Warrick County Commissioners
ORDINANCE NO. 2018-21

An Ordinance of the Board of Commissioners of the County of Warrick (the "Board") relating to the amendment of the Warrick County, Indiana, Capital Improvement Plan adopted June 26, 1989, and as amended August 28, 1989; October 23, 1989; March 25, 1991; February 10, 1992; February 8, 1993; August 22, 1994; March 13, 1995; December 14, 1998; January 16, 2002; November 10, 2004; October 12, 2005; May 10, 2006; February 13, 2008; October 22, 2008; August 9, 2010; March 26, 2012, February 24, 2014; April 27, 2015; April 10, 2017; April 24, 2017; April 23, 2018; and May 14, 2018 (dates hereinafter referred to as "Prior Amending Dates").

WHEREAS, the "Warrick County, Indiana, Capital Improvement Plan", adopted June 26, 1989, and as amended on the Prior Amending Dates, was adopted by the Board by its passage of County Commissioners Ordinance No. 1989-9 on June 26, 1989, by its passage of County Commissioners Ordinance No. 1989-16 on August 28, 1989; by motion on March 25, 1991; by its passage of County Commissioners Ordinance No. 1992-4 on February 10, 1992; by motion on February 8, 1993; by its passage of County Commissioners Ordinance No. 1994-18 on August 22, 1994; by its passage of County Commissioners Ordinance No. 1995-7 on March 13, 1995; by its passage of County Commissioners Ordinance No. 1998-16 on December 14, 1998; by its passage of County Commissioners Ordinance No. 2002-11 on January 16, 2002; by its passage of County Commissioners Ordinance No. 2004-14 on November 10, 2004; by its passage of County Commissioners Ordinance No. 2005-19 on October 12, 2005; by its passage of County

Commissioners Ordinance No. 2006-06 on May 10, 2006; by its passage of County Commissioners Ordinance No. 2008-01 on February 13, 2008; by its passage of County Commissioners Ordinance No. 2008-09 on October 22, 2008; by its passage of County Commissioners Ordinance No. 2010-10 on August 9, 2010; by its passage of County Commissioners Ordinance No. 2012-15 on March 26, 2012, by its passage of County Commissioners Ordinance 2014-07 on February 24, 2014; by its passage of County Commissioners Ordinance 2015-12 on April 27, 2015, by its passage of County Commissioners Ordinance 2017-07 on April 10, 2017; by its passage of County Commissioners Ordinance 2017-08 on April 24, 2017; by its passage of County Commissioners Ordinance 2018-08 on April 23, 2018; by its passage of County Commissioners Ordinance 2018-09 on May 14, 2018; and

WHEREAS, there has been presented to this Board for its consideration an amended form of Capital Improvement Plan which amended form of Plan has been approved by the attorney representing the County, and complies with the provisions of former IC 6-3.5-7 and IC 6-3.6;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE COUNTY OF WARRICK AS FOLLOWS:

Section 1. The Board hereby amends the "Warrick County, Indiana, Capital Improvement Plan", adopted June 26, 1989, and as amended on the Prior Amending Dates, in the form presented to this meeting, dated August 27, 2018.

Section 2. Two (2) copies of the attached amended Warrick County, Indiana, Capital Improvement Plan, adopted June 26, 1989, and as amended on the Prior

ORDINANCE NO. 2018-21

Amending Dates, shall be kept on file in the office of the Warrick County Auditor for public inspection.

Section 3. This ordinance shall be in full force and effect from and upon compliance with the procedures required by law.

The foregoing was passed by the Board of Commissioners of the County of Warrick this 27th day of August, 2018.

BOARD OF COMMISSIONERS OF
WARRICK COUNTY, INDIANA

Dan Saylor, President

Robert H. Johnson, Jr., Vice President

Marlin Weisheit, Member

ATTEST:

Deborah K. Stevens, Auditor
Warrick County, Indiana

APPROVED AS TO FORM:

Todd T. Glass, Esq.

WARRICK COUNTY, INDIANA, CAPITAL IMPROVEMENT PLAN

AMENDED AUGUST 27, 2018

I. PURPOSE OF PLAN

The purpose of this Warrick County, Indiana, Capital Improvement Plan (the "Plan") is to specify the uses of the revenues to be received by Warrick County from the local income tax (formally known as the Warrick County Economic Development Income Tax ("LIT") tax) monies imposed under IC 6-3.5-7, which law has been repealed and codified at IC 6-3.6 for the purpose of consolidating all local income taxes into a single article and reclassified as the economic development purpose component of additional revenues derived from the expenditure rate under IC 6-3.6, as amended from time to time (the "LIT" tax). Effective July 1, 2005, Indiana Law was amended to allow EDIT Tax revenues to be used for any lawful purpose. This Plan encompasses a period beginning January 1, 2018 and ending December 31, 2019.

II. PROJECTS

Warrick County intends to undertake highway construction and reconstruction projects and other described projects for the purpose of economic development as follows:

1. Oak Grove Road Project, Phase 1. Project includes Preliminary Engineering (Design), RW Engineering, RW Services, RW Acquisition, New Construction and Construction Engineering. Project limits are from County Line to Libbert Road (approximately 2.1 miles).

2. Oak Grove Road Project Phase 2. Project includes Preliminary Engineering (Design), RW Engineering, RW Services, RW Acquisition, New Construction and Construction Engineering. Project limits are from Libbert Road to Bell Road (approximately 0.6 mile).

3. Oak Grove Road Project, Phase 3. Project includes Preliminary Engineering (Design), RW Engineering, RW Services, RW Acquisition, New Construction and Construction Engineering. Project limits are from Bell Road to SR 261 (approximately 1.1 miles).

4. Lincoln Avenue Project, Phase 3. Project includes Preliminary Engineering (Design), RW Engineering, RW Services, RW Acquisition, New Construction and Construction Engineering. Project limits are from Bell Road to SR 66 (approximately 1.5 miles).

5. Bell Road Project. Project includes Preliminary Engineering (Design), RW Engineering, RW Services, RW Acquisition, New Construction and Construction Engineering. Project limits are from SR 66 to Telephone Road (approximately 2.0 miles).

6. New Harmony Road Project, Phase 1. Project includes Preliminary Engineering (Design), RW Engineering, RW Services, RW Acquisition, New Construction and Construction Engineering. Project limits are from the County Line to Inderrieden Road (approximately 5.7 miles).

7. New Harmony Road Project, Phase 2. Project includes Preliminary Engineering (Design), RW Engineering, RW Services, RW Acquisition, New Construction and Construction Engineering. Project limits are from Inderrieden Road to SR 61 (approximately 5.3 miles).

8. Oak Grove Road Extension Project. Project includes Preliminary Engineering (Design), RW Engineering, RW Services, RW Acquisition, New Construction and Construction Engineering. Project limits are from Anderson Road to SR61 (approximately 2.55 miles) including the W. Roeder Road portion.

9. Roslin Road, Wethers Road, Jenner Road. Project includes Preliminary Engineering (Design), New Construction and Construction Engineering for top coating Roslin Road and Widening and Improving Wethers Road and Jenner Road.

10. Lee Acres Wastewater Extension Project. Project is to extend Town of Chandler Wastewater System service to 63 new residential customers in Lee Acres Subdivision, and includes Construction costs, Professional Fees, Labor Standards, Land Acquisition, Environmental Review and Administration costs.

11. Resurfacing and Rehabilitation Projects. Resurfacing and rehabilitation of various roads in Warrick County as determined by the Board of Commissioners.

12. Warrick Trails Safe Routes to School Project. Project establishes a network of paved trails/walkways to connect school facilities in and around the SR 261 and Casey Road corridor.

13. Bridge Repair and Rehabilitation Projects. Repair and rehabilitation of various numbered bridges in Warrick County as determined by the Board of Commissioners.

14. Old Courthouse and Historic Jail Renovation Projects. Partial repayment of Warrick County GO Bonds Series 2018 used for the renovation and rehabilitation of

the Old Courthouse Building, the Historic Jail, and certain technology upgrades for the County Sheriff's Department.

PROJECTS UNDER THE WARRICK COUNTY DEPARTMENT OF ECONOMIC DEVELOPMENT

15. Economic Development Office Operating Budget. Annual budget providing for the daily operation and staffing for the Department.

16. Project Reserve Funds. Project involves holding funds in reserve to meet needs of new business clients.

*17. North Warrick Industrial Park (formerly listed as Elberfeld Interstate Site). Project involves Land Options, Land Acquisition, Engineering and Financial Studies, Environmental Area Due Diligence, Landscaping, Onsite and Offsite Infrastructure Improvements, and Reimbursement to the Town of Elberfeld for Sewer Bond Payments.

*18. Warrick EMS Program. Project involves the providing of emergency medical services in Warrick County, Indiana, pursuant to an Emergency Medical Services Agreement effective on January 1, 2015, between Warrick County, Indiana, and St. Mary's Warrick EMS, and terminating on December 31, 2024. Effective date of inclusion in the Capital Improvement Plan is January 1, 2006.

*19. Countywide Broadband. Project includes engineering design, legal services, and installation for countywide broadband coverage.

*20. Parks & Recreation Supplement. Supplement to Parks & Recreation Shortfall; includes operation costs of Friedman Park.

*21. Vann Road – Libbert to Epworth. Project includes Preliminary Engineering (Design), RW Engineering, RW Services, RW Acquisition, New Construction and Construction Engineering (approximately 1.5 miles).

*22. Grimm Road SR 66 to Telephone Road. Project includes Preliminary Engineering (Design), RW Engineering, RW Services, RW Acquisition, New Construction and Construction Engineering (approximately 0.9 mile).

*23. Warrick County Industrial Park (WCIP), aka SR 62 Industrial Park. Project involves Phases I & II of Access Improvements, Land Options, Land Acquisition, Engineering and Financial Studies, Environmental Area Due Diligence, Site Development, Legal Fees, Drainage Improvements, Sewer Improvements, Grading, and Road Completion.

*24. Epworth Road Area. Project includes economic incentives, roads and other necessary infrastructure improvements to the Epworth Road Area which includes the Warrick Wellness Trail Medical District.

*25. Trails and Bike Path. County Wide Project includes Engineering, Land Acquisition, New Construction and Construction Engineering.

*26. Friedman Park Improvements. Project includes Engineering and Architecture Design and Planning with Construction of Park Amenities Including Access Roadways, Utilities, Park Structures and Purchase of Maintenance Equipment.

*27. Greenlife Access Road. Project includes Preliminary Engineering (Design), RW Engineering, RW Services, RW Acquisition, New Construction and Construction Engineering (approx. 0.5 mile)

*28. BEP Program, Warrick County. Project is to backstop Program Partner Boonville NOW up to $2,000 per property for 25 properties on a tax sale acquisition under the BEP, with any profits to be split between Boonville NOW and the County.

*29. Warrick County Courthouse Renovation. Project includes installation of new HVAC system and controls, new electrical system, new windows and exterior doors, retaining wall and sidewalk construction, etc.

*30. Elberfeld Sewer 2017 Extension. Sewer line engineering, RW purchase, construction from I-64 to Elberfeld treatment plant, including plant improvements.

*31. South Prospect Drive. Project includes relocating current salt storage facility and upgrading the site to include a new building for the Stormwater Department and District 1 Highway Department crew and constructing a new, larger salt storage building.

*denotes projects funded with the Department of Economic Development's portion of LIT distribution (#'s 1 through 31, collectively, "Economic Development Projects")

III. ESTIMATED TOTAL COSTS OF ALL ECONOMIC DEVELOPMENT PROJECTS

The estimated total costs of the total Economic Development Projects are as follows (assuming direct payment of costs rather than use of long-term financing. See Paragraphs IV and VI below regarding County's intent to issue bonds).

1. Oak Grove Road Project, Phase I $7,453, 100

2. Oak Grove Road Project, Phase 2 $3,169,400
3. Oak Grove Road Project, Phase 3 - $5,301,900
4. Lincoln Avenue Project, Phase 3 - $7,320,000
5. Bell Road Project - $5,600,000
6. New Harmony Road Project, Phase I - $10,240,000
7. New Harmony Road Project, Phase 2 - $7,665,000
8. Oak Grove Road Extension Project - $2,500,000
9. Roslin Road, Wethers Road, Jenner Road $750,000
10. Lee Acres Wastewater Extension Project $1,325,000
11. Resurfacing and Rehabilitation Projects $2,000,000
12. Warrick Trails Safe Routes to School Project $1,260,000
13. Bridge Repair and Rehabilitation Project - $250,000
14. Old Courthouse and Historic Jail Projects - $7,400,000
15. Economic Development Office Operating Budget $1,250,000
16. Project Reserve Funds - $10,000,000
17. North Warrick Industrial Park $7,000,000
18. Warrick EMS Program - $500,000 for year three of agreement
19. Countywide Broadband - $9,000,000
20. Parks & Recreation Supplement $400,000
21. Vann Road (Libbert to Epworth) - $5,250,000
22. Grimm Road (SR 66 to Telephone) - $4,500,000
23. Warrick County Industrial Park (WCIP) - $300,000
24. Epworth Road Area - $10,000,000
25. Trails and Bike Paths - $2,000,000
26. Friedman Park Improvements - $2,000,000
27. Greenlife Access Road - $1,000,000
28. BEP Program, Warrick County - $50,000
29. Warrick County Courthouse Renovations - $350,000
30. Elberfeld Sewer 2017 Extension - $4,500,000
31. South Prospect Drive - $615,000

IV. SOURCES OF FUNDS EXPECTED TO BE USED FOR PROJECTS

Funding for the Economic Development Projects is expected to be derived from LIT, Federal sources, EMS revenues, and any other local economic development revenues to be dedicated to that purpose. It is intended under this Plan that revenues to be received by the County from LIT may be used during the period encompassed by the Plan for any of the Economic Development Projects and for any lawful purpose included in the CIP. The County plans to use revenues to be received from LIT to pay direct costs of the Economic Development Projects and to fund the issuance of bonds as authorized

under IC 6-3.6-10-3. The bond proceeds will be applied to the costs of the Economic Development Projects and the bonds will be payable from the County's LIT distribution. The local and federal shares of the costs of the Economic Development Projects are anticipated to be as follows:

1. Oak Grove Road Project, Phase I — federal share $5,962,480; local share $1,490,620
2. Oak Grove Road Project, Phase 2 — federal share $2,535,520; local share $633,880
3. Oak Grove Road Project, Phase 3 — federal share $4,241,520; local share $1,060,380
4. Lincoln Avenue Project, Phase 3 — federal share $5,852,000; local share $1,463,000
5. Bell Road Project federal share $4,480,000; local share $1,120,000
6. New Harmony Road Project, Phase I — federal share $8,192,000 local share $2,048,000
7. New Harmony Road Project, Phase 2 — federal share $6, 132,000; local share $1,533,000
8. Oak Grove Road Extension Project — federal share $0, local share $2,500,000 (highway LIT $600,000, economic development LIT $1,900,000)
9. Roslin Rd., Wethers Rd., Jenner Rd. — federal share $0, local share $750,000
10. Lee Acres Wastewater Extension Project — federal share (OCRA grant) $600,000, local share $795,000
11. Resurfacing and Rehabilitation Projects federal share $0; local share $2,000,000
12. Warrick Trails Safe Routes to School Project federal share $892,800; WCSC share $307,200; local share $60,000
13. Bridge Repair and Rehabilitation Project – federal share $0, local share $250,000
14. Old Courthouse and Historic Jail Projects – federal share $0, local share $7,400,000
15. Econ. Development Office Operating Budget — federal share $0; local share $1,250,000
16. Project Reserve Funds — federal share $0; local share $10,000,000
17. North Warrick Industrial Park — federal share $0; local share $7,000,000
18. Warrick EMS Program — federal share $0; local share $500,000
19. Countywide Broadband — federal share $0; local share $9,000,000

20. Parks & Recreation Supplement — federal share $0; local share $400,000
21. Vann Road (Libbert to Epworth) federal share $4,200,000; local share $1,050,000
22. Grimm Road (SR 66 to Telephone) federal share $0; local share $4,500,000
23. Warrick County Industrial Park — federal share $0; local share $400,000
24. Epworth Road Area Roads & Necessary Infrastructure Improvements — federal share $0; local share (TIF) $10,000,000; local share (LIT) $10,000,000
25. Trails and Bike Paths federal share $0; local share $2,000,000
26. Friedman Park Improvements federal share $0; local share $2,000,000
27. Greenlife Access Road — federal share $500,000; local share $500,000 (Economic Development LIT $200,000; LIT Construction $300,000)
28. BEP Program, Warrick County: federal share $0, local share $50,000 (Economic Development LIT funds)
29. Warrick County Courthouse Renovations: federal share $0, local share $350,000
30. Elberfeld Sewer 2017 Extension – federal share $0, local share $4,500,000
31. South Prospect Drive – federal share $0, local share $615,000

V. PLANNING, DEVELOPMENT, AND CONSTRUCTION SCHEDULES

It is intended that any of the Economic Development Projects may be undertaken at any time during the period's projects as follows, and reflects the current amended term of the CIP. It is acknowledged that some of these projects commenced prior to the current CIP term, and may not be completed with construction until a later period, depending on Federal and local funding availability, change orders, weather factors, etc.

1. Oak Grove Road Project, Phase l : 1-1-18 to 12-31-19
2. Oak Grove Road Project, Phase 2: 1-1-18 to 12-31-19
3. Oak Grove Road Project, Phase 3: 1-1-18 to 12-31-19
4. Lincoln Avenue Project, Phase 3: 1-1-18 to 12-3 1-19
5. Bell Road Project: 1-1-18 to 12-31-19
6. New Harmony Road Project, Phase I : 1-1-18 to 12-31-19
7. New Harmony Road Project, Phase 2: 1-1-18 to 12-31-19
8. Oak Grove Road Extension Project: 1-1-18 to 12-31-19
9. Roslin Rd., Wethers Rd., Jenner Rd.: 1-1-18 to 12-31-19
10. Lee Acres Wastewater Extension Project: 1-1-18 to 12-31-19

11. Resurfacing and Rehabilitation Projects: annual projects, 1-1-16 to 12-31-19
12. Warrick Trails Safe Routes to School Project: 1-1-18 to 12-31-19
13. Bridge Repair and Rehabilitation Project – 01-01-18 to 12-31-19
14. Old Courthouse and Historic Jail Projects – 06-01-18 to 12-31-19
15. Economic Development Office Operating Budget: 1-1-16 to 12-31-19
16. Project Reserve Funds: 1-1-18 to 12-31-19
17. North Warrick Industrial Park: 1-1-18 to 12-31-19
18. Warrick EMS Program: 14-18 to 12-31-19
19. Countywide Broadband: 1-1-18 to 12-31-20
20. Parks & Recreation Supplement: 1-1-18 to 12-31-19
21. Vann Road (Libbert to Epworth): 1-1-18 to 12-31-19
22. Grimm Road (SR 66 to Telephone): 1-1-18 to 12-31-19
23. Warrick County Industrial Park: 1-1-18 to 12-31-19
24. Epworth Road Area: 1-1-18 to 12-31-19
25. Trails and Bike Paths: 1-1-18 to 12-31-19
26. Friedman Park Improvements: 1-1-18 to 12-31-19
27. Greenlife Access Road: 1-1-18 to 12-31-19
28. BEP Program, Warrick County: 1-1-18 to 12-31-19
29. Warrick County Courthouse Renovations: 1-1-18 to 12-31-19
30. Elberfeld Sewer 2017 Extension: 1-1-18 to 12-3-19
31. South Prospect Drive: 1-1-18 to 12-31-19

VI. ESTIMATED MINIMUM COUNTY LOCAL INCOME TAX REVENUES NECESSARY FOR ECONOMIC DEVELOPMENT PROJECTS BY CALENDAR YEAR

	2016	2017	2018
1. Anticipated distribution of revenue from EDIT/LIT	$7,228,538	$7,508,949	$9,864,742
2. Direct Expenditures from EDIT/ LIT distribution for economic development projects	$7,228,538	$7,508,949	$9,864,742
3. Expenditures from EDIT/LIT distribution for debt service on bonds	$0	$0	$200,000

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