



Town of Yountville

Summary of Outstanding Debt

Presentation by Columbia Capital Management, LLC
March 1, 2022



\$9.4

Million

**Outstanding Lease
Revenue Bonds**

AA

Stable

**Current S&P Issuer
Credit Rating**

\$19.7

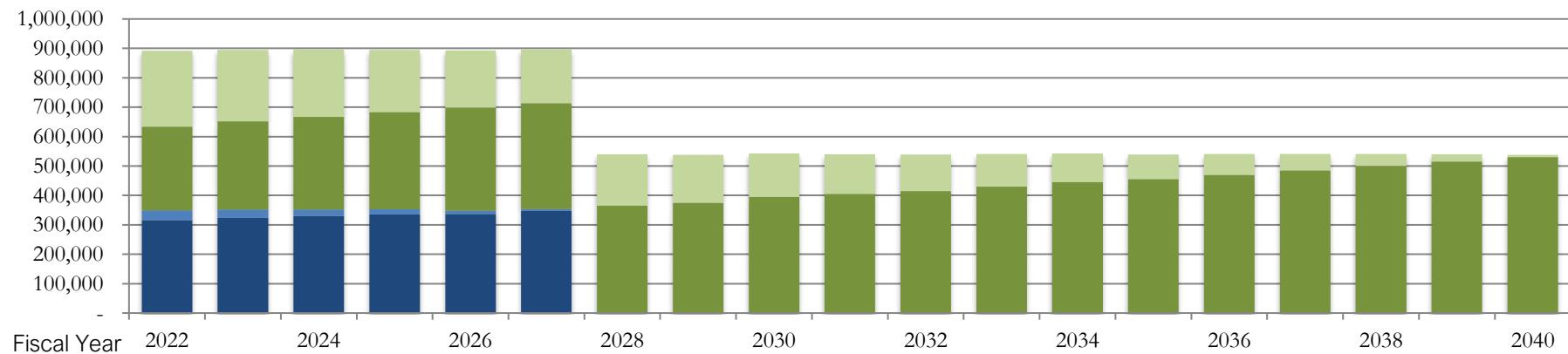
Million

**Insured Value of
Leased Assets**

- The Lease Revenue Bonds are rated one notch below the issuer credit rating, or 'AA-'
- The insured value (real property only) of the underlying leased assets (the Town Center and Town Hall) are approximately \$10.3 million higher than outstanding principal amount of debt, which represents potential additional debt capacity

Annual Debt Service

■ 2017 Interest ■ 2017 Principal ■ 2020 Interest ■ 2020 Principal





Series	2017	2020
Issuance Date	9/26/17	6/3/20
Original Par	\$8,500,000	\$2,303,000
Outstanding Par	\$7,440,000	\$1,991,000
Average Coupon	3.14%	1.66%
Tax Status	Bank Qualified	Bank Qualified
Final Maturity	12/1/39	6/1/27
Call Provision	12/1/25	Non-callable
Leased Assets	Town Center	Town Hall
Purpose	Refund the Series 2008 Bonds, which financed the “Yountville Town Center Project” (7,500 square foot Community Center, Library, remodel of Community Hall, construction of sheriff’s substation and landscaping of Town Square)	Refund the Series 2013 Bonds, which financed a seismic retrofit to Town Hall

S&P Global Ratings

Rating:	Underlying: AA, Lease Revenue: AA-
Last Review:	12/22/20; Downgraded from AA+ to AA ICR, Outlook Stable
Commentary Highlights:	<p>Rating downgrade was due to reduction in TOT and sales tax due to COVID-19 pandemic</p> <p>These losses in revenue reflected the expectation that the GF would not maintain reserves in excess of 75% of GF expenditures</p>
Rating Sensitivities:	<p>Rating could be downgraded further if operating revenues continue to decline; fund balance and liquidity declines</p> <p>Rating could be upgraded if fund balance strengthens and is maintained above 75% of GF expenditures</p>
Rating Strategy:	<p>Actual budget results and fund balance was not nearly as negatively impacted as projected in 2020</p> <p>S&P's review of how the Town has managed through the pandemic and its current fiscal position could lead to a positive rating assessment</p>