

CITY OF LEDUC

Bylaw No. 1153 - 2023

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LAND PURCHASE BORROWING BYLAW

Being a bylaw authorizing a borrowing to finance the purchase of land for future development.

WHEREAS in accordance with the *Municipal Government Act*, R.S.A. 2000, Chapter M-26, as amended, a municipality may enact a bylaw to authorize the borrowing of money to finance the purchase of land;

AND the City of Leduc (the "City") plans to purchase land (the "Land") as a site for future development;

AND the maximum cost to purchase the Land is six hundred twenty five thousand dollars (\$625,000.00);

AND in order to purchase the Land, it will be necessary for the City to borrow up to the sum of six hundred twenty five thousand dollars (\$625,000.00) (the "Indebtedness") by the issuance of a debenture on the terms and conditions referred to in this Bylaw;

AND the amount of the existing debenture debt of the City as at December 31, 2022 is \$80,944,557, no part of which is in arrears;

AND the term of the borrowing would not exceed the projected lifetime of the Land as purchased;

THEREFORE, City Council, duly assembled, hereby enacts as follows:

1. For the purpose of purchasing the Land, the sum of up to six hundred twenty five thousand dollars (\$625,000.00) may be borrowed from the Province of Alberta or an accredited financial institution by way of debenture on the credit and security of the City at large, of which the full amount borrowed is to be paid by the City at large.
2. The debentures to be issued under this bylaw shall be in any denomination not exceeding the amount authorized by this bylaw and shall be dated having regard to the date of the borrowing.
3. The debentures shall bear interest during the currency of the debentures, at the interest rate fixed from time to time by the Province of Alberta or other financial institution at a rate not exceeding ten per cent (10%) per annum, payable semi-annually.

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4. The debentures shall be issued in such manner that the principal and interest will be combined and be made payable in, as nearly as possible, equal semi-annual installments over a period of up to ten (10) years, in accordance with the schedule attached and forming a part of the debenture.
 5. The debentures shall be payable in lawful money of Canada at the Bank of Montreal or at such other bank or financial institution as Council may authorize as its banking agency during the currency of the debenture.
 6. The Mayor and a Designated Officer of the City shall authorize such bank or financial institution to make payments to the holder of the debentures, on such date and in such amounts as specified in the repayment schedule forming part of each debenture, and shall affix the City's corporate seal to the debenture documents.
 7. There shall be levied and raised in each year of the currency of the debentures a rate or rates on the assessed value of all lands and improvements shown on the assessment roll, sufficient to provide an annual tax adequate to pay the principal and interest falling due in such year on such debentures. The said rates and taxes are collectible at the same time and in the same manner as other rates and taxes.
 8. The Indebtedness is contracted on the credit and security of the City at large.

READ A FIRST TIME IN COUNCIL THIS 13TH DAY OF MARCH, 2023.

READ A SECOND TIME IN COUNCIL THIS 3RD DAY OF APRIL, 2023.

READ A THIRD TIME IN COUNCIL THIS 3RD DAY OF APRIL, 2023.

"Original Signed"

MAYOR

April 3, 2023

"Original Signed"

Date Signed

CITY CLERK

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SCHEDULE

Calculations based on:

Principal is \$625,000.00

Term is 10 Years

Loan Type is Blended

Deferred payments NA

Interest rate of 4.85 %

Payment #	Payment	Principal	Interest	Balance
1	\$39,808.47	\$24,652.22	\$15,156.25	\$600,347.78
2	\$39,808.47	\$25,250.04	\$14,558.43	\$575,097.74
3	\$39,808.47	\$25,862.35	\$13,946.12	\$549,235.39
4	\$39,808.47	\$26,489.51	\$13,318.96	\$522,745.88
5	\$39,808.47	\$27,131.88	\$12,676.59	\$495,614.00
6	\$39,808.47	\$27,789.83	\$12,018.64	\$467,824.17
7	\$39,808.47	\$28,463.73	\$11,344.74	\$439,360.44
8	\$39,808.47	\$29,153.98	\$10,654.49	\$410,206.46
9	\$39,808.47	\$29,860.96	\$9,947.51	\$380,345.50
10	\$39,808.47	\$30,585.09	\$9,223.38	\$349,760.41
11	\$39,808.47	\$31,326.78	\$8,481.69	\$318,433.63
12	\$39,808.47	\$32,086.45	\$7,722.02	\$286,347.18
13	\$39,808.47	\$32,864.55	\$6,943.92	\$253,482.63
14	\$39,808.47	\$33,661.52	\$6,146.95	\$219,821.11
15	\$39,808.47	\$34,477.81	\$5,330.66	\$185,343.30
16	\$39,808.47	\$35,313.89	\$4,494.58	\$150,029.41
17	\$39,808.47	\$36,170.26	\$3,638.21	\$113,859.15
18	\$39,808.47	\$37,047.39	\$2,761.08	\$76,811.76
19	\$39,808.47	\$37,945.78	\$1,862.69	\$38,865.98
20	\$39,808.47	\$38,865.98	\$942.49	\$0.00
Totals:	\$796,169.40	\$625,000.00	\$171,169.40	