

**WARRICK COUNTY COUNCIL MEETING
REGULAR SESSION
COMMISSIONERS MEETING ROOM
107 W. Locust Street
Boonville, Indiana
October 3, 2024
6:00 PM**

The Warrick County Council met in regular session in the Warrick County Courthouse, 107 W. Locust Street, Boonville, Indiana.

Attorney Cliff Whitehead and Administrator Krystal Powless were in attendance.

Auditor Michael Dietsch and Recording Secretary Kristine Georges attended and recorded the minutes.

The public could view the meeting via Warrick County Government YouTube channel at:
https://www.youtube.com/channel/UCOK8y7lXcLpK9le8WV4pr9w?view_as=subscriber

Council President, Brad Overton, called the meeting to order at 6:00 PM.

MOMENT OF SILENCE

PLEDGE OF ALLEGIANCE

ROLL CALL

Roll Call showed the following Councilmen present in person: Ron Bacon, Rob Dimmett, Ted Metzger, Brad Overton, Greg Richmond, and Chris Whetstine. Richard Reid was present electronically via Facetime.

All votes on motions were made by a roll call vote.

**PUBLIC HEARING ADDITIONAL APPROPRIATION NEWBURGH/CHANDLER LIBRARY
RESOLUTION APPROVING BONDS**

Ms. Trista Smith with the Newburgh/Chandler Library was present for the request. Several of the Council members spoke about their visits to the library and the needs they saw.

Councilman Dimmett said he visited on a Saturday morning and saw about seventy-five people in the library and spoke about it being warm in the library and the air not working. He also said the roof had issues and felt this money was money that probably needed to be spent.

President Overton spoke briefly in favor of the project. He feels that sometimes we forget the importance of libraries and what they provide. There are times that they have to pay for things and nothing is free.

Councilman Richmond pointed out that this would not increase the tax rate.

President Overton did ask for any public comment. No members from the public came forward to speak.

Councilman Whetstine stated that he and Councilman Richmond toured the library on a Monday and there was a surprisingly large amount of people. They could definitely see the need with the services being provided. They did tour both libraries.

Councilman Brad Overton made the motion to close the public hearing. Councilman Ron Bacon seconded the motion. The motion carried 7-0.

**ACTION ON THE PUBLIC HEARING FOR ADDITIONAL APPROPRIATION
FOR THE NEWBURGH/CHANDLER LIBRARY
RESOLUTION APPROVING BONDS
RESOLUTION 2024-12**

President Overton presented Resolution 2024-12 and read the following into the record:

Warrick County Council Resolution 2024-12, A Resolution of the Warrick County Council Approving the Issuance of General Obligation Bonds by the Newburgh/Chandler Public Library and the Appropriations of the Proceeds Thereof and Investment Earnings Thereon to Pay Costs of Certain Long-Term Capital Maintenance, Improvements, and Equipping Projects and Related Costs.

President Brad Overton made a motion to approve the Resolution. Councilman Rob Dimmett seconded the motion. The motion carried 6-0.

Councilman Rick Reid did not vote on any measures involving the Bond or Resolution.

(Resolution 2024-12 is located on Pages 6 through 7 of these Official Minutes)

**APPROVAL OF MINUTES
SEPTEMBER 5, 2024 REGULAR MEETING MINUTES**

The minutes from the September 5, 2024, Regular Session Meeting were presented. Councilman Richmond questioned a motion made in the minutes. It was clarified. No corrections were made. Councilman Ted Metzger made the motion to approve the minutes. Councilman Rob Dimmett seconded the motion. The motion carried 7-0.

**ECONOMIC DEVELOPMENT BUSINESS
TAX PHASE IN – PROJECT EURONIQUE
PRELIMINARY RESOLUTION 2024-13**

Economic Development Director Steve Roelle was present. First was a Preliminary Resolution for Euronique. He gave a brief review of the business and their new expansion. They are asking for a Real and Personal Property Abatement. It was scored through Economic Development as an eight-year abatement and has been strongly recommended.

President Overton asked, for the record, how many new positions it would create. Mr. Roelle said it will create a minimum of four jobs starting at \$20.00-\$24.00. That is a conservative number to get up and get going. Based on some of the projects, that number would go up from there.

President Overton also asked if this expansion would open up more markets. Owner Scott Hasenour was present and said that it would. He also gave a brief summary on this expansion and the expansion of automation due to hiring difficulties and staying relevant and competitive in today's market. He said he is always conservative on the numbers that he hires. Mr. Hasenour said that the thing everyone has to remember is he would just love to hire people, but when you can't hire people, you either have to cut your business down or figure out ways around that so you can continue the track record you have to move forward. It will bring more workforce in, but it will also help make them competitive with companies outside the area. It's not just his business struggling to find not just manpower but educated manpower you can bring in to run the equipment. It is other businesses too. They are trying to stay relevant and advance growth in their business. President Overton thanked him for his information.

President Overton read Resolution 2024-13 into the record:

Resolution 2024-13, A Preliminary Resolution declaring an Economic Revitalization Area for Real and Personal Property Tax Phase In, Euro Properties, LLC and Euronique Incorporated.

Councilman Greg Richmond made a motion to approve Resolution 2024-13. Councilman Rob Dimmett seconded the motion. The motion carried 7-0.

(Resolution 2024-13 is located on Pages 7 through 8 of these Official Minutes)

**TAX PHASE-IN – PROJECT TWO FLAGS
PRELIMINARY RESOLUTION 2024-14**

Next, Mr. Roelle presented a tax phase-in for Project Two Flags. This will be a Hilton brand hotel with a 159 rooms. One brand is True and the other side is Homewood Suites. He went over both brands. This will be for Real Property only and will be a \$22,000,000.00 to \$26,000,000.00 project. All Council members received a packet on the project. It will create about thirty new jobs. It will also generate about \$40,000.00 room nights per year and bring in conservatively \$300,000.00 a year to the Innkeeper Tax. He reviewed the business and the challenge of the ground they are going to develop. The entire property is low and will need to be brought up. This also fits in with Economic Development's vision plan for that area. It scores a nine-year abatement and was unanimously recommended. It is in a TIF District.

President Overton asked about an estimated completion date. Mr. Roelle thought it was 2026/27.

President Overton also asked about how many construction jobs the project would create. Owner Dumong Shaw spoke to the project. He also reviewed the time line from start to finish saying it would be substantial. All construction will be done by local contractors and will have a steady flow of jobs for the next twenty-four months. They plan to open in 2026. Mr. Shaw said he is a local who lives in Newburgh with his family and feels this is a great project with all the growth happening in the area.

Councilman Bacon stated that he was happy that someone has come in knowing the possible difficulties with that location and that it's going to happen.

President Overton read the following into the record:

Preliminary Resolution 2024-14, A Preliminary Resolution declaring an Economic Revitalization Area for Real Property Tax Phase In, Kinship Duo, LLC

Councilman Ron Bacon made a motion to approve Preliminary Resolution 2024-14. Councilman Greg Richmond seconded the motion. The motion carried 7-0.

(Resolution 2024-14 is located on Page 9 of these Official Minutes)

SHERIFF BUSINESS
ADDITIONAL APPROPRIATION

President Overton read the following into the record:

Jail	1000.22710.000.0380	Inmate Meal	\$50,000.00
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Sheriff Mike Wilder was present. He said that the population is up. They are at 111 right now. The cost of everything is up. They are trying to do their best to keep costs down and he has a Head Cook that does a very good job at it. This will hopefully get them through to the end of the year. Councilman Rob Dimmett made the motion to approve. Councilman Chris Whetstine seconded the motion. The motion carried 7-0.

HIGHWAY BUSINESS
ELECTRONIC PAYMENTS
RESOLUTION 2024-15

Councilman Rob Dimmett said that he had talked with County Engineer and Highway Superintendent Bobby Howard about this and allowing payments through Paygov.us. Attorney Whitehead stated that this is required by State law with bank cards or credit cards. The same thing was done for a different department to accept credit card payments. This will allow credit card transactions.

President Overton read Resolution 2024-15 into the record:

Resolution 2024-15, A Resolution of the Warrick County Council authorizing the Warrick County Highway Department to accept payments by Bank Card and Credit Card through Paygov.us.

Councilman Ron Bacon made a motion to approve Resolution 2024-15. Councilman Rob Dimmett seconded the motion. The motion carried 7-0.

(Resolution 2024-15 is located on Page 10 of these Official Minutes)

PROSECUTOR BUSINESS
ADDITIONAL APPROPRIATION

President Overton read the following into the minutes:

Prosecutor	1000.31210.000.0009	Witness Fees	\$13,000.00
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Administrator Krystal Powless stated that this was for a jury trial for expert witness fees. Councilman Ron Bacon made the motion to approve. Councilman Rob Dimmett seconded the motion. The motion carried 7-0.

PARKS AND RECREATION BUSINESS
ADDITIONAL APPROPRIATION

President Overton read the following into the minutes:

Park Donation	4106.38100.000.0000	Donation	\$616.00
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Parks Superintendent Ben Labhart was present. He said this was in their Donation Account and they have to get an appropriation for it. This will be for rock to finish up one of the playgrounds by the shower house. Councilman Greg Richmond made the motion to approve. Councilman Rob Dimmett seconded the motion. The motion carried 7-0.

DISCUSSION
TRAIL PROJECT

Both Parks Superintendent Ben Labhart and Parks Board President Jeramy Elrod were present to discuss the Trail Project for Scales Lake. Mr. Labhart said that the Parks Board was hoping to apply for a Grant, but it fell through. They will be trying for it next year. The three main things they are looking to do are improve the gatehouse, improve the shower house, and a walking trail from the front of the park to the beach. They need to get the foot traffic off the road. He reviewed the grant process and timeline. This would mean waiting for two years to get the trail done. They really don't want to wait that long for the trail part of the project. The estimated cost of the project is \$300,000.00. The Parks Board came up with the idea to use \$100,000.00 from leftover bond money from the Event Center, hopefully \$100,000.00 from ARPA, and then \$100,000.00 from an additional appropriation from the County Council. Today would just be discussion. The ask wouldn't be until next year, because they can't start the project until next year.

Jeramy Elrod, Parks Board President, then spoke to the project. He reiterated some of what Mr. Labhart stated. He wants people to be able to use the park safely and that is the push to make this happen.

President Overton asked about the gravel piece going through the wooded area. Mr. Labhart said he would like to do that too. But, the reason they started with this portion is because of the amount of people on a busy day walking on the road. Mr. Elrod said another focus was that they just had their Parks Master Plan done and that is one of the needs as well as for ADA Compliance. It will check a lot of boxes.

Mr. Labhart also spoke about some of the other ADA additions that are planned.

Councilman Whetstine asked if it was going to be a combination of paved and gravel. Mr. Labhart said that it would be all paved. What President Overton had asked about was a walking trail that is currently up front that they would like to pave in the future, but the current proposed project is the bigger need. The new paved trail would be eight foot wide.

HANDBOOK POLICY, REIMBURSEMENTS, TRANSFERS OR CORRECTIONS

President Overton read the following into the minutes:

8A. Salary Ordinance – Highway vacation pay back (Handbook policy)			
Engineer	2 weeks		\$4,913.50
District 2 Foreman	2 weeks		\$2,370.16
Heavy Equipment Operator	2 weeks		\$2,007.28
Additional Appropriation			
Highway	1176.11340.000.9604	Engineer	\$4,914.00
Cumulative Bridge	1135.11109.000.0000	District 2 Foreman	\$2,371.00
Highway	1176.12500.000.0531	Heavy Equipment	\$2,008.00
8B. Salary Ordinance – Council Administrator vacation pay back (Handbook policy)			
Council Administrator	2 weeks		\$2,849.96
Transfer From:	1000.30200.000.0061	Other Services	\$2,850.00
Transfer To:	1000.11202.000.0061	Council Administrator	\$2,850.00
8C. Additional Appropriation– Reimbursement EMA			
*EMA	1000.44000.000.0302	Equipment	\$7,000.00
Transfer– Transfer EMA			
Transfer from:	1000.21800.000.0302	Mobile Command	\$144.00
	1000.39200.000.0302	Subscriptions	\$144.00
8D. Transfer– Transfer correction			
Transfer from:	8950.44000.000.0000	Equipment	\$2,500.00
	8950.31648.000.0000	Tri-Cap AED	\$2,500.00
8E. Transfer– Transfer Storm Water			
Transfer from:	1197.44500.000.0000	Projects	\$6,528.00
	1197.34300.000.0000	Workmen's Comp	\$6,528.00
8F. Salary Ordinance– Termination (handbook)			
Assessor Deputy	.25 hour		\$5.92
8G. Salary Ordinance– Termination (handbook)			
Cook	472 sick hours and .5 hours vacation		\$8,745.03
Deputy	256 hours sick, 24 hours vacation		\$7,421.96

Councilman Ron Bacon made a motion to approve. Councilman Chris Whetstine seconded the motion. The motion carried 7-0.

(October Appropriations are located on Page 6 of these Official Minutes)

OTHER BUSINESS
HIGHWAY BUILDING COMMITTEE

Councilman Rob Dimmett gave an update and some highlights to the meeting and who was present. The Council members received notes on the meeting. There were discussions on how to pay for the project. Right now, they are talking about \$10,000,000.00 to \$12,000,000.00. He thought that they could build it for a lot less money. They answered that it costs more because it's a government building. He also asked why they were in a hurry. There will be two new Commissioners coming in. They thought it would be a great deal for the Commissioners going out for them to finish out their term.

Administrator Krystal Powless was also present and gave notes she had on the project. She suggested to them that they probably needed to talk to the Council about a not to exceed number. There has been a lot of discussion behind the scenes but nothing as a whole. They are also looking at ways to fund a feasibility study maybe with ARPA money or Cum Cap money. She also doesn't understand the hurry in this and making sure that the new Commissioners are on board. Councilman Dimmett thought that it was a very productive meeting. The new Newburgh Highway Building is not finished yet and he thought that they had learned some lessons on that and how this one would be different. There was continued discussion on the project.

President Overton said they need to have a number for this project. He also voiced his concern over the various other projects going on in the County that are still not done. This would be taking on another project that may be set in neutral while others still need to be done. He thinks they need to take care of what's still not completed before starting something else. President Overton also was unsure why they would move down in that area when there are existing structures and facilities already and if a majority of Storm Water moves to the Ohio Township area that would give

another structure that could be used. There is also the Jail that will move. He felt things really needed to be tidied up before jumping into new waters.

Councilman Dimmett went over what the plans were for the Storm Water Building. He also said that he has been out to the Highway Department for thirty years. His dad worked there and had auctions out there. The garage is overspent and in need of improvements.

APPOINTMENT PTBOA BOARD

Ms. Powless said that an appointment needs to be made to the PTBOA Board as Katie Hemmer has left. Elizabeth Maze was presented as a replacement for Ms. Hemmer. The Council received information on the appointment and the need for it to be filled immediately. It will be to finish up the year. Councilman Ron Bacon made the motion to approve. Councilman Rob Dimmett seconded the motion. The motion carried 6-1 with Rick Reid opposing.

PUBLIC COMMENT DAN WILZBACHER – CANDIDATE FOR SURVEYOR

Mr. Dan Wilzbacher asked to speak on some budget matters. He was a concerned with the lack of money in the Surveyor's budget and how it can function. He also said that the Drainage Board takes care of almost a quarter of a million acres of drainage and ten miles of regulated drains. The budget is \$141,000.00 and \$86,000.00 of it is people. He is not advocating taking people out, but rather pointing out things that really jump out at him. There's only \$55,000.00 left to do things that have to be done. With the Drainage Board budget, he saw that it was a budget of \$323,000.00 with \$157,000.00 being people. That leaves \$166,000.00 to do Drainage Board work. If you add them both minus the people you have \$222,000.00 to maintain in this County. All he hears when he goes to meetings are farmers asking for things that are not unreasonable, but the standard answer is they don't have any money to do anything. The Parks Board is talking about a trail that costs \$300,000.00. That's more money than the whole budget. Mr. Wilzbacher feels the County is woefully light in their budget and is just limping by. But, he sees the need for some money down the road.

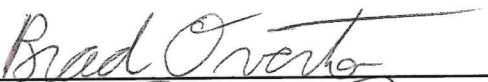
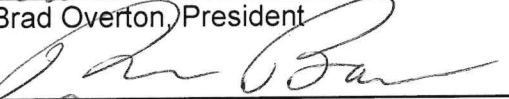
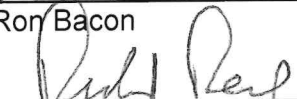
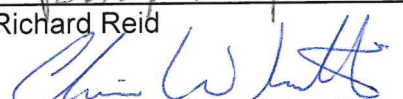
Council Administrator Krystal Powless asked to address it. She said that the monies he was referring to come from two different places. The Park's funds come from tax money and fees. They have a lot more money coming in to work with. The Cum Drain has a cap each year of how much can come in and it is set by the State. This year it was 4% over last year. It can be changed. He can go to the Commissioners and petition it to be change. Then come to the Council and try to get them to increase it. But, right now, it is set at this rate and the maximums of everything are being applied. But, there are things he can do.

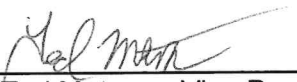

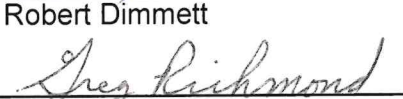
ADJOURNMENT

The next Warrick County Council regular session meeting will be held on November 7, 2024 at 6:00 PM in the Commissioners' meeting room. Councilman Rob Dimmett made the motion to adjourn. Councilman Ron Bacon seconded the motion. The motion carried 7-0.

The meeting adjourned at 7:07 PM.

WARRICK COUNTY COUNCIL


Brad Overton, President

Ron Bacon

Richard Reid

Chris Whetstone


Ted Metzger, Vice President

Robert Dimmett

Greg Richmond

ATTEST:


Michael J. Dietsch, Auditor
Warrick County, IN


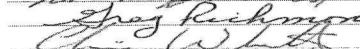


Minutes Respectfully Submitted by Kristine Georges, Official Recording Secretary


Sec. 1 Be it ordained (resolved) by the Warrick County Council, Warrick County, Indiana, that for the expenses of the taxing unit the following additional sums of money are hereby appropriated out of the funds named and for the proposed specified, subject to the laws governing the same:

FUND	APPROPRIATION NUMBER	DESCRIPTION	AMOUNT REQUESTED	AMOUNT APPROVED
Jail	1000.22710.000.0380	Inmate Meals	\$50,000.00	50,000
Highway	1176.11340.000.9604	Engineer	\$4,914.00	4,914
Cumulative Bridge	1135.11109.000.0000	District 2 Foreman	\$2,371.00	2,371
EMA	1000.44000.000.0302	Equipment	\$7,000.00	7,000.00
Park Donation	4106.38100.000.0000	Donation	\$618.00	618.00
Highway	1176.12500.000.0531	Heavy Equipment	\$2,008.00	2,008.00
Prosecutor	1000.31210.000.0009	Witness Fees	\$13,000.00	13,000

Taxpayers appearing in the meeting shall have a right to be heard. The additional appropriations as finally made will be referred to the State Board of Tax Commissioners. The Board will make a written determination as to the sufficiency of funds to support the appropriations made within fifteen (15) days of receipt of a Certified Copy of the action.

Adopted this 3 day of OCT, 2024.

AYE	NAY
	
	
	
	

ATTEST:  Mike Dietsch - Auditor Warrick County

WARRICK COUNTY COUNCIL RESOLUTION NO. 2024-12
A RESOLUTION OF THE WARRICK COUNTY COUNCIL APPROVING THE
ISSUANCE OF GENERAL OBLIGATION BONDS BY THE NEWBURGH
CHANDLER PUBLIC LIBRARY AND THE APPROPRIATION OF THE
PROCEEDS THEREOF AND INVESTMENT EARNINGS THEREON TO PAY
COSTS OF CERTAIN LONG-TERM CAPITAL MAINTENANCE,
IMPROVEMENT AND EQUIPPING PROJECTS AND RELATED COSTS

WHEREAS, the Library Board (the "Board") for the Newburgh Chandler Public Library, Warrick County, Indiana (the "Public Library"), adopted a resolution on September 17, 2024 (the "Resolution"), determining there was a need for certain long-term capital maintenance, improvement and/or equipping projects at one or more of the existing facilities operated by the Public Library, including, but not limited to, (i) with respect to the existing Bell Road Branch Library, (A) various site work construction, reconstruction, renovation, repair, replacement, equipping and/or improvement projects, including: walking paths, pond embankment stabilization, a new terrace boardwalk, electric vehicle charging stations, and loading dock modifications; and (B) various building and interior construction, reconstruction, renovation, repair, replacement, equipping and/or improvement projects, including, but not limited to, all or any part of: the replacement of furnishings, bookcases and related items, carpet, ceiling tiles, drywall, cabinetry and counter surfaces, and electric door controls, the installation of a new roof, lighting improvements, and the replacement of the HVAC system; (ii) with respect to the existing Downtown Branch Library, various building and interior construction, reconstruction, renovation, repair, replacement, equipping and/or improvement projects, including, but not limited to, all or any part of: renovations of the building lower level, reading pit, and bathrooms, the replacement of furnishings, bookcases and related items, and the extension of air conditioning to the history room of the facility; (iii) with respect to the existing Chandler Branch Library, the repair and replacement of door hardware; (iv) other miscellaneous facility improvement and equipping projects at one or more facilities operated by the Public Library; and (v) one or more projects related to any portion of the foregoing described projects (clauses (i) through and including (v), collectively, the "2024-2026 Facility Improvement Project"), and

WHEREAS, under the terms of the Resolution, the Library Board authorized the issuance, subject to the approval of the Warrick County Council (the "County Council"), of the its general obligation bonds to be designated the "Newburgh Chandler Public Library, Warrick County, Indiana, General Obligation Bonds, Series 2024" (the "Bonds") in an original aggregate principal amount not to exceed Five Million Six Hundred Fifty Thousand Dollars (\$5,650,000) for the purpose of providing funds to pay for (i) all or a portion of the costs of the 2024-2026 Facility Improvement Project, (ii) the reimbursement of preliminary expenses related thereto and all incidental expenses incurred in connection therewith, including necessary engineering, design, and related activities (all of which are deemed to be a part of the 2024-2026 Facility Improvement Project), (iii) paying capitalized interest, if necessary, on the Bonds for a period not to exceed two (2) years, and (iv) the costs of selling and issuing the Bonds; and

WHEREAS, in accordance with Indiana Code § 6-1.1-17-20.5, as amended, the Public Library may not issue the Bonds unless it obtains the approval of the County Council; and

WHEREAS, the County Council now desires to approve the issuance of the Bonds and the payment of the principal and interest on the Bonds, as required under Indiana Code § 6-1.1-17-20.5, as amended; and

WHEREAS, on September 17, 2024, the Library Board, following a public hearing, also adopted a resolution appropriating a sum not to exceed Six Million Three Hundred Fifty Thousand Dollars (\$6,350,000), to be provided for out of the proceeds of the Bonds, together with all investment earnings thereon, for the purpose of paying all or a portion of the costs of the 2024-2026 Facility Improvement Project; and

WHEREAS, the Library Board has requested the approval of the County Council, pursuant to IC § 6-1.1-17-20.3, as amended, regarding the additional appropriation in the amount not to exceed Six Million Three Hundred Fifty Thousand Dollars (\$6,350,000) to be provided for out of the proceeds of the Bonds, together with all investment earnings thereon, to be applied to the costs of the 2024-2026 Facility Improvement Project, and the County Council now finds that the appropriation set forth above should be approved; and

WHEREAS, notice of a hearing on said appropriation has been published as required by law; and

WHEREAS, such public hearing on said issuance of the Bond and additional appropriation out of the proceeds of the Bonds and investment earnings thereon has been held on the date hereof at this location and prior to consideration of this resolution at which all taxpayers and interested persons had an opportunity to appear and express their views as to such issuance of the Bonds and additional appropriation;

NOW, THEREFORE, BE IT RESOLVED BY THE WARRICK COUNTY COUNCIL, as follows:

Section 1. Approval of Bonds. Pursuant to Indiana Code § 6-1.1-17-20.5, as amended, the County Council hereby approves the proposed issuance of the Bonds by the Public Library as set forth in the Resolution, in one or more series, as general obligation bonds of the Public Library, to be designated as "Newburgh Chandler Public Library, Warrick County, Indiana General Obligation Bonds, Series 2024" in an original aggregate principal amount not to exceed Five Million Six Hundred Fifty Thousand Dollars (\$5,650,000), bearing interest at a rate or rates producing a yield not to exceed five percent (5.00%) per annum and having a final maturity no later than January 15, 2044, for the purpose of paying for all or a portion of (i) the costs of the 2024-2026 Facility Improvement Project, (ii) the reimbursement of preliminary expenses related thereto and all incidental expenses incurred in connection therewith, including necessary engineering, design, and related activities (all of which are deemed to be a part of the 2024-2026 Facility Improvement Project), (iii) paying capitalized interest, if necessary, on the Bonds for a period not to exceed two (2) years, and (iv) the costs of selling and issuing the Bonds, all as set forth in the Resolution.

Section 2. Approval of Additional Appropriation. (a) Pursuant to Indiana Code § 6-1.1-17-20.3, as amended, the County Council does hereby approve the appropriation of a sum not to exceed Six Million Three Hundred Fifty Thousand Dollars (\$6,350,000) out of the

proceeds of the Bonds together with all investment earnings (the "2024 Project Bond Appropriation"), all of which sum shall be for the use of the Public Library in paying all or a portion of the costs of the 2024-2026 Facility Improvement Project.

(b) The 2024 Project Bond Appropriation shall be in addition to all appropriations provided for in the existing budget and levy of the Public Library, and shall continue in effect until the completion of the 2024-2026 Facility Improvement Project. Any surplus of such proceeds shall be credited to the proper fund as required by law.

(c) Any and all prior actions taken by any officer of the Public Library or Warrick County, Indiana (the "County") or any member of the Library Board or the County Council in connection and consistent with this resolution, including, but not limited to, publication of the notice of the public hearing held on the date hereof, is hereby ratified and approved.

Section 3. Authorization of Other Actions. Any member of the County Council or the Board of Commissioners of the County and the County Auditor, and any other officer, employee or agent of the County is hereby authorized and directed, for and on behalf of the County, to execute and deliver any contract, agreement, certificate, instrument or other document and to take any action as such person determines to be necessary or appropriate to accomplish the purposes of this resolution, such determination to be conclusively evidenced by such person's execution of such contract, agreement, certificate, instrument or other document or such person's taking of such action.

Section 4. Repeal of Conflicting Resolutions. All ordinances, resolutions and orders, or parts thereof, in conflict with the provisions of this resolution, are, to the extent of such conflict, hereby repealed.

Section 5. Effective Date. This resolution shall be in full force and effect from and after its adoption by the County Council and upon compliance with the procedures required by law.

* * * * *

DMS 44260805.2

DULY PASSED and ADOPTED on this 3 day of October, 2024, by the Warrick County Council, as fiscal body of Warrick County, Indiana, by a vote of 6 in favor, 0 opposed, and 0 abstaining.

WARRICK COUNTY COUNCIL

Brad Overton
Brad Overton, President
Ron Bacon
Ron Bacon
Greg Richmond
Greg Richmond
Chris Whetstone
Chris Whetstone

Ted Metzger
Ted Metzger, Vice President
Robert Dimmett
Robert Dimmett
Richard Reid
Richard Reid

ATTEST:

Michael J. Dietsch
Michael J. Dietsch, Auditor
Warrick County, Indiana

DMS 44260805.3

WARRICK COUNTY COUNCIL

RESOLUTION NO. 2024 - 13

A PRELIMINARY RESOLUTION DECLARING AN ECONOMIC REVITALIZATION AREA FOR REAL AND PERSONAL PROPERTY TAX PHASE-IN (Euro Properties LLC and Euronique Inc.)

WHEREAS, Euro Properties LLC (the "Applicant") has submitted a Statement of Benefits – Real Estate Improvements and Euronique Inc. (the "Personal Property Applicant") has submitted a Statement of Benefits – Personal Property, and Applicant and Personal Property Applicant have made application for Economic Revitalization Area designation pursuant to IC 6-1.1-12.1 et seq., and have requested Tax Phase-In for real and personal property located in Warrick County, Indiana and more particularly described as:

Parcel 2A of Minor Subdivision of the Town of Elberfeld Industrial Park Property, Elberfeld, Indiana 47613, with a street address of 7633 St. Johns Road, Elberfeld, Indiana 47613 and Parcel Number 87-04-30-201-001.000-007 (the "Property").

WHEREAS, the Warrick County Economic Development Advisory Council ("EDAC") on the 19th day of September, 2024 received Applicant's Statement of Benefits for real estate improvements, and Personal Property Applicant's Statement of Benefits for personal property and also received their Applications for Economic Revitalization Area and Phase-In of Property Tax, and EDAC made a unanimous recommendation for approval by the County Council;

WHEREAS, the Applicant intends to improve the Property by constructing a 141' x 180' building expansion to the Property with an anticipated cost of \$1,200,000;

WHEREAS, the Personal Property Applicant intends to purchase and install the personal property described in Personal Property Applicant's Application for Economic Revitalization Area and Phase-In of Property Tax, with an estimated cost of \$1,500,000; and

WHEREAS, the Property meets the criteria for designation as an Economic Revitalization Area pursuant to IC 6-1.1-12.1 et seq.

NOW, THEREFORE, BE IT RESOLVED by the Warrick County Council as follows:

Section 1. The Warrick County Council has reviewed the Statement of Benefits for Real Estate Improvements and Personal Property, the recommendation of EDAC, and additional information submitted pursuant to IC 6-1.1-12.1 et seq., and makes the following findings:

- a. The estimate of the value for both the redevelopment and/or rehabilitation of the Property and construction of structures is reasonable for projects of that type; and

- b. The estimate of the number of individuals who will be employed by this project or whose employment will be retained can be reasonably expected to result from the proposed redevelopment and/or rehabilitation and construction of structures; and
- c. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can reasonably be expected to result from the proposed project; and
- d. Any other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed project; and
- e. The totality of benefits likely to accrue from this project is sufficient to justify a tax deduction; and
- f. The estimate of the cost of the new manufacturing equipment, new research and development equipment, new logistical distribution equipment, and/or new information technology equipment is reasonable for equipment of that type; and
- g. With respect to new manufacturing equipment not used to dispose of solid waste or hazardous waste by converting the solid waste or hazardous waste into energy or other useful products, and new research and development equipment, new logistical distribution equipment, and/or new information technology equipment, the estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the installation of the new manufacturing equipment, new research and development equipment, new logistical distribution equipment, and/or new information technology equipment; and
- h. The estimate of the annual salaries of the individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed installation of new manufacturing equipment, new research and development equipment, new logistical distribution equipment, and/or new information technology equipment; and
- i. With respect to new manufacturing equipment used to dispose of solid waste or hazardous waste by converting the solid waste or hazardous waste into energy or other useful products, the estimate of the amount of solid waste or hazardous waste that will be converted into energy or other useful products can be reasonably expected to result from the installation of the new manufacturing equipment; and
- j. The other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed installation of new manufacturing equipment, new research and development equipment, new logistical distribution equipment, and/or new information technology equipment; and
- k. The totality of benefits to accrue from this project is sufficient to justify the deduction.

Section 2. Based on these findings, the Warrick County Council has determined that the purposes of IC 6-1.1-12.1 ~~et seq.~~ are served by allowing the deductions for both real and personal property, and the Property described above is hereby declared to be an Economic Revitalization Area.

Section 3. The designation of the Economic Revitalization Area shall apply to property tax deductions for both real and personal property taxes.

Section 4. The designation of this Economic Revitalization Area for the Property shall be in effect up to and including October 1, 2029.

Section 5. Deductions for redevelopment and/or rehabilitation of real property which takes place within this Economic Revitalization Area shall be allowed for a period of eight (8) years beginning with increases in assessed value resulting from the real property improvements, with the abatement schedule to be 100% in year one, 88% in year two, 75% in year three, 63% in year four, 50% in year five, 38% in year six, 25% in year seven, and 13% in year eight.


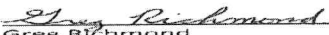


Section 6. Deductions for the installation of personal property which takes place within this Economic Revitalization Area shall be allowed for a period of eight (8) years beginning with increases in assessed value resulting from the personal property improvements, with the abatement schedule to be 100% in year one, 88% in year two, 75% in year three, 63% in year four, 50% in year five, 38% in year six, 25% in year seven, and 13% in year eight.


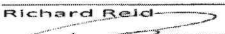

Section 7. The Warrick County Auditor shall cause to be published notice of the adoption and substance of this Resolution in accordance with IC 5-3-1. Such notice complies with IC 6-1.1-12.1-2.5(c).

Section 8. This Resolution shall be in full force and effect from and after its passage and action had confirming, modifying and/or rescinding the same.

PASSED this 3 day of October, 2024.

Warrick County Council


Brad Overton, President

Greg Richmond

Chris Whetstone

Robert Dimmett


Ted Metzger, Vice President

Richard Beld

Ron Bacon

ATTEST:

Warrick County Auditor
4884-3251-4788.1

WARRICK COUNTY COUNCIL
RESOLUTION NO. 2024 - 14
A PRELIMINARY RESOLUTION DECLARING AN ECONOMIC REVITALIZATION AREA
FOR REAL PROPERTY TAX PHASE-IN
(Kinship Duo LLC)

WHEREAS, Kinship Duo LLC (the "Applicant") has submitted a Statement of Benefits – Real Estate Improvements, and Applicant has made application for Economic Revitalization Area designation pursuant to IC 6-1.1-12.1 et seq., and has requested Tax Phase-In for real property located in Warrick County, Indiana and more particularly described as:

Street address of 3866 Stahl Road, Newburgh, Indiana 47630 and Parcel Number 87-12-20-308-002.000-019 (the "Property").

WHEREAS, the Warrick County Economic Development Advisory Council ("EDAC") and the Warrick County Redevelopment Commission ("RDC") on the 19th day of September, 2024 received and reviewed Applicant's Statement of Benefits for Real Estate Improvements and also received and reviewed Applicant's Application for Economic Revitalization Area and Phase-In of Property Tax, and EDAC and RDC made unanimous recommendations for approval by the County Council, and the RDC adopted a Resolution approving Applicant's Statement of Benefits – Real Estate Improvements;

WHEREAS, the Applicant intends to improve the Property by constructing a dual flag Hilton-branded (Homewood Suites and Tru), four story, 159 room hotel spanning 88,437 square feet with an anticipated cost of \$26,000,000;

WHEREAS, the Property meets the criteria for designation as an Economic Revitalization Area pursuant to IC 6-1.1-12.1 et seq.

NOW, THEREFORE, BE IT RESOLVED by the Warrick County Council as follows:

Section 1. The Warrick County Council has reviewed the Statement of Benefits for Real Estate Improvements, the recommendation of EDAC, the RDC Resolution, and additional information submitted pursuant to IC 6-1.1-12.1 et seq., and makes the following findings:

- a. The estimate of the value for both the redevelopment and/or rehabilitation of the Property and construction of structures is reasonable for projects of that type; and
- b. The estimate of the number of individuals who will be employed by this project or whose employment will be retained can be reasonably expected to result

from the proposed redevelopment and/or rehabilitation and construction of structures; and

- c. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can reasonably be expected to result from the proposed project; and
- d. Any other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed project; and
- e. The totality of benefits likely to accrue from this project is sufficient to justify a tax deduction.

Section 2. Based on these findings, the Warrick County Council has determined that the purposes of IC 6-1.1-12.1 et seq. are served by allowing the deductions for real property, and the Property described above is hereby declared to be an Economic Revitalization Area.

Section 3. The designation of the Economic Revitalization Area shall apply to property tax deductions for real property taxes.

Section 4. The designation of this Economic Revitalization Area for the Property shall be in effect up to and including October 1, 2029.

Section 5. Deductions for redevelopment and/or rehabilitation of real property which takes place within this Economic Revitalization Area shall be allowed for a period of nine (9) years beginning with increases in assessed value resulting from the real property improvements, with the abatement schedule to be 100% in year one, 88% in year two, 77% in year three, 66% in year four, 55% in year five, 44% in year six, 33% in year seven, 22% in year eight, and 11% in year 9.

Section 6. The Warrick County Auditor shall cause to be published notice of the adoption and substance of this Resolution in accordance with IC 5-3-1. Such notice complies with IC 6-1.1-12.1-2.5(c).

Section 7. This Resolution shall be in full force and effect from and after its passage and action had confirming, modifying and/or rescinding the same.

PASSED this 3 day of October, 2024.

Warrick County Council

Brad Overton
Brad Overton, President

Greg Richmond
Greg Richmond

Chris Whetstone
Chris Whetstone

Robert Dimmett
Robert Dimmett

Tad Metzger
Tad Metzger, Vice President

Richard Beid
Ron Bacon

ATTEST:

Warrick County Auditor
4455-2864-4583.1

WARRICK COUNTY COUNCIL
RESOLUTION NO. 2024 - 15

A RESOLUTION OF THE WARRICK COUNTY COUNCIL AUTHORIZING THE
WARRICK COUNTY HIGHWAY DEPARTMENT TO ACCEPT PAYMENTS BY
BANK CARD AND CREDIT CARD THROUGH PAYGOV.US

WHEREAS, Indiana Code § 36-1-8-11(c) allows a payment to be made to a public subdivision by any of the following financial instruments that the fiscal body of the political subdivision authorizes for use: (1) Cash; (2) Check; (3) Bank draft; (4) Money order; (5) Bank card or credit card, as defined by Indiana Code § 36-1-8-11(b); (5) Electronic funds transfer; and (6) Any other financial instrument authorized by the fiscal body;

WHEREAS, Indiana Code § 36-1-8-11(d) provides that if there is a charge to the political subdivision for the use of a financial instrument, the political subdivision may collect a sum equal to the amount of the charge from the person who uses the financial instrument;

WHEREAS, Indiana Code § 36-1-8-11(e) provides that if authorized by the fiscal body of the political subdivision, the political subdivision may accept payments under this section with a bank card and credit card, under the procedures set forth in Indiana Code § 36-1-8-11. However, the procedure authorized for a particular type of payment must be uniformly applied to all payments of the same type;

WHEREAS, Indiana Code § 36-1-8-11(f) provides that the political subdivision may contract with a bank card and credit card vendor for acceptance of bank cards or credit cards. However, if there is a vendor transaction charge or discount fee, whether billed to the political subdivision charged directly to the political subdivision's account, the political subdivision may collect from the person using the card either or both of the following:

- (1) An official fee that may not exceed the transaction charge or discount fee charged to the political subdivision or municipally owned utility by bank or credit card vendors.
- (2) A reasonable convenience fee: (A) that may not exceed three dollars (\$3) and (B) that must be uniform regardless of the bank card or credit card used.

The fees described in subdivisions (1) and (2) may be collected regardless of retail merchant agreements between the bank and credit card vendors that may prohibit such fees. These fees are permitted additional charges under Indiana Code § 24-4.5-3-202;

WHEREAS, the website "PayGOV.US" is a bank card and credit card vendor which allows users to make electronic payments for things such as taxes, licenses, fines and fees by bank card or credit card to political subdivisions, such as the Warrick County Highway Department ("Highway Department").

WHEREAS, the use of a bank card or credit card through PayGOV.US, subject to an appropriate charge for such service, would be valuable to the Highway Department as an

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additional means to assist in the efficient collection of amounts ordered to be paid to the Highway Department; and

WHEREAS, for that reason, the taxpayers of Warrick County will benefit if the Highway Department is authorized to accept bank card and credit card payments that are made through PayGOV.US, subject to an appropriate charge for such service.

NOW, THEREFORE, BE IT RESOLVED by the Warrick County Council as follows:

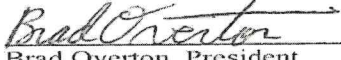
Section 1. The Highway Department is authorized to accept bank card and credit card payments made via PayGOV.US, for any payment to the Highway Department; and

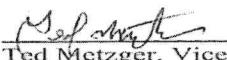
Section 2. The Highway Department is authorized and directed to charge and collect:

- (1) A sum equal to the amount of the charge from the person who uses the bank card or credit card;
- (2) An official fee that may not exceed the transaction charge or discount fee charged to the Highway Department by PayGOV.US; and
- (3) A convenience fee of three dollars (\$3) for any payment to the Highway Department by bank card or credit card through PayGOV.US.

PASSED this 3 day of October, 2024.

Warrick County Council


Brad Overton, President



Ted Metzger, Vice President


Greg Richmond


Richard Reid


Chris Whetstone


Ron Bacon


Robert Dimmett

ATTEST:


Michael Dietsch, Warrick County Auditor