

Commissioners Meeting

April 9, 2018 8:00 a.m.

Present: Rick Nobbe, Jerome Buening and Mark Koors

Commissioner Nobbe called the April 9th, 2018, Commissioners meeting on jail activities in session. He announced **Title VI survey forms** are available on the table by the door for whoever would like to complete one to turn in to the Auditor's office.

Rick Hall of Barnes & Thornburg presented a 'walk through' timetable for the approval process of the jail financing. The first step is to form a non-profit building corporation who actually issue the bonds, who owns the project and leases it to the County. The Commissioners have appointed three people to the **Decatur County Jail Building Corporation: Stephanie Kress, Gary Fischer and Jeff Lawrence**. The role of this Building Corporation is to issue the bonds with the proceeds going to a trustee (a bank) to be disbursed upon approval of the Commissioners. The Building Corporation will need to meet a couple of times in the next couple of months to approve the financing. Going forward the project can be administered by the Commissioners as they're more experienced in overseeing public construction. All of the invoices will come to the Commissioners for approval and be submitted to the trustee for payment with the bond proceeds.

The Building Corporation is a public entity, so public notice must be given/posted forty-eight hours before the meeting- subject to the same open door laws as the Commissioners and other public bodies. For efficiency, Mr Hall suggested scheduling the Building Corp's meetings on the same day as the Commissioners' meetings; so that first meeting could be next Monday, April 16th.

The other main, initial step to take place is the Commissioners are required to receive a petition signed by fifty property tax payers in favor of the project. Mr Hall presented the formal request- blank petitions for volunteers to collect signatures and hopefully present those to the Commissioners for approval at their April 16th meeting. The County Auditor's office shall verify all signatures are property owners in the County. The Commissioners and the County Council must approve the lease between the County and the Building Corporation, so Mr Hall will have the lease resolutions for the Commissioners to approve on April 16th and for the Council to approve at their April 17th meeting.

Anticipating the above-mentioned steps are completed timely, the Commissioners will publish a 'notice of execution of lease between the County and the Building Corporation' ten days prior to their May 7th meeting when they will hold a public hearing. Once a 'notice of execution of lease' has been published, the thirty day objecting period begins.

Later in May the Building Corporation formally approves the financing documents to move on to the sale of the bonds. The goal is to receive construction bids in late June- before July 1st as a new law goes into effect stating if you have not started the construction of a new jail, you will be subject to conducting a feasibility study for a regional jail. The Commissioners also need to have the property appraised by two appraisers. Once they accept the appraisal reports, the sale of the real estate will 'come over to the county' and the Council will appropriate those monies for the project. **Jeff Lyness of Maxwell Construction** confirmed we are on track for an end-of-June bidding since final drawings are due by mid-May. If all goes as planned, the ground breaking could be sometime in July with an expected eighteen month construction period.

Matt Eckerle of H J Umbaugh & Associates outlined the next few steps in the financial process: the Commissioners will need to select the method of the sale of the bonds, select a trustee (bank who has a corporate trust department) for the bonds as well submitting the bonds to **Standards & Poor** for a bond rating in June.

Commissioners approved two invoices for payment: **Scholle Land Surveying** for a boundary survey, topographic and utility survey at 315 S Ireland Street- future jail site- \$6,915; **Elevatus Architecture** for services rendered in March, 2018- \$108,532.73. Monies from the County's Rainy Day Fund will be used for pre-construction costs until bonds are sold; at which time the bonds will reimburse the Rainy Day Fund.

With nothing else to come before the commissioners Mr Nobbe moved to recess and Mr Koors seconded.

The next Commissioners meeting will be April 16th, 2018 at 8:00 a.m.

Richard J Nobbe, President

Attest _____

Date: _____