

NOTICE OF HEARING ON PROPOSED LEASE BETWEEN PULASKI COUNTY COURTHOUSE BUILDING CORPORATION AND PULASKI COUNTY, INDIANA

You are hereby notified that on Monday, October 2, 2023, the Board of Commissioners of Pulaski County, Indiana will hold a public hearing on a proposed lease to be entered into between the Pulaski County Courthouse Building Corporation (the "Corporation"), as lessor, and Pulaski County, Indiana (the "County"), as lessee (the "Lease") with respect to renovation and equipping of a county courthouse (the "Facility") located at 112 East Main Street, Winamac, Indiana, and upon completion is anticipated to include, but not be limited to: (i) expanded public gathering space with new retaining walls; (ii) plaza pavers, landscaping and two covered canopy structures; (iii) north stairs to be rebuilt with new planters and bench; (iv) historic retaining wall surrounding site to be removed, salvaged, repaired, cleaned and reconstructed; (v) sidewalks surrounding site to be removed and rebuilt; and (vi) utility enclosure added at southwest corner of site enclosing generator and chiller; (b) renovations, improvements and upgrades to the three story, approximately 23,100 square feet of the existing courthouse interior including: (i) new mechanical, electrical, plumbing and telecommunications systems throughout the facility; (ii) new flooring, updated paint and refinished woodwork along with new ADA compliant restrooms; and (iii) new furnishings and refinished existing furniture; (c) improvements to the lower level, including but not limited to: (i) the existing concrete slab to be removed and re-poured; (ii) all existing walls to be removed back to masonry and furred out with new wall board; and (iii) new restroom facilities and break room provided along with Clerk Department, Security, Veteran's Services, Maintenance and Storage to be located in the lower level; (d) the first floor will contain Recorder, Assessor, Treasurer, and Auditor departments along with vault and storage for each; (e) updates to the second floor, including but not limited to: (i) repurposing of existing courtroom as a council meeting room and (ii) Surveyor, Building, Planning and Zoning, Economic Development and future IT Departments relocation; (f) restoration, replacement, or repair of bell tower and clock equipment; (g) scanning and digitization of County records; (h) miscellaneous capital improvement, renovation and/or equipping projects at one or more facilities operated or to be operated by the County, furniture and equipment, IT infrastructure costs, professions moving costs, and all projects related to any of the foregoing, all of which will be operated by the County and the construction, renovation, repair and equipping of other improvements and projects related thereto (collectively, the "Project").

Such public hearing will be held at 6:00 p.m., local time, on Monday, October 2, 2023, at the Pulaski County Highway garage, 1131 North U.S.-35, Winamac 46996.

The leased premises (the "Premises") under the proposed lease consists of the Project, including the site thereof and any appurtenances thereto. The proposed lease is for a term of up to twenty (20) years commencing on the date of issuance of bonds of the Corporation to finance the Project (the "Bonds"). The annual lease rental will not exceed One Million One Hundred Thirty-Five Thousand Dollars (\$1,135,000) payable in semiannual installments on June 30 and December 31 of each year during the term of the Lease. Each rental installment shall be based on the value of the portion of the Premises which will be complete and ready for use and occupancy by the County at the time such semi-annual installment is made. As additional rental, the County shall maintain insurance on the Premises as required in the Lease and shall pay all taxes and assessments against such property, as well as the cost of alterations and repairs. After a sale of the Bonds, the

yearly rental, payable in semiannual installments on each June 30 and December 31 shall be reduced to the multiple of \$1,000 next higher than the principal and interest due on the Bonds in each twelve month period commencing on June 30, plus \$5,000, payable in such semiannual installments. The County shall pay such lease rentals solely from lease rentals under the Lease shall be payable solely from the revenues of an *ad valorem* tax levied by the County on all taxable property in the County pursuant to the IC 36-1-10-17, as amended (the “Property Tax Revenues”).

The lease gives an option to the County to purchase the Premises. The Project will be used for the purposes of providing court and other law enforcement or criminal justice services by the County.

The drawings, plans, specifications, and related information, including the estimates for the cost of providing the Project, as well as a copy of the proposed Lease, are available for inspection by the public during normal business hours, at the office of the County Auditor at the Pulaski County Courthouse, 112 East Main Street, Suite 200, Winamac, IN 46996.

At such hearing, all persons interested shall have a right to be heard upon the necessity for the execution of the Lease, and upon whether the lease rental provided for therein to be paid by the County to the Corporation is a fair and reasonable rental for the Premises. Such hearing may be adjourned to a later date or dates. Following such hearing, the Board of Commissioners may authorize the execution of the Lease as originally agreed upon, rescind the proposed Lease, or make modifications therein as may be agreed upon with the Corporation, but in no event may the rental exceed the amounts set forth in this notice. The Board of Commissioners may approve the execution of the Lease if it finds that the service to be provided throughout the term of the Lease will serve the public purpose of the County and is in the best interests of its residents.

Dated this 20th day of September, 2023.

BOARD OF COMMISSIONERS OF THE
COUNTY OF PULASKI

[TO BE PUBLISHED ONE TIME ON WEDNESDAY, SEPTEMBER 20]