastructure needs of the City.

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Timeline for Financing and Paying for Project

- Bond Ordinance Adopted in October 2025 to provide initial funding to hire an Architect.
- Town Hall Meeting November 2025 – Concept Plan unveiled
- Architect hired December 2025.
- Second quarter 2026 Concept Plan vetted by Architect
- Second quarter 2026 public input meetings scheduled

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Timeline For Financing and Paying for Project - continued

- Third quarter 2026 Plans and estimated costs developed
- Third quarter 2026 Plans and estimated costs are refined based on input.
- Fourth quarter 2026 Plans and cost estimates along with Financing Options placed on November ballot for referendum.

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Key Points

- Accurate Financing options will not be available until the Architectural plans have been finalized.
- The City will continue to update its financing models during the next nine (9) months.
- The City will also develop an estimated cost to operate the building during the next nine (9) months.

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Estimated Construction and Fit Out cost - \$35,000,000

- **Note:** Does not include annual operational costs.
- 3.5% interest rate used for estimate.

Straight Bonding

- \$1,000,000 borrowed in 2027
- \$24,000,000 borrowed in 2028
- \$10,000,000 borrowed in 2029
- Receive additional revenue in 2029 from the Sale of City Assets
- \$35,000,000 to be permanently financed in 2029
- Estimated increase in taxes of \$52.00 per year for 1st 5 years (2027 – 2031) for home assessed at \$474,254
- For years 2032 to 2044 the cost of debt service decreases to \$17.00 per year
- Home assessed at \$1,000,000 will pay approximately \$120.00 per year.

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Cost of Financing

- For every \$100,000 borrowed at 3.5% interest payment = \$3,500
- \$35,000,000 borrowed at 3.5% interest compounded for 30 years = \$32,278,324
- Projected Cost Principal and interest for 30 years = \$67,278,324
- Equates to \$2,242,610.80 per year - principal and interest

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Options to Reduce Borrowing Costs

- Grants from County, State and Federal Government
- Dedicate a percentage of future payments from sources such as ERA South to pay down debt.
- Sell City Hall (at a later date) put it on the tax rolls and dedicate the additional tax revenue generated to help pay off the debt.
- Contract out the operation of the Community Center and pay down the debt from the fees paid to the City by the Operator.
- Seek sponsorship for rooms
- Obtain a lower interest rate at a later date

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CONCLUSION

- Estimates are conservative
- Grants and other revenue sources will reduce the amount to be borrowed and the tax impact on residents
- What has been discussed tonight will change significantly over the next nine (9) months
- Your participation in this process over the next several months will help develop a Community Center that will serve the City's needs for decades to come in a fiscally responsible manner.