



**Town of Fort Macleod
Committee of the Whole Meeting
Finance & Infrastructure
AGENDA
Wednesday May 3rd, 2023
GR Davis Administration Building
Conference Room
12:00 pm**

A. CALL TO ORDER

B. APPROVAL OF AGENDA

C. IN CAMERA

D. NEW BUSINESS

1. Macleod Landing Debenture Term – *Kris Holbeck, Director of Finance*
2. Road Names – *Adrian Pedro, Director of Operations*
3. Horse Paddocks – *Adrian Pedro, Director of Operations*

E. ADJOURNMENT



Agenda Submission

Submission Title

Macleod Landing Debenture term

Agenda Section

New Business

Meeting Type

Finance & Infrastructure

Meeting Date

05/03/2023

Recommendation

That Council determines the term of the Macleod Landing debenture for the bylaw's first reading on Monday, May 10th, 2023.

Rationale

The bylaw needs the term of the loan in it so Council needs to make a decision.

Background

Please see the attached calculations for the \$3,110,500 debenture with 15, 20 and 25 year terms.

Financial Implications

As the term gets longer, the amount of interest paid by the Town increases. The debenture and interest payments will be funded by the operating budget and could be funded by reserves or by operating via land sales from the subdivision.

Attachments

Macleod Landing 15 year term.pdf	435.07KB
Macleod Landing 20 year term.pdf	477.62KB
Macleod Landing 25 year term.pdf	486.02KB

Submitter Name

Kris

Email

finance@fortmacleod.com

Director Name

Kris Holbeck

Director Email

finance@fortmacleod.com

Department

Administration

Date

4/26/2023

Loan Calculator

Recalculation options

Type Term Deferment

Calculations based on:

Principal is \$3,110,500.00

Term is 15 Years

Loan Type is Blended

Deferred payments
NA

Interest rate of 4.76 %

Payment #	Payment	Principal	Interest	Balance
1	\$146,244.75	\$72,214.85	\$74,029.90	\$3,038,285.15
2	\$146,244.75	\$73,933.56	\$72,311.19	\$2,964,351.59
3	\$146,244.75	\$75,693.18	\$70,551.57	\$2,888,658.41
4	\$146,244.75	\$77,494.68	\$68,750.07	\$2,811,163.73
5	\$146,244.75	\$79,339.05	\$66,905.70	\$2,731,824.68
6	\$146,244.75	\$81,227.32	\$65,017.43	\$2,650,597.36
7	\$146,244.75	\$83,160.53	\$63,084.22	\$2,567,436.83
8	\$146,244.75	\$85,139.75	\$61,105.00	\$2,482,297.08
9	\$146,244.75	\$87,166.08	\$59,078.67	\$2,395,131.00
10	\$146,244.75	\$89,240.63	\$57,004.12	\$2,305,890.37
11	\$146,244.75	\$91,364.56	\$54,880.19	\$2,214,525.81
12	\$146,244.75	\$93,539.04	\$52,705.71	\$2,120,986.77
13	\$146,244.75	\$95,765.26	\$50,479.49	\$2,025,221.51
14	\$146,244.75	\$98,044.48	\$48,200.27	\$1,927,177.03
15	\$146,244.75	\$100,377.94	\$45,866.81	\$1,826,799.09
16	\$146,244.75	\$102,766.93	\$43,477.82	\$1,724,032.16
17	\$146,244.75	\$105,212.78	\$41,031.97	\$1,618,819.38
18	\$146,244.75	\$107,716.85	\$38,527.90	\$1,511,102.53
19	\$146,244.75	\$110,280.51	\$35,964.24	\$1,400,822.02
20	\$146,244.75	\$112,905.19	\$33,339.56	\$1,287,916.83
21	\$146,244.75	\$115,592.33	\$30,652.42	\$1,172,324.50
22	\$146,244.75	\$118,343.43	\$27,901.32	\$1,053,981.07
23	\$146,244.75	\$121,160.00	\$25,084.75	\$932,821.07
24	\$146,244.75	\$124,043.61	\$22,201.14	\$808,777.46
25	\$146,244.75	\$126,995.85	\$19,248.90	\$681,781.61
26	\$146,244.75	\$130,018.35	\$16,226.40	\$551,763.26
27	\$146,244.75	\$133,112.78	\$13,131.97	\$418,650.48
28	\$146,244.75	\$136,280.87	\$9,963.88	\$282,369.61
29	\$146,244.75	\$139,524.35	\$6,720.40	\$142,845.26
30	\$146,244.75	\$142,845.26	\$3,399.49	\$0.00
Totals:	\$4,387,342.50	\$3,110,500.00	\$1,276,842.50	

Loan Calculator

Print

Recalculation options

Type Term

Deferment

Recalculate Loan

Calculations based on:

Principal is \$3,110,500.00

Term is 20 Years

Loan Type is Blended

Deferred payments
NA

Interest rate of 4.93 %

Payment #	Payment	Principal	Interest	Balance
1	\$123,181.34	\$46,507.52	\$76,673.83	\$3,063,992.48
2	\$123,181.34	\$47,653.93	\$75,527.41	\$3,016,338.55
3	\$123,181.34	\$48,828.59	\$74,352.75	\$2,967,509.96
4	\$123,181.34	\$50,032.22	\$73,149.12	\$2,917,477.74
5	\$123,181.34	\$51,265.51	\$71,915.83	\$2,866,212.23
6	\$123,181.34	\$52,529.21	\$70,652.13	\$2,813,683.02
7	\$123,181.34	\$53,824.05	\$69,357.29	\$2,759,858.97
8	\$123,181.34	\$55,150.82	\$68,030.52	\$2,704,708.15
9	\$123,181.34	\$56,510.28	\$66,671.06	\$2,648,197.87
10	\$123,181.34	\$57,903.26	\$65,278.08	\$2,590,294.61
11	\$123,181.34	\$59,330.58	\$63,850.76	\$2,530,964.03
12	\$123,181.34	\$60,793.08	\$62,388.26	\$2,470,170.95
13	\$123,181.34	\$62,291.63	\$60,889.71	\$2,407,879.32
14	\$123,181.34	\$63,827.11	\$59,354.23	\$2,344,052.21
15	\$123,181.34	\$65,400.45	\$57,780.89	\$2,278,651.76
16	\$123,181.34	\$67,012.57	\$56,168.77	\$2,211,639.19
17	\$123,181.34	\$68,664.43	\$54,516.91	\$2,142,974.76
18	\$123,181.34	\$70,357.01	\$52,824.33	\$2,072,617.75
19	\$123,181.34	\$72,091.31	\$51,090.03	\$2,000,526.44
20	\$123,181.34	\$73,868.36	\$49,312.98	\$1,926,658.08
21	\$123,181.34	\$75,689.22	\$47,492.12	\$1,850,968.86
22	\$123,181.34	\$77,554.96	\$45,626.38	\$1,773,413.90
23	\$123,181.34	\$79,466.69	\$43,714.65	\$1,693,947.21
24	\$123,181.34	\$81,425.54	\$41,755.80	\$1,612,521.67
25	\$123,181.34	\$83,432.68	\$39,748.66	\$1,529,088.99
26	\$123,181.34	\$85,489.30	\$37,692.04	\$1,443,599.69
27	\$123,181.34	\$87,596.61	\$35,584.73	\$1,356,003.08
28	\$123,181.34	\$89,755.86	\$33,425.48	\$1,266,247.22
29	\$123,181.34	\$91,968.35	\$31,212.99	\$1,174,278.87
30	\$123,181.34	\$94,235.37	\$28,945.97	\$1,080,043.50
31	\$123,181.34	\$96,558.27	\$26,623.07	\$983,485.23
32	\$123,181.34	\$98,938.43	\$24,242.91	\$884,546.80
33	\$123,181.34	\$101,377.26	\$21,804.08	\$783,169.54
34	\$123,181.34	\$103,876.21	\$19,305.13	\$679,293.33

35	\$123,181.34	\$106,436.76	\$16,744.58	\$572,856.57
36	\$123,181.34	\$109,060.43	\$14,120.91	\$463,796.14
37	\$123,181.34	\$111,748.77	\$11,432.57	\$352,047.37
38	\$123,181.34	\$114,503.37	\$8,677.97	\$237,544.00
39	\$123,181.34	\$117,325.88	\$5,855.46	\$120,218.12
40	\$123,181.34	\$120,218.12	\$2,963.22	\$0.00
Totals:	\$4,927,253.60	\$3,110,500.00	\$1,816,753.61	

Loan Calculator

Recalculation options

Type Term Deferment

Calculations based on:

Principal is \$3,110,500.00

Term is 25 Years

Loan Type is Blended

Deferred payments
NA

Interest rate of 5.04 %

Payment #	Payment	Principal	Interest	Balance
1	\$110,108.95	\$31,724.35	\$78,384.60	\$3,078,775.65
2	\$110,108.95	\$32,523.80	\$77,585.15	\$3,046,251.85
3	\$110,108.95	\$33,343.40	\$76,765.55	\$3,012,908.45
4	\$110,108.95	\$34,183.66	\$75,925.29	\$2,978,724.79
5	\$110,108.95	\$35,045.09	\$75,063.86	\$2,943,679.70
6	\$110,108.95	\$35,928.22	\$74,180.73	\$2,907,751.48
7	\$110,108.95	\$36,833.61	\$73,275.34	\$2,870,917.87
8	\$110,108.95	\$37,761.82	\$72,347.13	\$2,833,156.05
9	\$110,108.95	\$38,713.42	\$71,395.53	\$2,794,442.63
10	\$110,108.95	\$39,689.00	\$70,419.95	\$2,754,753.63
11	\$110,108.95	\$40,689.16	\$69,419.79	\$2,714,064.47
12	\$110,108.95	\$41,714.53	\$68,394.42	\$2,672,349.94
13	\$110,108.95	\$42,765.73	\$67,343.22	\$2,629,584.21
14	\$110,108.95	\$43,843.43	\$66,265.52	\$2,585,740.78
15	\$110,108.95	\$44,948.28	\$65,160.67	\$2,540,792.50
16	\$110,108.95	\$46,080.98	\$64,027.97	\$2,494,711.52
17	\$110,108.95	\$47,242.22	\$62,866.73	\$2,447,469.30
18	\$110,108.95	\$48,432.72	\$61,676.23	\$2,399,036.58
19	\$110,108.95	\$49,653.23	\$60,455.72	\$2,349,383.35
20	\$110,108.95	\$50,904.49	\$59,204.46	\$2,298,478.86
21	\$110,108.95	\$52,187.28	\$57,921.67	\$2,246,291.58
22	\$110,108.95	\$53,502.40	\$56,606.55	\$2,192,789.18
23	\$110,108.95	\$54,850.66	\$55,258.29	\$2,137,938.52
24	\$110,108.95	\$56,232.90	\$53,876.05	\$2,081,705.62
25	\$110,108.95	\$57,649.97	\$52,458.98	\$2,024,055.65
26	\$110,108.95	\$59,102.75	\$51,006.20	\$1,964,952.90
27	\$110,108.95	\$60,592.14	\$49,516.81	\$1,904,360.76
28	\$110,108.95	\$62,119.06	\$47,989.89	\$1,842,241.70
29	\$110,108.95	\$63,684.46	\$46,424.49	\$1,778,557.24
30	\$110,108.95	\$65,289.31	\$44,819.64	\$1,713,267.93
31	\$110,108.95	\$66,934.60	\$43,174.35	\$1,646,333.33
32	\$110,108.95	\$68,621.35	\$41,487.60	\$1,577,711.98
33	\$110,108.95	\$70,350.61	\$39,758.34	\$1,507,361.37
34	\$110,108.95	\$72,123.44	\$37,985.51	\$1,435,237.93

35	\$110,108.95	\$73,940.95	\$36,168.00	\$1,361,296.98
36	\$110,108.95	\$75,804.27	\$34,304.68	\$1,285,492.71
37	\$110,108.95	\$77,714.53	\$32,394.42	\$1,207,778.18
38	\$110,108.95	\$79,672.94	\$30,436.01	\$1,128,105.24
39	\$110,108.95	\$81,680.70	\$28,428.25	\$1,046,424.54
40	\$110,108.95	\$83,739.05	\$26,369.90	\$962,685.49
41	\$110,108.95	\$85,849.28	\$24,259.67	\$876,836.21
42	\$110,108.95	\$88,012.68	\$22,096.27	\$788,823.53
43	\$110,108.95	\$90,230.60	\$19,878.35	\$698,592.93
44	\$110,108.95	\$92,504.41	\$17,604.54	\$606,088.52
45	\$110,108.95	\$94,835.52	\$15,273.43	\$511,253.00
46	\$110,108.95	\$97,225.37	\$12,883.58	\$414,027.63
47	\$110,108.95	\$99,675.45	\$10,433.50	\$314,352.18
48	\$110,108.95	\$102,187.28	\$7,921.67	\$212,164.90
49	\$110,108.95	\$104,762.39	\$5,346.56	\$107,402.51
50	\$110,108.95	\$107,402.51	\$2,706.44	\$0.00
Totals:	\$5,505,447.50	\$3,110,500.00	\$2,394,947.50	