

**Joint Tippecanoe County Board of Commissioners and County Council
Meeting Minutes
Tuesday, January 9, 2018
Tippecanoe Room, Tippecanoe County Office Building
20 N 3rd Street, Lafayette, Indiana**

Commissioners present: Vice President Dave S. Byers.

Also present: Council President John Basham, Council Vice President Bryan Metzger,
Councilmembers: David R. Williams, Roland Winger, Vicki Burch and Kathy Vernon;
Attorney Doug Masson, Auditor Robert Plantenga, and Recording Secretary John Thomas.

Joint County Council/Commissioners Meeting – Discussion of the Fairgrounds Project and consideration of **Resolution 2018-04-CL** in support of proceeding with the Tippecanoe County Fairgrounds Project.

Commissioner Byers introducing the consultants Andy Haan, Justin Armstrong, Greg Silcox, and stated that Greg Guerrettaz was on the way. Commissioner Roland Winger began with noting the proposal is for 110,000 square feet of space and asked about the minimum amount of space needed for the County Fair. Greg Silcox responded that the space needs were based on three factors: 1) putting all the animal storage under a permanent roof as opposed to tents, 2) the 4H needs (about 70% of the proposed space), and 3) use of the facility every week of the year for events and exhibitions. Approximately 60% of proposed space would be needed for the Fair (animals, commercial exhibits and food vendors). Discussions followed about the current and future detailed space needs.

Infrastructure costs were then discussed. There were questions about how much was needed to just fix the problems and how much would be normal site preparation costs for this type of project. Part of phase 1 includes \$7.3 million for infrastructure including electrical, drainage, paving, sewer. Mr. Silcox then elaborated on the needed site work stating that not everything needs to be replaced, but there is a need for new: electrical, underground and above ground drainage. There were additional discussions of meeting current storm water regulations about capturing runoff before release into Durkees Run, as well as eliminating combined sewers. Most of the 37-acre site does not comply with current storm water regulations. All proposed underground storm water storage has been eliminated by enlarging surface ponds.

Commission President Thomas P. Murtaugh arrived and called the Commissioners meeting together.

Additional infrastructure cost savings were obtained by, removing the storage/horse barn and the renovation and expansion of the swine/west pavilions and the house/offices with restrooms. The discussion then focused on the potential savings of contracting out more of the concessions, tables, audio visuals, chairs, kitchen and beverages. The County would need to ensure that all issues are resolved in any potential contractual relationship for those services, but there is a cost savings in doing so. Justin Armstrong lead a discussion of the issues, such as: decrease in labor costs, overall management, shared use, liquor licenses, liability, ownership, short term and long-term needs, portable and fixed assets and maintenance. The revenues from the operation cannot be predicted well for the first two years and may require greater subsidy of the fairgrounds. Depending upon how successful the management is, there may be a possible longer-term increase in costs. Philanthropic donations and annual sponsorship are also an option.

Greg Guerrettaz of FSG, distributed a packet and presented a financial plan for the fairgrounds expansion project. He recommends a shared debt and equity approach that doesn't rely entirely on debt to fund the project but uses some of the County's equity as well. There are several reasons to do the project now: construction costs are rising 6%-8% annually, interest rates are low now and will increase next year, it fits into the County's long-range capital plan and it is best from a ratings standpoint to keep the levy consistent. The schedule is for a phased construction starting with Phase 1 after the County Fair this year using debt proceeds first and most of the cash later.

He recommends a 15-year revenue bond with a property tax back-up and that the debt service coverage from EDIT be used first to optimize the bond rate. The sustainability analysis needs to be updated to assess the impact of additional debt on local taxes over time, as does the assumptions in the 5-10 year capital plan (jail and community corrections expansion, roads and drainage, new court and staff, garage maintenance fund, YMCA building, employee costs, etc.). The resolution before the Council today authorizes the starting of the process. It doesn't approve the final bond size, but does include a not-to-exceed amount to just do phase I after the Fair. He anticipates a bond sale would be in June or July for the full amount but with bidding in three separate phases over time and the County's cash used last.

There was discussion about committing funds now without a full and updated sustainability analysis. Mr. Guerrettaz stated that he saw no red lights, but felt that the timing was right, given future projects and current needs, to proceed now with caution. Attorney Doug Masson stated that the resolution only approves conceptual support to proceed and form a financial team to move forward with a financial plan and phase 1 design. Mr. Guerrettaz added that they will proceed one step at a time and that there will be several opportunities in the next year that will require Council approval. He stated that the sustainability analysis could be completed in 30 days, that design plans would be just for phase 1 and not for phases 2 and 3, and there would be a future reimbursement resolution to allow design costs to come out of the bond. He recommended the design team consist of: Bob Plantenga, himself, a Commissioner, and three Councilmembers (Basham, Metzger and Williams) and the Treasurer. Mr. Guerrettaz stated that he will immediately start on the sustainability analysis.

- Councilmember Bryan Metzger moved to reconvene, second by Councilmember Vicki Burch. Motion carried.
- Councilmember Roland Winger moved to approve **Resolution 2018-04-CL, Support of Proceeding with Tippecanoe County Fairgrounds Project**, as presented, second by Councilmember Vicki Burch.

Auditor Bob Plantenga recorded the followed roll call vote:

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| Basham | Yea |
| Metzger | Yea |
| Williams | Yea |
| Burch | Yea |
| Vernon | Yea |
| Winger | Nay |

Resolution 2018-04-CL passes 5 – 1.

Commissioner Tom Murtaugh asked if the sustainability analysis could be ready for the February meeting and Mr. Guerrettaz said that he could have a preliminary review ready by February 13th (provided that the Commissioner's review the Capital Plan in the interim and that a preliminary draft of the sustainability analysis be reviewed by the Financial Team prior to that) with a final draft ready for March 13.

- Commissioner David Byers moved to adjourn the Commissioners meeting, second by Commissioner Tom Murtaugh. Motion carried.

BOARD OF COMMISSIONERS OF
THE COUNTY OF TIPPECANOE

ABSTRACT
Thomas P. Murtaugh, President

David S. Byers
David S. Byers, Vice-President

Tracy A. Brown
Tracy A. Brown, Member

ATTEST:

Robert A. Plantenga
Robert A Plantenga, Auditor 02/05/2018