

Village of Ridgewood Parking Deck Project

Summary of Financial Analysis BCIA County Guaranteed Financing versus Village General Obligation Financing January 29, 2016

The Village of Ridgewood (the "Village") is undertaking the construction of an \$11.7M parking deck on Hudson Street (the "Project"). There are two ways the Village can finance this Project over a 25 year period. First, the Village can issue its own General Obligation Bonds (the "Village Bonds"). Second, the Village can finance the project through the Bergen County Improvement Authority (the "BCIA"), which would issue County of Bergen Guaranteed Lease Revenue Bonds (the "BCIA Bonds"). In either event, the Village will be responsible to pay 100% of the debt service on whichever bonds are issued.

This memorandum and the supporting schedules were prepared to assist the Village in evaluating the cost of each alternative. The analysis is based on the following key factors and assumptions and the resulting debt service schedules reflect the total anticipated all-in cost for each financing option.

Project Cost: Both scenarios assume a project fund deposit of \$11,711,773 based on the latest project budget.

Transaction Costs: The model includes up-front fixed costs of issuance of \$162,500 for the BCIA Bonds vs. \$92,500 for the Village Bonds. These costs include typical municipal bond transaction fees such as bond counsel, financial advisor, auditor, credit rating agency, printing, etc. In addition, the analysis assumes the underwriter's discount would be essentially the same under either scenario. The BCIA Bonds also include the upfront authority financing fee of 12.5 basis points ("bps") of total par amount of BCIA Bonds, the annual authority administration fee of 5 bps based on the annual outstanding par amount of the BCIA Bonds and an annual trustee fee of \$1,000.

Interest Rates: The debt service schedules are based on interest rate scales (coupons and yields) provided by the BCIA underwriter as of January 26, 2016. While the County of Bergen and the Village both enjoy strong triple-A credit ratings, it is currently anticipated that the BCIA/County Guaranty structure will result in slightly more attractive yields by approximately 3 to 8 bps at various spots across the yield curve. This expected benefit is based on the combined credit strength of a Village and County triple-A transaction along with the positive name recognition of the BCIA and County in the municipal bond market. **It is important to note that the interest rate assumptions utilized are based on current market conditions and the final results of any bond sale will not be determined until the pricing of such bonds.**

Amortization Structure: Both scenarios assume a 25 year, level debt service structure. The final maturity schedule may be adjusted slightly to better match the projected revenues to be generated by the parking utility.

**Village of Ridgewood
Parking Project
Debt Service Analysis ⁽¹⁾
Preliminary and Subject to Change**

Village of Ridgewood Financed Through the BCIA	
Sources of Funds:	
Par:	11,365,000
Premium:	594,362
Total:	11,959,362
Uses of Funds:	
Project Fund Deposit:	11,711,773
BCIA Fin. Fee (12.5bps):	14,206
Cost of Issuance:	162,500
Underwriter's Discount:	66,825
Additional Proceeds:	4,058
Total:	11,959,362

Village of Ridgewood Stand Alone Financing	
Sources of Funds:	
Par:	11,255,000
Premium:	616,830
Total:	11,871,830
Uses of Funds:	
Project Fund Deposit:	11,711,773
BCIA Fin. Fee (12.5bps):	-
Cost of Issuance:	92,500
Underwriter's Discount:	66,275
Additional Proceeds:	1,282
Total:	11,871,830

Year	Gross Debt	BCIA Annual	Trustee Annual	Net Debt	Gross Debt	BCIA Annual	Trustee Annual	Net Debt	Difference In Net Debt Service
	Service	Fee	Fee	Service ⁽²⁾		Service	Fee	Fee	
2017	\$687,514	\$5,683	\$1,000	\$694,197	\$688,367	-	-	\$688,367	\$5,830
2018	683,520	5,580	1,000	690,100	686,200	-	-	686,200	3,900
2019	687,320	5,425	1,000	693,745	686,900	-	-	686,900	6,845
2020	682,720	5,265	1,000	688,985	687,300	-	-	687,300	1,685
2021	682,970	5,103	1,000	689,073	687,400	-	-	687,400	1,673
2022	682,920	4,935	1,000	688,855	687,200	-	-	687,200	1,655
2023	682,570	4,763	1,000	688,333	686,700	-	-	686,700	1,633
2024	686,920	4,585	1,000	692,505	690,900	-	-	690,900	1,605
2025	682,120	4,400	1,000	687,520	690,900	-	-	690,900	(3,380)
2026	686,920	4,210	1,000	692,130	690,300	-	-	690,300	1,830
2027	685,920	4,010	1,000	690,930	689,100	-	-	689,100	1,830
2028	684,320	3,803	1,000	689,123	686,500	-	-	686,500	2,623
2029	687,120	3,588	1,000	691,708	688,600	-	-	688,600	3,108
2030	684,120	3,363	1,000	688,483	690,250	-	-	690,250	(1,768)
2031	685,520	3,130	1,000	689,650	686,450	-	-	686,450	3,200
2032	683,545	2,888	1,000	687,433	687,350	-	-	687,350	83
2033	686,045	2,638	1,000	689,683	687,800	-	-	687,800	1,883
2034	685,445	2,378	1,000	688,823	687,800	-	-	687,800	1,023
2035	684,395	2,110	1,000	687,505	689,775	-	-	689,775	(2,270)
2036	682,895	1,835	1,000	685,730	686,050	-	-	686,050	(320)
2037	685,211	1,553	1,000	687,763	686,800	-	-	686,800	963
2038	686,900	1,260	1,000	689,160	686,850	-	-	686,850	2,310
2039	682,238	958	1,000	684,195	686,200	-	-	686,200	(2,005)
2040	677,088	648	1,000	678,735	686,800	-	-	686,800	(8,065)
2041	681,450	330	1,000	682,780	686,400	-	-	686,400	(3,620)
Total:	\$17,107,705	\$84,435	\$25,000	\$17,217,140	\$17,194,892	\$0	\$0	\$17,194,892	\$22,248

1) Based on Interest Rates provided by NW Capital on January 26, 2016

2) Includes BCIA's annual administrative fee of 5 basis points of outstanding par paid annually and annual trustee fee of \$1,000 per year

**Village of Ridgewood
Parking Project
Cost of Issuance Breakdown
Preliminary and Subject to Change**

Village of Ridgewood Financed Through the BCIA Cost of Issuance	
BCIA Bond Counsel:	55,000
Village Bond Counsel:	25,000
County Bond Counsel:	15,000
BCIA Financial Advisor:	20,000
Village Financial Advisor:	-
BCIA General Counsel:	7,000
County Auditor:	7,500
Village Auditor:	7,000
Ratings:	15,000
Trustee:	2,500
Trustee's Counsel:	2,500
Muni Auction Fee:	-
Publication:	-
Printer:	1,000
Misc:	5,000
Total: \$	162,500

Village of Ridgewood Stand Alone Financing Cost of Issuance	
BCIA Bond Counsel:	-
Village Bond Counsel:	30,000
County Bond Counsel:	-
BCIA Financial Advisor:	-
Village Financial Advisor:	15,000
BCIA General Counsel:	-
County Auditor:	-
Village Auditor:	20,000
Ratings:	15,000
Trustee:	-
Trustee's Counsel:	-
Muni Auction Fee:	3,500
Publication:	3,000
Printer:	1,000
Misc:	5,000
Total: \$	92,500

BOND DEBT SERVICE

2016 Ridgewood Parking Project
 Ridgewood Parking Project Financed Through the BCIA
 Preliminary and Subject to Change

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
02/15/2017			293,704.44	293,704.44	
08/15/2017	205,000	2.000%	188,810.00	393,810.00	687,514.44
02/15/2018			186,760.00	186,760.00	
08/15/2018	310,000	2.000%	186,760.00	496,760.00	683,520.00
02/15/2019			183,660.00	183,660.00	
08/15/2019	320,000	3.000%	183,660.00	503,660.00	687,320.00
02/15/2020			178,860.00	178,860.00	
08/15/2020	325,000	3.000%	178,860.00	503,860.00	682,720.00
02/15/2021			173,985.00	173,985.00	
08/15/2021	335,000	3.000%	173,985.00	508,985.00	682,970.00
02/15/2022			168,960.00	168,960.00	
08/15/2022	345,000	3.000%	168,960.00	513,960.00	682,920.00
02/15/2023			163,785.00	163,785.00	
08/15/2023	355,000	3.000%	163,785.00	518,785.00	682,570.00
02/15/2024			158,460.00	158,460.00	
08/15/2024	370,000	4.000%	158,460.00	528,460.00	686,920.00
02/15/2025			151,060.00	151,060.00	
08/15/2025	380,000	4.000%	151,060.00	531,060.00	682,120.00
02/15/2026			143,460.00	143,460.00	
08/15/2026	400,000	4.000%	143,460.00	543,460.00	686,920.00
02/15/2027			135,460.00	135,460.00	
08/15/2027	415,000	4.000%	135,460.00	550,460.00	685,920.00
02/15/2028			127,160.00	127,160.00	
08/15/2028	430,000	4.000%	127,160.00	557,160.00	684,320.00
02/15/2029			118,560.00	118,560.00	
08/15/2029	450,000	4.000%	118,560.00	568,560.00	687,120.00
02/15/2030			109,560.00	109,560.00	
08/15/2030	465,000	4.000%	109,560.00	574,560.00	684,120.00
02/15/2031			100,260.00	100,260.00	
08/15/2031	485,000	3.500%	100,260.00	585,260.00	685,520.00
02/15/2032			91,772.50	91,772.50	
08/15/2032	500,000	3.500%	91,772.50	591,772.50	683,545.00
02/15/2033			83,022.50	83,022.50	
08/15/2033	520,000	3.000%	83,022.50	603,022.50	686,045.00
02/15/2034			75,222.50	75,222.50	
08/15/2034	535,000	3.000%	75,222.50	610,222.50	685,445.00
02/15/2035			67,197.50	67,197.50	
08/15/2035	550,000	3.000%	67,197.50	617,197.50	684,395.00
02/15/2036			58,947.50	58,947.50	
08/15/2036	565,000	3.130%	58,947.50	623,947.50	682,895.00
02/15/2037			50,105.25	50,105.25	
08/15/2037	585,000	3.130%	50,105.25	635,105.25	685,210.50
02/15/2038			40,950.00	40,950.00	
08/15/2038	605,000	3.250%	40,950.00	645,950.00	686,900.00
02/15/2039			31,118.75	31,118.75	
08/15/2039	620,000	3.250%	31,118.75	651,118.75	682,237.50
02/15/2040			21,043.75	21,043.75	
08/15/2040	635,000	3.250%	21,043.75	656,043.75	677,087.50
02/15/2041			10,725.00	10,725.00	
08/15/2041	660,000	3.250%	10,725.00	670,725.00	681,450.00
	11,365,000		5,742,704.94	17,107,704.94	17,107,704.94

BOND PRICING

2016 Ridgewood Parking Project
 Ridgewood Parking Project Financed Through the BCIA
 Preliminary and Subject to Change

Bond Component	Maturity Date	Amount	Rate	Yield	Price	Premium (-Discount)
Bond Component:						
	08/15/2017	205,000	2.000%	0.750%	101.586	3,251.30
	08/15/2018	310,000	2.000%	0.860%	102.565	7,951.50
	08/15/2019	320,000	3.000%	0.990%	106.465	20,688.00
	08/15/2020	325,000	3.000%	1.120%	107.830	25,447.50
	08/15/2021	335,000	3.000%	1.280%	108.749	29,309.15
	08/15/2022	345,000	3.000%	1.410%	109.519	32,840.55
	08/15/2023	355,000	3.000%	1.640%	109.292	32,986.60
	08/15/2024	370,000	4.000%	1.800%	116.846	62,330.20
	08/15/2025	380,000	4.000%	1.940%	117.411	66,161.80
	08/15/2026	400,000	4.000%	2.050%	117.985	71,940.00
	08/15/2027	415,000	4.000%	2.150%	116.975 C	70,446.25
	08/15/2028	430,000	4.000%	2.280%	115.677 C	67,411.10
	08/15/2029	450,000	4.000%	2.370%	114.788 C	66,546.00
	08/15/2030	465,000	4.000%	2.460%	113.907 C	64,667.55
	08/15/2031	485,000	3.500%	2.640%	107.694 C	37,315.90
	08/15/2032	500,000	3.500%	2.760%	106.579 C	32,895.00
	08/15/2033	520,000	3.000%	3.060%	99.196	-4,180.80
	08/15/2034	535,000	3.000%	3.110%	98.472	-8,174.80
	08/15/2035	550,000	3.000%	3.160%	97.700	-12,650.00
	08/15/2036	565,000	3.130%	3.210%	98.811	-6,717.85
	08/15/2037	585,000	3.130%	3.260%	98.013	-11,623.95
	08/15/2038	605,000	3.250%	3.310%	99.056	-5,711.20
	08/15/2039	620,000	3.250%	3.360%	98.230	-10,974.00
	08/15/2040	635,000	3.250%	3.410%	97.369	-16,706.85
	08/15/2041	660,000	3.250%	3.440%	96.805	-21,087.00
11,365,000						594,361.95

Dated Date	05/05/2016	
Delivery Date	05/05/2016	
First Coupon	02/15/2017	
Par Amount	11,365,000.00	
Premium	594,361.95	
Production	11,959,361.95	105.229758%
Underwriter's Discount	-66,825.00	-0.587989%
Purchase Price	11,892,536.95	
Accrued Interest		
Net Proceeds	11,892,536.95	

BOND DEBT SERVICE

2016 Ridgewood Parking Project
 Ridgewood Parking Project-Stand Alone Financing
 Preliminary and Subject to Change

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
02/15/2017			297,266.67	297,266.67	
08/15/2017	200,000	3.000%	191,100.00	391,100.00	688,366.67
02/15/2018			188,100.00	188,100.00	
08/15/2018	310,000	3.000%	188,100.00	498,100.00	686,200.00
02/15/2019			183,450.00	183,450.00	
08/15/2019	320,000	3.000%	183,450.00	503,450.00	686,900.00
02/15/2020			178,650.00	178,650.00	
08/15/2020	330,000	3.000%	178,650.00	508,650.00	687,300.00
02/15/2021			173,700.00	173,700.00	
08/15/2021	340,000	3.000%	173,700.00	513,700.00	687,400.00
02/15/2022			168,600.00	168,600.00	
08/15/2022	350,000	3.000%	168,600.00	518,600.00	687,200.00
02/15/2023			163,350.00	163,350.00	
08/15/2023	360,000	3.000%	163,350.00	523,350.00	686,700.00
02/15/2024			157,950.00	157,950.00	
08/15/2024	375,000	4.000%	157,950.00	532,950.00	690,900.00
02/15/2025			150,450.00	150,450.00	
08/15/2025	390,000	4.000%	150,450.00	540,450.00	690,900.00
02/15/2026			142,650.00	142,650.00	
08/15/2026	405,000	4.000%	142,650.00	547,650.00	690,300.00
02/15/2027			134,550.00	134,550.00	
08/15/2027	420,000	3.000%	134,550.00	554,550.00	689,100.00
02/15/2028			128,250.00	128,250.00	
08/15/2028	430,000	3.000%	128,250.00	558,250.00	686,500.00
02/15/2029			121,800.00	121,800.00	
08/15/2029	445,000	3.000%	121,800.00	566,800.00	688,600.00
02/15/2030			115,125.00	115,125.00	
08/15/2030	460,000	3.000%	115,125.00	575,125.00	690,250.00
02/15/2031			108,225.00	108,225.00	
08/15/2031	470,000	3.000%	108,225.00	578,225.00	686,450.00
02/15/2032			101,175.00	101,175.00	
08/15/2032	485,000	3.000%	101,175.00	586,175.00	687,350.00
02/15/2033			93,900.00	93,900.00	
08/15/2033	500,000	3.000%	93,900.00	593,900.00	687,800.00
02/15/2034			86,400.00	86,400.00	
08/15/2034	515,000	3.500%	86,400.00	601,400.00	687,800.00
02/15/2035			77,387.50	77,387.50	
08/15/2035	535,000	3.500%	77,387.50	612,387.50	689,775.00
02/15/2036			68,025.00	68,025.00	
08/15/2036	550,000	3.500%	68,025.00	618,025.00	686,050.00
02/15/2037			58,400.00	58,400.00	
08/15/2037	570,000	3.500%	58,400.00	628,400.00	686,800.00
02/15/2038			48,425.00	48,425.00	
08/15/2038	590,000	3.500%	48,425.00	638,425.00	686,850.00
02/15/2039			38,100.00	38,100.00	
08/15/2039	610,000	4.000%	38,100.00	648,100.00	686,200.00
02/15/2040			25,900.00	25,900.00	
08/15/2040	635,000	4.000%	25,900.00	660,900.00	686,800.00
02/15/2041			13,200.00	13,200.00	
08/15/2041	660,000	4.000%	13,200.00	673,200.00	686,400.00
	11,255,000		5,939,891.67	17,194,891.67	17,194,891.67

BOND PRICING

2016 Ridgewood Parking Project
 Ridgewood Parking Project-Stand Alone Financing
 Preliminary and Subject to Change

Bond Component	Maturity Date	Amount	Rate	Yield	Price	Premium (-Discount)
Bond Component:						
	08/15/2017	200,000	3.000%	0.800%	102.790	5,580.00
	08/15/2018	310,000	3.000%	0.900%	104.723	14,641.30
	08/15/2019	320,000	3.000%	1.040%	106.299	20,156.80
	08/15/2020	330,000	3.000%	1.170%	107.612	25,119.60
	08/15/2021	340,000	3.000%	1.330%	108.483	28,842.20
	08/15/2022	350,000	3.000%	1.460%	109.204	32,214.00
	08/15/2023	360,000	3.000%	1.690%	108.933	32,158.80
	08/15/2024	375,000	4.000%	1.850%	116.428	61,605.00
	08/15/2025	390,000	4.000%	1.990%	116.948	66,097.20
	08/15/2026	405,000	4.000%	2.110%	117.378	70,380.90
	08/15/2027	420,000	3.000%	2.210%	107.225 C	30,345.00
	08/15/2028	430,000	3.000%	2.340%	105.996 C	25,782.80
	08/15/2029	445,000	3.000%	2.440%	105.061 C	22,521.45
	08/15/2030	460,000	3.000%	2.530%	104.227 C	19,444.20
	08/15/2031	470,000	3.000%	2.710%	102.583 C	12,140.10
	08/15/2032	485,000	3.000%	2.840%	101.414 C	6,857.90
	08/15/2033	500,000	3.000%	3.130%	98.272	-8,640.00
	08/15/2034	515,000	3.500%	3.150%	103.049 C	15,702.35
	08/15/2035	535,000	3.500%	3.200%	102.606 C	13,942.10
	08/15/2036	550,000	3.500%	3.250%	102.166 C	11,913.00
	08/15/2037	570,000	3.500%	3.300%	101.727 C	9,843.90
	08/15/2038	590,000	3.500%	3.350%	101.291 C	7,616.90
	08/15/2039	610,000	4.000%	3.390%	105.252 C	32,037.20
	08/15/2040	635,000	4.000%	3.440%	104.809 C	30,537.15
	08/15/2041	660,000	4.000%	3.470%	104.544 C	29,990.40
11,255,000						616,830.25

Dated Date	05/05/2016	
Delivery Date	05/05/2016	
First Coupon	02/15/2017	
Par Amount	11,255,000.00	
Premium	616,830.25	
Production	11,871,830.25	105.480500%
Underwriter's Discount	-66,275.00	-0.588849%
Purchase Price	11,805,555.25	104.891650%
Accrued Interest		
Net Proceeds	11,805,555.25	