

**PRELIMINARY TERM SHEET DATED JANUARY 22, 2025**

**Lake Bluff Park District,  
Lake County, Illinois**

**\$1,725,000\* General Obligation Limited Tax Park Bonds, Series 2025**

**Issuer:** Lake Bluff Park District, Lake County, Illinois (the "District").

**Issue:** \$1,725,000\* General Obligation Limited Tax Park Bonds, Series 2025 (the "Bonds").

**Bids Due:** February 3, 2025 by 11:00 A.M. C.S.T.

**Award Date:** February 3, 2025.

**Dated/Delivery Date:** February 18, 2025.

**Method of Sale:** Competitive.

**Purchaser:** \_\_\_\_\_.

**Interest Payment Dates:** The Bonds will pay interest semi-annually on each June 15 and December 15 commencing on June 15, 2025. Interest is calculated on the basis of a 360-day year consisting of twelve 30-day months.

**Principal Due:** On December 15 of each year listed below.

**Maturities, Amounts\*, Interest Rates and Yields:**

<u>Maturity Dec 15</u>	<u>Principal Amount*</u>	<u>Interest Rate</u>	<u>Yield</u>	<u>Maturity Dec 15</u>	<u>Principal Amount*</u>	<u>Interest Rate</u>	<u>Yield</u>
2025.....	\$120,000	_____ %	_____ %	2028 .....	\$434,000	_____ %	_____ %
2026.....	379,000	_____ %	_____ %	2029 .....	386,000	_____ %	_____ %
2027.....	406,000	_____ %	_____ %				

**Purchase Price:** Par.

**No Optional Redemption:** The Bonds are not subject to redemption prior to maturity.

**Good Faith Deposit:** A good faith deposit will **NOT** be required.

**Bank Qualification:** The Bonds are "qualified tax-exempt obligations" under Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.

**Legal Opinion/Tax Exemption:** Chapman and Cutler LLP, Chicago, Illinois, Bond Counsel, will provide an opinion as to the validity of and federal tax exemption of the interest on, the Bonds. Interest on the Bonds is **not** exempt from present State of Illinois income taxes. See Appendix B for the proposed form of Bond Counsel Opinion.

**Registrar/Paying Agent:** The Purchaser will act as bond registrar and paying agent on the Bonds, unless an agent is appointed by the Purchaser. However, such appointment will be made at the expense of the Purchaser.

\*Subject to change.

**Registered or Book-Entry:** The Bonds will be registered in the name of the Purchaser unless otherwise requested by the Purchaser.

**Rule G-34, as Amended:** Rule G-34, as amended, extends to non-dealer municipal advisors the requirement that a municipal advisor obtain a CUSIP number when advising on a competitive transaction in municipal securities.

Rule G-34, as amended, provides a principles-based exception for municipal advisors in competitive sales from the CUSIP number requirements when selling a new issue of municipal securities in certain circumstances where the municipal advisor reasonably believes (e.g., by obtaining a written representation) that the present intent of the purchasing entity is to hold the municipal securities to maturity or earlier redemption or mandatory tender. Specifically, Rule G-34(a)(i)(F) provides as follows:

“(F) [A] municipal advisor advising the issuer with respect to a competitive sale of a new issue, which is being purchased directly by a bank, any entity directly or indirectly controlled by the bank or under common control with the bank, other than a broker, dealer or municipal securities dealer ... may elect not to apply for assignment of a CUSIP number or numbers if the ... municipal advisor reasonably believes (e.g., by obtaining a written representation) that the present intent of the purchasing entity or entities is to hold the municipal securities to maturity ....”

Should your bid be the best bid and should this not be relevant in your situation please advise Speer Financial, Inc. immediately.

**Authorization:** The Bonds are being issued pursuant to the Park District Code of the State of Illinois (the “Park Code”) and the Local Government Debt Reform Act of the State of Illinois (the “Debt Reform Act”), each as supplemented and amended, and an ordinance (the “Bond Ordinance”) to be adopted by the Board of Park Commissioners (the “Board”) of the District on the Award Date.

**Purpose:** Proceeds of the Bonds will be used for various capital projects, including improvements to the District’s Blair Park Pool and to pay the costs of issuance of the Bonds.

**Security:** In the opinion of Bond Counsel, the Bonds are valid and legally binding upon the District and are payable from any funds of the District legally available for such purpose, and all taxable property in the District is subject to the levy of taxes to pay the same without limitation as to rate, except that the rights of the owners of the Bonds and the enforceability of the Bonds may be limited by bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors’ rights and by equitable principles, whether considered at law or in equity, including the exercise of judicial discretion. The amount of said taxes that may be extended to pay the Bonds is limited as provided by the Property Tax Extension Limitation Law of the State of Illinois, as amended (the “Tax Extension Limitation Law”).

**Security (cont.):**

The Debt Reform Act provides that the Bonds are payable from the debt service extension base of the District (the “Base”), which is an amount equal to that portion of the extension for the District for the 1994 levy year constituting an extension for payment of principal and interest on bonds issued by the District without referendum, but not including alternate bonds issued under Section 15 of the Debt Reform Act or refunding obligations issued to refund or to continue to refund obligations of the District initially issued pursuant to referendum, increased each year, commencing with the 2009 levy year, by the lesser of 5% or the percentage increase in the Consumer Price Index (as defined in the Tax Extension Limitation Law) during the 12-month calendar year preceding the levy year. The amount of the Base for the 2024 levy year is \$463,058.06 and the amount of the Base for the 2025 Levy year is \$476,486.74. The Tax Extension Limitation Law further provides that the annual amount of taxes to be extended to pay the Bonds and all other limited bonds heretofore and hereafter issued by the District shall not exceed the Base.

The Bonds constitute one of two series of limited bonds of the District which are payable from the Base. Payments on the Bonds from the Base will be made on a parity with the payments on the District’s outstanding Taxable General Obligation Limited Tax Refunding Park Bonds, Series 2020, dated March 17, 2020. The District is authorized to issue from time to time additional limited bonds payable from the Base, as permitted by law, and to determine the lien priority of payments to be made from the Base to pay the District’s limited bonds.

The Bond Ordinance provides for the levy of ad valorem taxes, unlimited as to rate, upon all taxable property within the District in amounts to pay, as and when due, all principal of and interest on the Bonds up to the Base. The Bond Ordinance will be filed with the County Clerk of Lake County, Illinois (the “County Clerk”), and will serve as authorization to the County Clerk to extend and collect the property taxes as set forth in the Bond Ordinance to pay the Bonds.

The District also intends to apply lawfully available funds from its Corporate and Recreation Funds to the debt service due on the Bonds as follows:

Levy Year	Fiscal Year	DSEB*	Corporate/ Recreation Contribution*	Total Sources*	Series 2020	Series 2025*	GO Ltd Debt Service*	DSEB Margin*
2024.....	2025	\$463,058.06	\$ 0.00	\$463,058.06	\$278,800.00	\$184,256.25	\$463,056.25	\$ 1.81
2025.....	2026	476,486.74	248,391.76	724,878.50	273,653.50	451,225.00	724,878.50	0.00
2026.....	2027	476,486.74	248,190.26	724,677.00	263,507.00	461,170.00	724,677.00	0.00
2027.....	2028	476,486.74	247,883.26	724,370.00	253,470.00	470,900.00	724,370.00	0.00
2028.....	2029	476,486.74	275,425.76	751,912.50	348,542.50	403,370.00	751,912.50	0.00
2029.....	2030	476,486.74	0.00	470,000.00	331,425.00	0.00	331,425.00	145,061.74
2030.....	2031	476,486.74	0.00	470,000.00	319,526.50	0.00	319,526.50	156,960.24
2031.....	2032	476,486.74	0.00	470,000.00	127,737.50	0.00	127,737.50	348,749.24
2032.....	2033	476,486.74	0.00	470,000.00	0.00	0.00	0.00	476,486.74

\*Subject to change.

**Denomination:** Minimum denominations of \$1,000.

**Municipal Advisor:** Speer Financial, Inc., Chicago, Illinois.

**Expenses:** The District will pay for the legal opinion and the municipal advisor’s fee. At closing, the District will deliver one typed bond per maturity.

**Credit Rating:** A credit rating will not be requested for the Bonds.

**Secondary Market Disclosure:** This Bond issue is not subject to the continuing disclosure provisions of Section (b)(5) of Rule 15c2-12 adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934.

**Representations of Purchaser:** The Purchase will be required to execute an investor letter. In the Investor Letter, the Purchaser will certify, among other things, that it (i) has knowledge and experience in financial and business matters, including the acquisition and holding of tax-exempt obligations, that it is capable of evaluating the merits and risks of purchasing the Bonds and is able to bear such risks, (ii) is purchasing the Bonds for its own account solely for investment purposes and not with a view to any distribution, and (iii) consents to the engagement of Chapman and Cutler LLP by the District as Bond Counsel with respect to the Bonds and waives any conflict of interest arising from such engagement. See Appendix C for the proposed form of Investor Letter.

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*President, Board of Park Commissioners*

**Annual Comprehensive Financial Report for the Fiscal Year Ended December 31, 2023**

The financial report of the District contained in this **APPENDIX A** (the “2023 Audit”) was approved by formal action of the Board of Trustees of the District. The District has not requested that its auditor update information contained in the 2023 Audit; nor has the District requested that its auditor consent to the use of the 2023 Audit in this Term Sheet. The financial information contained in the 2023 Audit has not been updated since the date of the 2023 Audit. The inclusion of the 2023 Audit in this Term Sheet in and of itself is not intended to demonstrate the fiscal condition of the District since the date of the 2023 Audit. Questions or inquiries relating to financial information of the District since the date of the 2023 Audit should be directed to John Bealer, Executive Director, Lake Bluff Park District.

**Proposed Form of Bond Counsel Opinion**

**[LETTERHEAD OF CHAPMAN AND CUTLER LLP]**

**[TO BE DATED CLOSING DATE]**

Lake Bluff Park District  
Lake County, Illinois

We hereby certify that we have examined certified copy of the proceedings (the “*Proceedings*”) of the Board of Park Commissioners of the Lake Bluff Park District, Lake County, Illinois (the “*District*”), passed preliminary to the issue by the District of its fully registered General Obligation Limited Tax Park Bonds, Series 2025 (the “*Bonds*”), to the amount of \$ \_\_\_\_\_, dated \_\_\_\_\_, 2025, due serially on December 15 of the years and in the amounts and bearing interest as follows:

20__	\$	%
20__		%
20__		%
20__		%
20__		%

and we are of the opinion that the Proceedings show lawful authority for said issue under the laws of the State of Illinois now in force.

We further certify that we have examined the form of bond prescribed for said issue and find the same in due form of law, and in our opinion said issue, to the amount named, is valid and legally binding upon the District, is payable from any funds of the District legally available for such purpose, and all taxable property in the District is subject to the levy of taxes to pay the same without limitation as to rate, except that the rights of the owners of the Bonds and the enforceability of the Bonds may be limited by bankruptcy, insolvency, moratorium, reorganization and other similar laws affecting creditors’ rights and by equitable principles, whether considered at law or in equity, including the exercise of judicial discretion. The amount of said taxes that may be extended to pay the Bonds is limited as provided by the Property Tax Extension Limitation Law of the State of Illinois, as amended (the “*Law*”). The Law provides that the annual amount of said taxes to be extended to pay the Bonds and all other limited bonds (as defined in the Local Government Debt Reform Act of the State of Illinois, as amended) heretofore and hereafter issued by the District shall not exceed the debt service extension base (as defined in the Law) of the District, as more fully described in the Proceedings.

It is our opinion that, subject to the District’s compliance with certain covenants, under present law, interest on the Bonds is excludible from gross income of the owners thereof for federal income tax purposes and is not includible as an item of tax preference in computing the alternative minimum tax for individuals under the Internal Revenue Code of 1986, as amended (the “*Code*”). Interest on the Bonds may affect the corporate alternative minimum tax for certain corporations. Failure to comply with certain of such District covenants could cause interest on the Bonds to be includible in gross income for federal income tax purposes retroactively to the date of issuance of the Bonds. Ownership of the Bonds may result in other federal tax consequences to certain taxpayers, and we express no opinion regarding any such collateral consequences arising with respect to the Bonds.

It is also our opinion that the Bonds are “qualified tax-exempt obligations” pursuant to Section 265(b)(3) of the Code.

We express no opinion herein as to the accuracy, adequacy or completeness of any information furnished to any person in connection with any offer or sale of the Bonds.

In rendering this opinion, we have relied upon certifications of the District with respect to certain material facts within the District’s knowledge. Our opinion represents our legal judgment based upon our review of the law and the facts that we deem relevant to render such opinion and is not a guarantee of a result. This opinion is given as of the date hereof and we assume no obligation to revise or supplement this opinion to reflect any facts or circumstances that may hereafter come to our attention or any changes in law that may hereafter occur.

Chapman and Cutler LLP

Proposed Form of Investor Letter

\_\_\_\_\_, 2025

Lake Bluff Park District  
Lake County, Illinois

Chapman and Cutler LLP  
Chicago, Illinois

Re: Lake Bluff Park District  
Lake County, Illinois  
\$ \_\_\_\_\_ General Obligation Limited Tax Park Bonds, Series 2025

Ladies and Gentlemen:

The undersigned and the Lake Bluff Park District, Lake County, Illinois (the “*District*”), have entered into an agreement, dated \_\_\_\_\_, 2025 (the “*Sale Date*”), concerning the purchase by the undersigned from the District of \$ \_\_\_\_\_ General Obligation Limited Tax Park Bonds, Series 2025, dated \_\_\_\_\_, 2025, of the District (the “*Bonds*”).

In connection with the sale and delivery of the Bonds, the undersigned represents as follows:

1. The undersigned is purchasing the Bonds at [par][a price of \$ \_\_\_\_\_] (the “*Purchase Price*”).
2. On the Sale Date, based on the undersigned’s assessment of then prevailing market conditions, the Purchase Price was not less than the fair market value of the Bonds as of the Sale Date.
3. The undersigned as an investor has such knowledge and experience in financial and business matters, including the acquisition and holding of tax-exempt obligations, that it is capable of evaluating the merits and risks of purchasing the Bonds and is able to bear such risks.
4. Prior to the sale and delivery of the Bonds, the undersigned (i) received and reviewed copies in final form of the ordinance adopted by the Board of Park Commissioners of the District authorizing the issuance of the Bonds (the “*Bond Ordinance*”), (ii) was afforded the opportunity to ask questions concerning the terms and conditions of the Bond Ordinance and the Bonds, and (iii) was afforded the opportunity to examine all information and documents relating to, and to ask all questions concerning, the operations, financial condition and future prospects of the District which it regards as necessary to evaluate the merits and risks of its investment.
5. The purchase of the Bonds by the undersigned is being made in reliance upon the completeness and accuracy of the Bond Ordinance and the information, certificates, opinions, statements and reports supplied by the District at the request of the undersigned.



6. The undersigned hereby represents and warrants that (a) the undersigned is the first buyer of the Bonds, (b) the Bonds being acquired by it are being acquired for its own account solely for investment purposes and not with a view to any distribution of any Bond or any interest therein or portion thereof or with any present intention of distributing or selling any Bond or any interest therein or portion thereof and (c) it is the present intent of the undersigned to hold the Bonds to maturity.

7. In the event that the undersigned disposes of the Bonds or any part thereof in the future, it understands that it has the responsibility for complying with all applicable federal and state securities laws and all rules and regulations promulgated pursuant thereto.

8. The undersigned is making these representations and warranties with the intent that they may be relied upon in determining the qualification and suitability of the undersigned to purchase the Bonds, and the undersigned agrees that these representations and warranties shall survive its purchase of the Bonds.

9. No person holding any office of the District, either by election or appointment, is interested in the undersigned as an officer or employee or as a holder of any ownership interest in the undersigned.

10. The undersigned understands that (i) Chapman and Cutler LLP ("*Chapman*") has been engaged by the District to act as Bond Counsel for the Bonds, (ii) Chapman's engagement as Bond Counsel by the District is limited in scope and Chapman has an attorney-client relationship with the District and not with the undersigned, (iii) the undersigned has received a copy of Chapman's engagement letter that outlines its role in the financing, (iv) the undersigned will refer to its own general or special counsel as necessary, (v) at this time Chapman may be representing the undersigned in unrelated matters and the consent of the undersigned to Chapman's representation of the District is required, (vi) the undersigned's consent extends only to the representation of the District as Bond Counsel in connection with the Bonds and does not extend to any actual or potential litigation, arbitration or other adversary proceeding or claim against the undersigned or any of its subsidiaries in connection with the representation, (vii) in the event of any such claim or proceeding, Chapman would be disqualified from representing the District with respect to such claim or proceeding unless the undersigned or an appropriate subsidiary were to give a new consent at that time, which consent would be wholly discretionary, and (viii) evidence of the undersigned's consent is given by executing this investment letter.

Very truly yours,

\_\_\_\_\_  
\_\_\_\_\_, \_\_\_\_\_

By \_\_\_\_\_  
Its \_\_\_\_\_

Dear Board of Park Commissioners:

For the \$1,725,000\* General Obligation Limited Tax Park Bonds, Series 2025 (the "Bonds"), of the Lake Bluff Park District, Lake County, Illinois (the "District"), as described in the annexed Preliminary Term Sheet, we will pay \$\_\_\_\_\_ (no less than par) plus any accrued interest from the dated date of the Bonds to the date of delivery for the Bonds bearing interest as follows (each rate a multiple of 1/8 or 1/100 of 1%).

**MATURITIES\* – DECEMBER 15**

\$120,000 .....	2025	_____ %	\$434,000 .....	2028	_____ %
379,000 .....	2026	_____ %	386,000 .....	2029	_____ %
406,000 .....	2027	_____ %			

By submitting a bid, any bidder makes the representation that it understands Chapman and Cutler LLP, Chicago, Illinois ("Bond Counsel") represents the District in the Bond transaction and, if such bidder has retained Bond Counsel in an unrelated matter, such bidder represents that the signatory to the bid is duly authorized to, and does consent to and waive for and on behalf of such bidder any conflict of interest of Bond Counsel arising from any adverse position to the District in this matter; such consent and waiver shall supersede any formalities otherwise required in any separate understandings, guidelines or contractual arrangements between the bidder and Bond Counsel.

The Bonds are to be executed and delivered to us in accordance with the terms of this bid accompanied by the approving legal opinion of Bond Counsel. The purchaser, should it so choose, agrees to **apply for CUSIP numbers within 24 hours** and pay the fee charged by the CUSIP Service Bureau and will accept the Bonds with the CUSIP numbers as entered on the Bonds.

**ACCOUNT MANAGER INFORMATION**

Firm Name:			
Name/Title of Firm Representative:		Direct Phone:	
Signature:		FAX #:	
Street Address:		State:	
City:		Zip Code:	
Email:			

The foregoing bid was accepted and the Bonds sold by ordinance of the District on February 3, 2025.

LAKE BLUFF PARK DISTRICT, LAKE COUNTY, ILLINOIS

\_\_\_\_\_  
*President*

----- **NOT PART OF THE BID** -----  
 (Calculation of net interest cost)

	<b>Bid</b>	<b>Post Sale Revision</b>
Gross Interest	\$	
Less Premium/Plus Discount	\$	
True Interest Cost	\$	
True Interest Rate	%	
TOTAL BOND YEARS	5,464.92 Years	
AVERAGE LIFE	3.168 Years	

\*Subject to change.