TIPPECANOE COUNTY COMMISSIONERS
TIPPECANOE COUNTY COUNCIL
JOINT MEETING
June 4, 2008

The Tippecanoe County Commissioners and County Council met on June 4, 2008 in the Tippecanoe Room in the Tippecanoe County Office Building. Commissioners present were President Ruth E. Shedd, Vice President John L. Knochel, and Member KD Benson. Council members present were Thomas P. Murtaugh, Kevin Underwood, Betty J. Michael, Andrew S. Gutwein, and Kathy Vernon. Also present were Attorney David Luhman, Auditor Jennifer Weston and Secretary Jennifer Prange. Financial Planner Greg Guerrattaz from Financial Solution Group was also present.

Council President Tom Murtaugh called the council meeting to order.

Commissioner Ruth Shedd called the commissioner's meeting to order.

Mr. Guerrattaz opened the meeting by discussing financial options prepared by Kettlehut Construction, Inc. for the Juvenile Justice Center. It was suggested the commissioner's and council consider three major expense categories:

1. Maintenance and Operating Cost
2. Program Operating Cost
3. Rental Cost on Current Services (Phase-In Option)

Mr. Guerrattaz recommended establishing a 20-year Capital Plan and 20-year Operating Plan to be analyzed on a continuing basis. Steve Habben from Kettlehut presented eight options for the construction of a Juvenile Justice Center.

Options	Construction Options		Total hard & soft costs
1	Housing and Intake/Admissions area only		$15,794,573.00
2	Housing and Intake/Admissions area and Alternative Services		$19,194,188.00
3	Housing and Intake/Admissions area and Courts		$21,780,658.00
4	Housing and Intake/Admissions area, Alternative Programs and Courts		$25,180,273.00
5	Alternative Programs as a future addition in 3 years	*with escalation*	$4,317,511.00
6	Courts as a future addition in 3 years	*with escalation*	$7,602,328.00
7	Housing and Intake/Admissions area and Alternative Services with modifications	*with additional cuts*	$17,000,000.00
8	Housing and Intake/Admissions area and Alternative Services as of 6/4/08		$18,000,000.00

Assumptions:

Options 1-4 and 7 are bid at end of 2008

No land purchase costs included

Auditor Weston provided a 5-year EDIT fund projection with EDIT revenue represented as 5.5 million with a 1% growth. She recommended the commissioners and council scrutinized the budgeted capital projects to achieve the representation of projected expenses. Currently, $1.8 million is budgeted from EDIT funds; $1.3 for the courthouse bond payment and $500,000 for the Juvenile Justice Center.

The panel discussed DOC reimbursements from the state and the portion the county would receive for future expenditures on youth services. Auditor Weston explained that it is not yet known if the county's levy will be reduced by the amount of DOC payments or how that amount would be determined.

Mr. Guerrattaz provided financial information for the proposed financing of the Juvenile Justice Center. Topics discussed were as follows:

- Estimated Sources and Uses of Funds
  - Economic Development Income Tax Revenue Bonds of 2008 – Option 1
  - Economic Development Income Tax Revenue Bonds of 2008 – Option 2
- Economic Development Income Tax Refunding Revenue Bonds of 2006-parking garage debt service
- Estimated Debt Service Coverage

With $2 million in revenue earmarked for the Juvenile Justice Center, he suggested purchasing the land intended for the center to provide immediate equity in the center. Approximately $1 million should be set-aside for cash working capital/beginning balance. Operating costs for the center would be paid from allocated funds earmarked for out-of-county detention, DOC detention, and revenue received from other counties.

Commissioner Shedd suggested building the center with housing, intake/admissions and alternative services. She then recommended adding the courts to the center in the next 3-4 years. Commissioner Knochel concurred. The decision by consensus was to refine the operating costs for Options #1 & #8.

The next meeting is scheduled for July 2, 2008 at 7:00 p. m. in the Tippecanoe Room.

- Commissioner Knochel moved to adjourn the commissioner's meeting.

- Councilmember Michael moved to adjourn the council meeting.

TIPPECANOE COUNTY COUNCIL

absent
Thomas P. Murtaugh, President

Kevin L. Underwood, Vice President

Andrew S. Gutwein

Attest: Jennifer Weston
Jennifer Weston, Auditor

Betty J. Michael

David S. Byers

Jeffrey A. Kemper

absent
Kathy Vernon

BOARD OF COMMISSIONERS OF THE COUNTY OF TIPPECANOE

Ruth E. Shedd

Ruth E. Shedd, President

absent

John L. Knochel, Vice President

KD Benson

KD Benson, Member

ATTEST:

Jennifer Weston

Jennifer Weston, Auditor