



MONROE COUNTY COUNCIL

Monroe County Courthouse, Room 306
100 W Kirkwood Avenue
Bloomington, Indiana 47404
Office: 812-349-7312
CouncilOffice@co.monroe.in.us

Eric Spoonmore, President
Kate Wiltz, President Pro Tempore
Trent Deckard
Marty Hawk
Peter Iversen
Geoff McKim
Cheryl Munson
Margie Rice, Legal Counsel
Kimberly Shell, Council Administrator
Meghan Miller, Council Assistant

COUNCIL WORK SESSION AGENDA Tuesday, February 23, 2021 at 5:30 pm MEETING CONNECTION VIA ZOOM

<https://monroecounty-in.zoom.us/j/82113298945?pwd=aWZxai8rY3FiWHlldnV2Y0ltTHRnZz09>

Meeting ID: 821 1329 8945

Password: 485032

- The public's video feed will be turned off by the Technical Services Department meeting administrator.
- The public will be able to listen and record.
- The public should raise their hand if they wish to speak during the public comment period.
- Below is the link for ZOOM Meeting Schedule of Monroe County Virtual Public Meetings for your convenience:

<https://www.co.monroe.in.us/egov/apps/document/center.egov?view=item;id=10017>

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1. CALL TO ORDER

2. ADOPTION OF AGENDA

3. DEPARTMENT UPDATES

Brianne Gregory, County Financial Director
Angela Purdie, Board of Commissioners Administrator

4. STORMWATER RATE INCREASE DISCUSSION – (No vote to be taken, at this time)

Julie Thomas, Penny Githens, Lee Jones, Trohn Enright- Randolph, Lisa Ridge and Kelsey Thetonia

5. TAX ABATEMENT APPLICATION, Jeff Cockerill

This item was originally presented at the Tuesday, January 12, 2021 Regular Session.

A. Reminder of Prior Action Taken Regarding Tax Abatement for TASUS.

**8. HIGHWAY DEPARTMENT, Lisa Ridge
DISCUSSION REGARDING RAINY DAY FUND TO LOCAL ROAD AND STREET FUND SHORT TERM LOAN**

2021 will be a huge construction year for the Local Road and Street budget, with Sample Road and Hunters Creek Road going into construction. Three years ago, the Indiana Department of Transportation (INDOT) programmed the two projects for this fiscal year. The Department has been working with INDOT to make sure Sample Road is a full 80/20 match, and INDOT has allocated more funding recently to make this happen for this project. The two phases cost nearly \$10,000,000 all-together for construction, utility, etc. Hunters Creek is a \$5,000,000 construction project. The Department has paid the 20% match for Hunters Creek, and will pay the 20% match for Sample Road this summer out, of the Local Road and Street budget. When the Department pays the utility companies for relocation, those costs must be paid 100% by the LPA and then reimbursed by INDOT. This will cost approximately \$3,200,000 due in October for all three utility companies.

The Department is asking to transfer \$3,200,000 from the rainy day fund into Local Road and Street to pay this bill upfront. Within approximately 60 days, the fund can be reimbursed 80% by INDOT, which would be a total of \$2,560,000. The remainder would be the responsibility of the Local Road and Street to pay back the Rainy Day Fund. Auditor Catherine Smith suggests a short term fund-to-fund loan and follow the Indiana Code guidelines for usage of the Rainy Day Funds. The Department would like to pay the local 20% back as soon as possible, but is also aware that there are only 12 months to do so. If the Department could work out a plan for the local match since the Local Road and Street budget is a constant circulation of paying and then seeking reimbursement, this would be helpful. The Department has met with the Commissioners and have their full support for this request. As soon as the utility company is paid, the Department can get the canceled check from the Treasurer, which will be immediately sent to INDOT for reimbursement. If the Department cannot do this, there is risk of losing the project and federal funds.

**9. SHERIFFS OFFICE, Brad Swain
REQUEST AND APPROVAL OF SPENDING FROM JAIL COMMISSARY FUND**

In compliance with Indiana Code (IC) 36-8-10-21; mutual approval of the Sheriff and fiscal body (County Council) is necessary to spend money outside parameters in which the Sheriff may spend from the fund. The Department requests approval of up to \$60,000 from the Jail Commissary account for the construction and equipping of a building to use for secure short term storage and forensic examination of automobiles and other large items that such a structure may ensure better examination in a controlled environment. The Commissioners have approved the Sheriff's Office to explore the property close to the Sheriff's Reserve building, to determine if a suitable location may be available. A secure building would ensure a secure site for vehicles involved in criminal investigations, where chain of custody and evidence integrity would be better maintained. Anticipated structure needed would be similar to a larger two car garage – 24 feet by 30 feet. Equipment for this facility will include an automotive lift, traditional and forensic lighting and mechanical tools. Standard evidence collecting materials will also be kept on site. This facility would be available to other law enforcement agencies that may have need for it. There is no anticipated future funding requests from the County Council or County Commissioners. This project is in the early stages of planning. Prior to moving forward, a mutual agreement on spending is sought with County Council. The funding level is in excess of anticipated spending for the completion of this project.

**10. HEALTH DEPARTMENT, Penny Caudill
Waste Water Sanitarian Transition and Compensation Discussion**

The Department has a division lead retiring soon. Another employee will be moving into that position and there will be a positing regarding the upcoming vacancy. The last day for the lead splits a pay period. The Department

is requesting permission to start the new division lead in the lead position at the beginning of the pay period which will result in both employees being paid at that rate and in that line for one week. The new lead will be transitioning into the position over the upcoming weeks and will likely be managing things solo for a period of time. The extra cost is estimated to be approximately \$60. The Department will need to transfer those funds between account lines. Although unlikely, overlapping exiting staff and a new hire is ideal for succession planning and on-boarding of new employees. The Department understands that State Board of Accounts (SBOA) has indicated that paying two people from one line is not preferred. The Local Health Maintenance Fund budget to Indiana Department of Health requires that each position is listed and a report on payout is available in an annual report. Human Resources and payroll separate this data on a quarterly basis. If the Department can do that, any requested data could be managed.

**11. PRESENTATION OF THE 2020 FOOD AND BEVERAGE TAX ADVISORY COMMISSION ANNUAL REPORT
Cheryl Munson, Food and Beverage Tax Advisory Commission Chair**

Ordinance 2017-51 requires the Monroe County Food and Beverage Tax Advisory Commission to prepare and submit an annual report to the County Council in February. The annual report outlines projects on which the Food and Beverage Tax revenue has been spent or is planned to be spent. No vote must, legally, be taken on this matter by the County Council, however, the minutes of tonight's meeting will reflect that the report was given to the Council, as required.

12. COUNCIL COMMENTS

13. ADJOURNMENT



MONROE COUNTY COUNCIL
AGENDA REQUEST
(Review form before completing)

DEPARTMENT: Commissioners

TODAY'S DATE: 02/17/2020

CONTACT PERSON(S): Jeff Cockerill

PHONE: (812) 349-2525 EMAIL: jcockerill@co.monroe.in.us

PURPOSE OF REQUEST:

- Creation of New Fund/Account Line(s)
Additional Appropriation(s)
Transfer of Funds
Amend Salary Ordinance

Other (specify) Public Hearing and review of TASUS tax abatement resolution 2021-05 Part B

Please give a THOROUGH narrative explanation of the request (purpose of the request and action needed by Council).

Explanation:

TASUS Corporation has applied for a tax abatement, which will include designating an Economic Revitalization Area. This resolution represents the preliminary approval. The Economic Development Commission (EDC) unanimously recommended approval. TASUS is a local manufacturer who intends to expand its US operations by instituting a converting line. This will place additional equipment valued at over \$900,000 in Monroe County and result in the creation of eight new jobs. The request is for personal property only.

Part A to the is resolution was heard and approved on January 12. A public hearing was advertised and notice for the February 17th meeting.

Complete only the pages below that correspond to the above selected request.

Save entire request to your file and then forward completed request to the Council Office.

RESOLUTION 2021 – 5B

PART II: PRELIMINARY APPROVAL OF TAX ABATEMENT FOR TASUS, CORP.

WHEREAS, notice was published of the passage of Part 1 of this Resolution and objectors were requested to appear before the Council; and,

WHEREAS, the County Council has reviewed all such objections.

NOW, THEREFORE, the Monroe County Council affirms its decision made in Part 1 of Resolution 2020-25A. This affirmation is subject to an executed Memorandum of Understanding (MOU) between the Company and County. The County Council authorizes its President to execute a Memorandum of Understanding. This resolution shall be subject to the provisions of Indiana Code 6-1.1-12.1 et al.

Presented to the County Council of Monroe County, Indiana; read in full and adopted on the **23rd** day of **February, 2021**.

* * * * *

COUNTY COUNCIL OF MONROE COUNTY, INDIANA

“Aye”

“Nay”

Eric Spoonmore, President

Eric Spoonmore, President

Kate Wiltz, President Pro Tempore

Kate Wiltz, President Pro Tempore

Trent Deckard, Member

Trent Deckard, Member

Marty Hawk, Member

Marty Hawk, Member

Peter Iversen, Member

Peter Iversen, Member

Geoff McKim, Member

Geoff McKim, Member

Cheryl Munson, Member

Cheryl Munson, Member

ATTEST:

Catherine Smith, Auditor
Monroe County, Indiana

Date



MONROE COUNTY COUNCIL
AGENDA REQUEST
(Review form before completing)

DEPARTMENT: Commissioners

TODAY'S DATE: 02/17/2020

CONTACT PERSON(S): Jeff Cockerill

PHONE: (812) 349-2525 EMAIL: jcockerill@co.monroe.in.us

PURPOSE OF REQUEST:

- Creation of New Fund/Account Line(s)
Additional Appropriation(s)
Transfer of Funds
Amend Salary Ordinance

Other (specify) Work Session discussion on the Richland Senior Housing Economic Development Bond.

Please give a THOROUGH narrative explanation of the request (purpose of the request and action needed by Council).

Explanation:

2020-05

Last February the County Council approved Resolution [redacted] an initial step in the issuance of a private activity bond for this project. Due to the Federal Government, the developer needs to close these bonds by the end of March, requiring the Council to approve a bond ordinance on or before its March worksession. This worksession item will attempt to remind the Council of the project and see if there are any additional questions that need addressed.

Complete only the pages below that correspond to the above selected request.

Save entire request to your file and then forward completed request to the Council Office.

Richland Housing Project

804 W. Allen Street, Ellettsville, IN 47429

Project Description

The Richland Housing Project (“Richland”) entails the acquisition/rehabilitation of six existing affordable multifamily properties with a total of 123 existing units and the development of 50 new construction units for Seniors 62+.

The goals of this are:

- To address the high demand for affordable housing for Seniors in the greater Bloomington Area by expanding the current development with 50 additional units;
- To modernize existing units by addressing capital improvement needs;
- To increase the availability of affordable housing voucher opportunities for Seniors in the area in partnership with the Bloomington Housing Authority;
- To contribute to the Town’s vision of preserving and expanding affordable housing for Ellettsville Senior residents; and
- To leverage limited resources to ensure the long-term sustainability of these important affordable housing assets.

Properties and Amenities

The Richland Housing Project includes six existing properties owned and managed by the Richland Housing Board of Directors. The list includes Richland Housing Phases I (40 units), III (20 units), IV (12 units) and V (15 units), as well as Maple Shades (22 units) and Millyard Apartments (14 units) for a total of 123 units.

All Richland Housing Phases are located on W. Allen Street in Ellettsville, Indiana. The new units will be developed adjacent to these properties. Maple Shades is also located in Ellettsville, across the street from Richland. Millyard is a few miles away in Stinesville, Indiana.

Richland: All buildings are one-story Garden Style buildings, built from 1977 to 2015. Amenities include multiple community rooms, a dining/meeting room, a fitness center and offices with easy access from all phases. There are numerous social activities for the residents such as bingo, crafts, movies, and Special Occasion dinners. Unit amenities include range, refrigerator,



and window coverings. Flooring is a combination of ceramic tile and carpet, and each unit has an individually controlled heating and cooling system. The property has many accessibility features, and currently there are 15 units that are handicapped accessible.

	# units	% units	Unit SF
1-bed/1 bath	75	90	640
2-bed/1 bath	12	10	768
TOTAL:	87	100%	57,216

Maple Shades Apartments: All buildings are one-story Garden Style buildings, built in 1974. Amenities include a community room, dining room, and offices with easy access from all phases. There are numerous social activities for the residents such as bingo, crafts, movies, and Special Occasion dinners. Unit amenities include range, refrigerator, and window coverings. Flooring is a combination of vinyl sheet flooring and carpet, and each unit has an individually controlled heating and cooling system.

	# units	% units	Unit SF
1-bed/1 bath	22	100	640
TOTAL:	22	100%	14,080

Millyard Apartments: All buildings are one-story Garden Style buildings built in 2000. Amenities include a community room, dining room, and offices approximately 6.6 miles from the other properties. There are numerous social activities for the residents such as bingo, crafts, movies, and Special Occasion dinners. Unit amenities include range, refrigerator, window coverings, and balconies. Flooring is a combination of ceramic tile and carpet, and each unit has individually controlled heating and cooling systems.

	# units	% units	Unit SF
1-bed/1 bath	14	100	640
TOTAL:	14	100%	8,960

Sites and Neighborhood

Richland Housing properties are located in the Town of Ellettsville, Monroe County, Indiana, with one property in Stinesville, Indiana (12 minutes away). They are all in a primarily residential area, with quick access to the highway, commercial properties and amenities such as schools, banks, restaurants, places of worship, retail and grocery stores, and medical centers.

The area also provides several recreational opportunities. The Town of Ellettsville is planning to build a walking trail next to the property where the new development will be built, which will give residents direct access to those amenities.

All residents have access to free door-to-door transportation to medical services, shopping, etc... through Agency 10 on Aging.

Proposed Rehabilitation Scope of Work

As developers committed to our communities it is important for the Richland Housing Board and Allied Real Estate Partners to preserve and improve these assets to ensure long-term sustainability as well as build new units to address the enormous housing needs for affordable senior housing in the area. For this reason, we have developed a scope of work for the rehabilitation.

The proposed rehabilitation of the existing Apartments includes work in three major categories:

1. Unit Interior Renovations
2. Building Envelope and Exterior Renovations
3. Site Improvements

Unit Interior Renovations

- Remodel kitchens and bathrooms by replacing select cabinets and countertops;
- Install new Energy Star appliances in select units;
- Install new low-flow plumbing fixtures;
- Install new high-efficiency LED lighting fixtures;
- Upgrade HVAC systems in Phase I, III & IV (48 units total)
- New smoke detectors as needed;
- New bathroom accessories (toilet paper holder and towel racks);
- New floor LVT faux-wood vinyl plank in common areas, and carpet in bedrooms;
- Repair drywall, patch and paint;
- New window coverings;
- New unit address signs;
- Install all-new lever hardware on all interior doors;
- Replace interior doors as needed, including swinging doors, closet bypass and metal mechanical doors;
- New exterior door levers and deadbolts;
- Upgraded baseboards in all common areas; and
- Install radon gas remediation systems as required by funding source.

Building Envelope and Exterior Renovations

- Full tear-off and re-roof and replace damaged sheathing at two Buildings in Maple Shades;



- Masonry exterior replacement and tuckpoint as needed;
- Replace entry vinyl flooring;
- Repairs to landings, stairs, and railings as needed; and
- Improve attic insulation and ventilation.

Site Improvements

- Repairs to asphalt parking areas to address surface damage and improve flatness and accessibility; sealing/stripping;
- Improvements to landscaping;
- Fix damaged concrete walkways and upgrade for improved walking surfaces;
- Clean drainage lines from buildings, and main lines on property, replacing as needed;
- Install new exterior building and directional signage;
- Install new property monument sign;
- Install a common barbeque area;
- Improve site lighting on grounds and around buildings;
- Make repairs/improvements to trash dumpster surrounds; and
- Improve the security camera system.

The substantial rehabilitation of this project is currently estimated at \$16,252/unit.

Proposed New Construction

Richland Phase VI will share the same design as the existing Richland buildings within the vacant property adjacent to the properties. They will be one-story Garden Style buildings with amenities such as a community room, dining/meeting room, and a fitness center, connected to existing buildings. Unit amenities will include range, refrigerator, and window coverings. Flooring will be a combination of ceramic tile and carpet, and each unit will have an individually controlled heating and cooling system. This phase will comply with IHCD’s accessibility requirements with 3 units (6% as required by QAP) as handicapped accessible.

	# units	% units	Unit SF
1-bed/1 bath	40	80	640
2-bed/1 bath	10	20	768
TOTAL:	50	100%	33,280

The new construction costs are currently estimated at \$120,600/unit.

Relocation

Renovation will be structured so that current tenants are minimally disturbed. Based on the initial needs assessments the rehabilitation needed for the existing units will not require any displacements; however, if the rehabilitation were to require relocation as buildings are



renovated and come online, residents will be moved from their current unit into the newly updated units. This will minimize the amount of moves for residents, allow for the rehabilitation to be phased-in by building, and enable tenants from each building to remain close to current neighbors in their new units.

Development Team

Allied Real Estate Partners, LLC: Developer

Allied Argenta, LLC and its affiliates (“Allied”) specialize in the acquisition, financing, development, construction and management of affordable multifamily properties –creating authentic, balanced communities where individuals and families thrive. Allied Real Estate Partners, it’s development arm, works closely with clients, partners and service providers to develop value-add solutions that match the unique characteristics and intended housing goals of each project.

Collectively, the Allied leadership team holds decades of national experience in the affordable housing industry. Building on this experience, the team collaborates with public and private sector partners to enrich communities, provide residents with the high-quality homes, services, and amenities everyone deserves, and inspire neighbors to employ their own potential to effect change.

In the last four years, Allied completed the acquisition and substantial rehabilitation of over 1,000 units across six existing affordable properties. Allied secured financing for these deals through the combination of tax-exempt bonds, FHA loan proceeds (under HUD’s 221(d)(4) and HUD 223(f) programs), and 4% low income housing tax credits.

With a sharp focus on understanding the unique needs and assets of every project, Allied implements a careful assessment process that ensures the needs of each project is met and that the development team delivers what is promised. Allied’s strategy includes the utilization of existing resources, identifying and fostering relationships with residents, businesses, and government agencies, extensive neighborhood research, and developing a resident services plan in tandem with local providers. Allied’s approach to affordable housing is unlike most other developers. Our Community Development approach is to work with our nonprofit co-developers to identify and partner with the right service providers and development team to develop the housing resources a community needs.

Richland Housing: Owner

Richland Housing (PHC), is a recognized 501(c)3 charitable nonprofit organization whose mission is to assist in providing affordable housing to low-income seniors. Richland Senior Citizens Housing, Incorporated and Senior Citizens Housing of Ellettsville, Incorporated have a



long history of providing the highest quality in affordable housing for the elderly. Formed in 1967, Senior Citizens Housing of Ellettsville combined their efforts with the Community Brotherhood, a loose association of the Ellettsville area churches that saw a need for quality affordable housing. The board has been committed to their mission, some of its original board members continue to participate in the overall administration of the properties and have come together to form Richland Senior Citizens Housing, Inc. to continue building housing. They currently own six properties consisting of 123 units for Seniors 62+ in Ellettsville and Stinesville, IN. These properties have been funded by the United States Department of Housing and Urban Development as well as Rural Development (formerly The Farmers Home Administration).

Their first property, Maple Shades Apartments, has been in operation since 1974. In 1977, Richland Apartments Phase I was built with dual funding from both Rural Development (loan) as well as HUD (rental subsidy). Other units to follow were Richland Apartments Phase III in 1983 as a HUD 202, Richland Apartments Phase IV in 1994 with Rural Development loan, Millyard Apartments in 2000 as a conventional affordable housing project with 100% project-based vouchers from HUD, and Richland Apartments Phase V in 2015 with conventional affordable lending with 100% project-based vouchers.

All of the properties have received high scores in management reviews as well as the REAC physical inspections. Our Property Manager (Ms. Marilyn Harris) was awarded the National Elderly Property Manager of the Year by Rural Development.

The Board of Directors have maintained a strong leadership and involvement in these properties and now look toward yet another expansion to meet the affordable housing for elderly shortage in the surrounding areas. Allied and Richland Housing will be working with HGI Property services to continue managing the property and coordinate resident services provided by local partners and ensure that the property maintains the improvements made through this rehabilitation and expansion project.

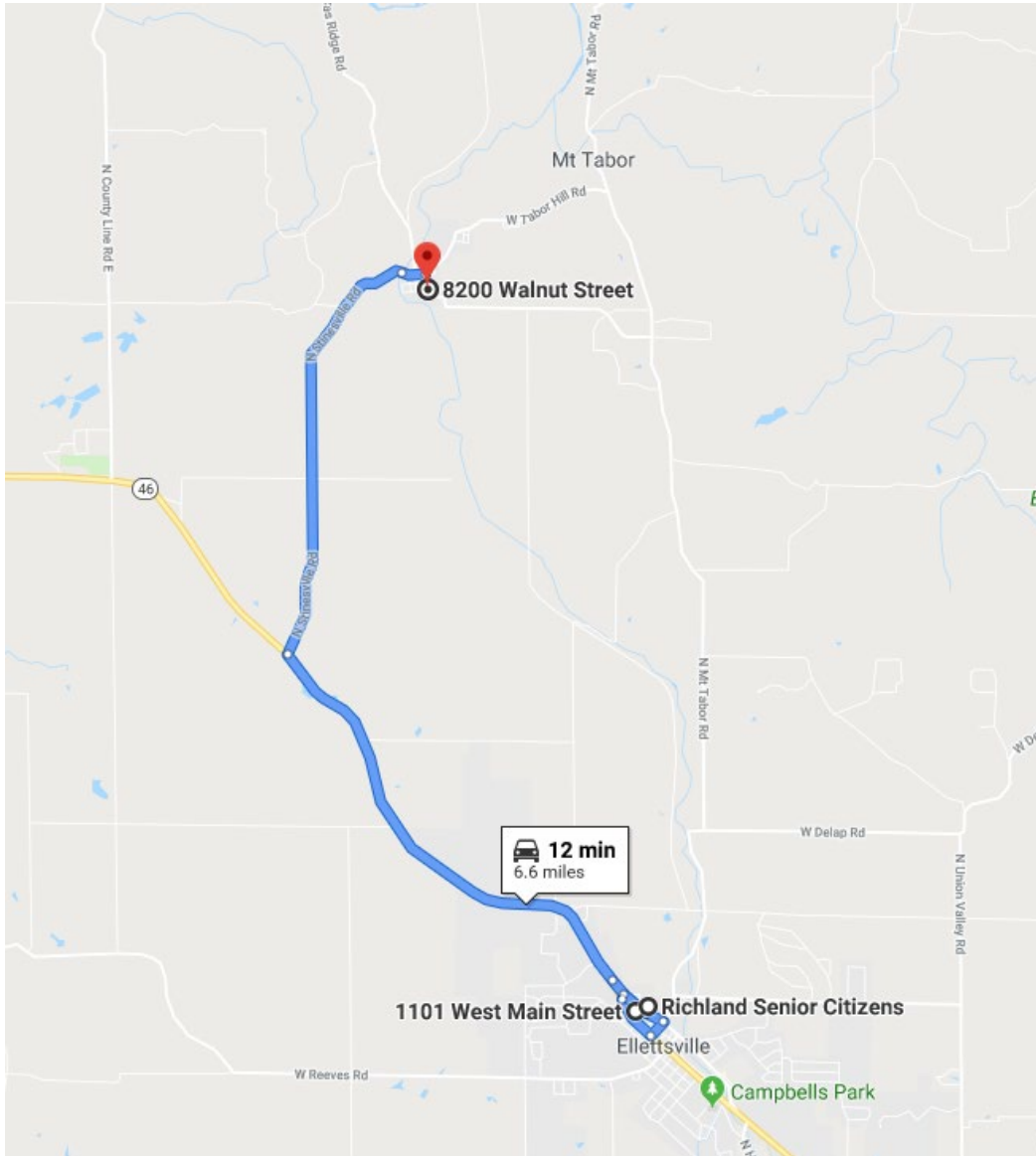
Project Financing / Schedule

The proposed project financing for Richland Redevelopment includes tax-exempt bonds issued through Indiana Housing and Community Development Authority secured with a HUD 221 (d)(4) loan; equity from the sale of 4% Low Income Housing Tax Credits; Town of Ellettsville tax abatement; IHEDA development fund loan; Resubordinated USDA RD loans; and deferred developer fees. The total project cost is approximately \$20.9 million, or about \$121,763 per unit.

The project is scheduled to close and start construction by March 1, 2020, with construction completion in approximately February 28, 2021.

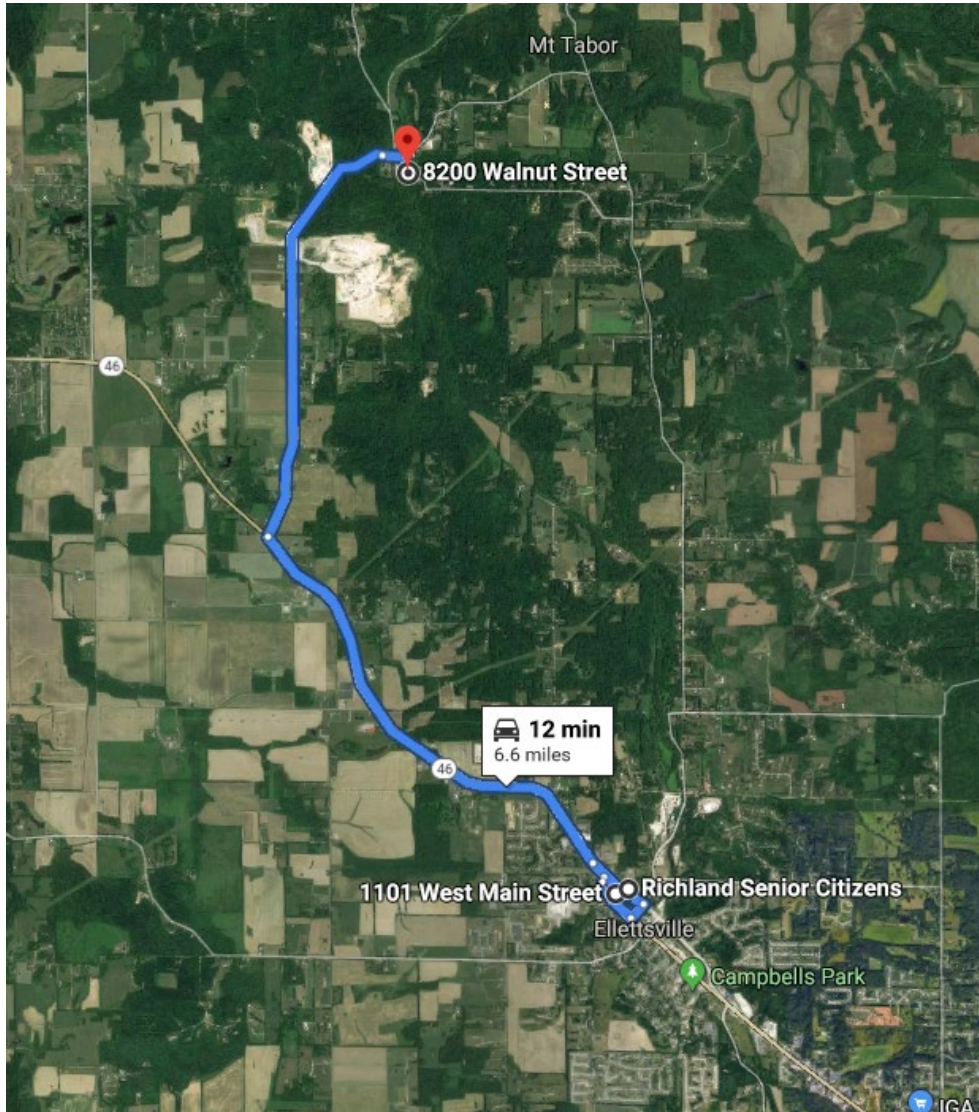
Richland Housing Portfolio Ellettsville, Indiana

Location Map



Richland Housing Portfolio Ellettsville, Indiana

Location Map



PROPOSED RENT SCHEDULE
 RICHLAND APARTMENTS

Bedrooms	Bathrooms	Sq. Ft.	# Units	AMI %	Subsidized	Gross LIHTC	UA	Net LIHTC	Pro Forma
1	1.0	608	32	60%	Yes	831	0	831	857
2	1.0	736	8	60%	Yes	998	0	998	1,029
1	1.0	560	16	60%	Yes	831	0	831	804
2	1.0	733	4	60%	Yes	997	0	997	962
1	1.0	563	12	60%	Yes	831	0	831	824
1	1.0	646	14	60%	Yes	831	0	831	725
1	1.0	603	14	60%	Yes	831	0	831	725
1	1.0	556	22	60%	Yes	831	0	831	725
1	1.0	675	16	60%	Yes	831	0	831	831
1	1.0	675	24	60%	No	831	0	831	831
2	2.0	875	5	60%	Yes	997	0	997	997
2	2.0	875	5	60%	No	997	0	997	997
		109,456	172			\$146,588	\$0	\$146,588	\$141,730
		35,750	17	29.1%					
		44,828	17						

PRO FORMA NET OPERATING INCOME
 RICHLAND APARTMENTS

	<u>PER UNIT</u>	<u>TOTAL</u>
REVENUE ASSUMPTIONS		
% bad debt	0.0%	0.0%
% concessions	0.0%	0.0%
% vacancy	5.0%	5.0%
ECONOMIC LOSS	5.0%	5.0%
Rental income	9,812	1,687,637
Rental income-HAP overhang	76	13,126
GROSS RENTAL INCOME	9,888	1,700,764
Bad debt	0	0
Concessions	0	0
Vacancy	(494)	(85,038)
NET RENTAL INCOME	9,394	1,615,726
Other income	50	8,600
EFFECTIVE GROSS INCOME	9,444	1,624,326
EXPENSES		
Advertising and marketing	19	3,262
Administrative and general	336	57,800
Insurance	250	43,000
Maintenance, operating, and repairs	1,095	188,295
Management fee	567	97,460
Miscellaneous	(233)	(40,000)
Payroll	1,778	305,732
Property taxes	752	129,283
Security	0	0
Utilities	1,688	290,339
TOTAL OPERATING EXPENSES	6,251	1,075,171
Plus: property tax abatement	219	37,582
Less: replacement reserve	321	55,200
NET OPERATING INCOME	3,090	531,537
Debt service and MIP	2,688	462,397
<i>Debt coverage ratio</i>	<i>1.15x</i>	<i>1.15x</i>

DETAILED COSTS AND ELIGIBLE BASIS
 RICHLAND APARTMENTS

			<u>TOTAL</u>	<u>ELIGIBLE</u>	<u>INELIGIBLE</u>
Existing improvements			6,697,276	5,945,806	751,470
Land (10.7% of acquisition costs)			802,724	0	802,724
ACQUISITION COSTS			7,500,000	5,945,806	1,554,194
<i>Per unit</i>			43,605	34,569	9,036
	New Units	Existing			
Contractor overhead (6.0%)	346,766	96,316	443,082	443,082	0
Contractor profit (6.0%)	346,766	96,316	443,082	443,082	0
General Requirements (2.0%)	115,589	32,105	147,694	147,694	0
Materials and labor (\$42,934 per unit)	5,779,441	1,605,263	7,384,704	7,384,704	0
Surety bond (1.14%)	75,243	20,899	96,143	96,143	0
Contingency, hard costs (6.1%)	329,428	183,000	512,428	512,428	0
CONSTRUCTION COSTS, HARD	6,993,234	2,033,899	9,027,133	9,027,133	0
<i>Per unit</i>	139,865	16,671	52,483	52,483	0
Architect - design			55,000	55,000	0
Architect - supervision			20,000	20,000	0
Civil engineering			74,800	74,800	0
Landscape engineering			8,800	8,800	0
Builder's risk policy			27,818	27,818	0
Permits			75,000	75,000	0
Survey			15,000	15,000	0
PLANS, PERMITS, AND SURVEYS			276,418	276,418	0
Appraisal			10,000	0	10,000
Environmental-ACM/LBP			5,000	5,000	0
Environmental site assessment			7,500	7,500	0
Insurance review			1,250	0	1,250
Market study			5,600	5,600	0
Relocation report			1,500	1,500	0
Termite report			2,000	2,000	0
Sewer scope			5,000	5,000	0
Green rater			15,000	15,000	0
Plan and cost review			12,500	12,500	0
Project capital needs assessment			5,500	5,500	0
Radon testing			2,500	2,500	0
Seismic report			0	0	0
THIRD PARTY REPORTS			73,350	62,100	11,250
Borrower counsel			45,500	45,500	0
Nixon counsel for HUD			75,000	0	75,000
Title and recording			30,000	9,000	21,000
BORROWER LEGAL, RECORDING, AND TITLE			150,500	54,500	96,000
Allocating agency - application fee			1,500	0	1,500
Allocating Agency - issuance fee (0.50%)			52,858	0	52,858
Allocating agency - issuer counsel			15,000	0	15,000
Allocating agency - public hearing			500	0	500
Allocating agency - volume cap			0	0	0
Bond counsel			50,000	0	50,000
Borrower counsel			35,000	0	35,000
Consultant fee			0	0	0
Financial advisor to issuer			0	0	0
Local counsel			15,000	0	15,000
Offering document(s)			0	0	0
Rating agency			5,000	0	5,000
Trustee			12,000	0	12,000
Underwriter's Fee (0.60%)			63,430	0	63,430
Underwriter counsel			35,000	0	35,000

DETAILED COSTS AND ELIGIBLE BASIS
RICHLAND APARTMENTS

	<u>TOTAL</u>	<u>ELIGIBLE</u>	<u>INELIGIBLE</u>
Verification agent	1,500	0	1,500
BOND ISSUANCE COSTS	286,788	0	286,788
Bridge/construction lender - interest	522,436	328,682	193,754
Bridge/construction lender - origination fee (0.50%)	9,543	9,543	0
Bridge/construction lender - other	16,000	16,000	0
BRIDGE/CONSTRUCTION LOAN FEES	547,979	354,225	193,754
Lender - FHA exam (0.30%)	25,437	0	25,437
Lender - FHA inspection fee	43,773	0	43,773
Lender - FHA MIP (0.50%)	42,395	0	42,395
Lender - financing fee (1.00%)	84,790	0	84,790
Lender - legal and closing fees	65,000	0	65,000
Lender - loan processing and underwriting	7,500	0	7,500
PERMANENT LOAN FEES	268,895	0	268,895
Working capital reserve	169,580	0	169,580
Initial operating reserve	608,013	0	608,013
Taxes	91,701	0	91,701
Insurance	43,000	0	43,000
Relocation expense	122,000	0	122,000
Capitalized interest on bonds	198,218	29,733	168,485
RESERVES	1,232,512	29,733	1,202,779
Allocating agency - application fee	3,750	0	3,750
Allocating agency - reservation and allocation fee	37,804	0	37,804
Allocating agency - initial compliance monitoring fee	0	0	0
Allocating agency - recipient charge	0	0	0
Cost certification	5,000	5,000	0
Organizational	5,000	0	5,000
Syndicator legal	45,000	0	45,000
ENTITY AND SYNDICATION COSTS	96,554	5,000	91,554
Developer fee - acquisition (15.0%)	891,871	891,871	0
Developer fee - rehabilitation (15.0%)	1,471,366	1,471,366	0
DEVELOPER FEE	2,363,237	2,363,237	0
TOTAL DEVELOPMENT COSTS	21,823,365	18,118,152	3,705,214

SOURCES & USES OF FUNDS
RICHLAND APARTMENTS

	<u>PER UNIT</u>	<u>TOTAL</u>
SOURCES OF FUNDS		
Hard permanent financing	\$49,297	\$8,479,000
IHCDA Development Funds	0	0
Resubordinated RD Loans	3,651	627,888
Cash to Seller	0	0
Seller Carryback	29,303	5,040,092
Existing Replacement Reserve Accounts	4,369	751,470
Tax credit equity	30,767	5,291,964
Cash flow	0	0
Deferred developer fee	9,449	1,625,234
TOTAL SOURCES	\$126,835	\$21,815,649
USES OF FUNDS		
Acquisition costs	\$43,605	\$7,500,000
Construction costs and contingency	52,483	9,027,133
Plans, permits, and surveys	1,607	276,418
Third party reports	426	73,350
Borrower legal, recording, and title	875	150,500
Bond issuance costs	1,667	286,788
Bridge/construction loan fees	3,186	547,979
Permanent loan fees	1,563	268,895
Reserves and set-asides	7,166	1,232,512
Entity and syndication costs	561	96,554
Developer fee	13,740	2,363,237
TOTAL USES	\$126,835	\$21,815,649



MONROE COUNTY COUNCIL
AGENDA REQUEST
(Review form before completing)

DEPARTMENT: Board of Commissioners

TODAY'S DATE: 02/19/2021

CONTACT PERSON(S): Angie Purdie

PHONE: (812) 349-2553

EMAIL: apurdie@co.monroe.in.us

PURPOSE OF REQUEST:

Creation of New Fund/Account Line(s)

Creation of New Fund/Account Line(s)

Additional Appropriation(s)

Additional Appropriation(s)

Transfer of Funds

Transfer of Funds

Amend Salary Ordinance

Amend Salary Ordinance

Other (specify)

Provide information and allow for discussion

Please give a THOROUGH narrative explanation of the request (purpose of the request and action needed by Council).

Explanation:

The BoC is not seeking an additional appropriation this evening but rather, wanting to share information with you and the public as we all move forward trying to do the best for our community.

As the BoC and the Council work to professionalize the management of our county buildings and non highway heavy duty fleet vehicles, the BoC seek a means to efficiently manage this fleet, capture additional savings by replacing older models sooner to reduce "Total Cost of Ownership" and ensure a safe and responsive vehicle for our employees and our community; as these vehicles are out in our community.

Enterprise Fleet Management's proposal purports to save County resources and budget dollars through a managed vehicle program.

- Utilize an open-end lease* as a funding mechanism, allowing the County to acquire additional vehicles while avoiding a large capital budget outlay.
Replace aged vehicles with newer, "greener" models to increase fuel efficiency and reduce maintenance expense.
Establish a proactive replacement plan that maximizes potential equity at time of resale, reduces operational expenses, and increases safety.
Option to explore hybrid/electric and other alternative fuel options

*An open-end lease means there are no early termination, mileage, or abnormal wear-and-tear penalties. Leases are written to a residual balance to preserve cash flow. The County receives flexibility of ownership, as well as net equity from sale at time of disposal.

Monroe County as a member of Sourcewell, a national organization that competitively solicits cooperative contracts, is able to enter into this agreement with Enterprise without conducting an RFP. Sourcewell has already conducted a National RFP that had 6 different fleet management companies apply with Enterprise as the winner based on services provided, technology and tracking, market place success, and pricing.

People needing presentation capabilities as they will have a power point to share: Michael Fitzpatrick, Enterprise Solutions

Please include Julie Thomas and myself as presenters. Thank you!

Complete only the pages below that correspond to the above selected request.

Save entire request to your file and then forward completed request to the Council Office.



MONROE COUNTY COUNCIL
AGENDA REQUEST
(Review form before completing)

DEPARTMENT: Highway

TODAY'S DATE: 02/11/2021

CONTACT PERSON(S): Lisa Ridge

PHONE: (812) 349-2555

EMAIL: ljridge@co.monroe.in.us

PURPOSE OF REQUEST:

Creation of New Fund/Account Line(s)

Creation of New Fund/Account Line(s)

Additional Appropriation(s)

Additional Appropriation(s)

Transfer of Funds

Transfer of Funds

Amend Salary Ordinance

Amend Salary Ordinance

Other (specify)

Short Term Fund to Fund Loan- Rainy Day Fund to Local Road and Street for the Sample Road project

Please give a THOROUGH narrative explanation of the request (purpose of the request and action needed by Council).

Explanation:

2021 is a huge construction year for the Local Road and Street budget with Sample Road and Hunters Creek Road going to construction. Three years ago INDOT programmed the two projects for this fiscal year. I have been working with INDOT to make sure Sample Road is a full 80/20 match and they allocated more funding last week to make this happen for the project. The two phases are about 10 million together for construction, utility, etc. and Hunters Creek is a 5 million dollar construction project. I have paid the 20% match for Hunters Creek and will pay the 20% match for Sample Road this summer out of the Local Road and Street budget. When we pay the utility companies for their relocation it has to be paid 100% by the LPA and then reimbursed by INDOT. This will be about 3.2 million in October that will be needed for all three utility companies. I'm asking to transfer that amount from the rainy day fund into LR&S to pay that upfront payment. Then within 60 days or so, the fund can be reimbursed 80% by INDOT, which would be \$2,560,000.00. The remainder would be the responsibility of the LR&S to pay back the rainy day fund. In talking to Auditor Smith, it's a short term fund to fund loan and follow the Indiana Code guidelines for usage of the rainy day funds. I would like to pay the local 20% back as soon as possible, but also knowing I have 12 months to do so. If we could work out a plan for the local match since the Local Road and Street budget is a constant circulation of paying and then seeking reimbursement that would be helpful. I have met with the Commissioners and have their full support for this request. Again, 80% of if it will be replaced within 60 days or so. As soon as we pay the utility company and we can get the canceled check from the Treasurer, it is immediately sent to INDOT for reimbursement.

If we can't do this, then there is risk of losing the project and the federal funds. We were unsure if Sample Road would make it to this spring letting due to the Washington Township Water authority and condemnation, but those items were settled this past Wednesday.

Complete only the pages below that correspond to the above selected request.

Save entire request to your file and then forward completed request to the Council Office.

