

PULASKI COUNTY RESOLUTION NO. 2023-15
BY THE COUNCIL OF PULASKI COUNTY, INDIANA,
FINDING THE NECESSITY OF CERTAIN STRUCTURES AND OF A LEASE WITH
THE PULASKI COUNTY COURTHOUSE BUILDING CORPORATION
APPROVING MATTERS RELATED THERETO THERETO

WHEREAS *Indiana Code (I.C.) 36-1-10-7* provides that the Board of County Commissioners of Pulaski County, Indiana (the “Board”) may not lease a structure unless the County Council of Pulaski County, Indiana (the “Council”) determines, after investigation, that the structure is needed;

WHEREAS, to provide for all or any portion of the financing of the renovation and equipping of the existing courthouse located at 112 East Main Street, Winamac, Indiana, and upon completion is anticipated to include, but not be limited to:

- (a) Improvements and additions to the courthouse site including but not 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; and
- (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, the Board has approved a resolution approving the terms and conditions of a Lease between the Pulaski County Courthouse Building Corporation (the “Building Corporation”), as lessor, and Pulaski County, Indiana (the “County”), as lessee (the “Lease”), for all or a portion of the Project, including the site and appurtenances thereto pending the approval of the Council of such Lease;

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WHEREAS the Building Corporation was incorporated to assist the County in financing, from time to time, the construction and renovation of County facilities to be operated by the County, including the Project;

WHEREAS such Lease has been presented to the Council;

WHEREAS there have been prepared drawings, plans, specifications, and estimates for the cost of such Project which have been reviewed by the Council;

WHEREAS, 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 *I.C. 36-1-10-17* (the "Property Tax Revenues"); and

WHEREAS the Council desires to approve the Lease pursuant to the terms of this Resolution,

NOW, THEREFORE, the Council resolves the following:

Section 1. Findings; Approval of Lease. After investigation, the Council hereby finds and determines that a need exists for the Project and that the Project to be financed through the Lease will be of public utility and benefit to the County. The Council further determines that the Project cannot be acquired, constructed, renovated, improved, and equipped from any funds available to the County. The Council hereby approves the Lease in substantially the form presented on the date hereof, and the County shall proceed to take such steps as may be necessary to secure the acquisition, construction, equipping, and leasing of the Project as provided by *I.C. 36-1-10*.

Section 2. General. Any member of the Board or the Council, the Auditor of the County, and the County Attorney are hereby authorized, empowered, and directed, on behalf of the County to take any other action as such individual deems necessary or desirable to effectuate the foregoing resolutions, and any actions heretofore made or taken be, and hereby are, ratified and approved.

Section 3. Effective Date. This Resolution shall be in full force and effect from and after its adoption by the Council.

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DULY ADOPTED on this 9th day of October, 2023, by the Council.

Aye

Nay

Kenneth R. Boswell, President

Michael T. Tiede, Vice President

Brad Bonnell

Sheila Hazemi-Jimenez

Jerome C. Locke

Jeffery K. Richwine

Tim A. Overmyer

ATTEST:

Nathan P. Origer, Project Manager