

**EXCERPTS FROM MINUTES OF A MEETING
OF THE BOARD OF SCHOOL TRUSTEES
CULVER COMMUNITY SCHOOLS CORPORATION**

A meeting of the Board of School Trustees (the "Board") of Culver Community Schools Corporation (the "School Corporation") was held at 700 School Street, Culver, Indiana, on November 15, 2021 at the hour of 7:03 p.m. (Local Time), pursuant to notice duly given in accordance with the rules of the Board.

The meeting was called to order by the President of the Board.

On call of the roll, the members of the Board were shown to be present or absent as follows:

Present: Jack Jones, Mark Maes, Mike Pazin, Julie Ritzler, Karen Lee, Theresa Thompson, Amy Pugh

Absent:

(Among other proceedings had and actions taken were the following:)

The President presided over the hearing, welcoming everyone and introducing members of the Board and speakers.

It was explained to the Board that under Indiana law whenever a school corporation proposes to construct or renovate a school building at a cost in excess of one million dollars it must first hold a public hearing. Additionally, pursuant to Indiana Code § 6-1.1-20-3.1, whenever a school corporation proposes to enter into a lease agreement and/or issue bonds for the construction or renovation of a school building or buildings resulting in total costs in excess of certain thresholds, such school corporation is required to hold two public hearings on its preliminary determination to issue such bonds and enter into such lease agreement. The first

hearing on the preliminary determination for the Project (as defined herein) was held on November 1, 2021. Notice of both public hearings was published October 20, 2021 in the Pilot News, Pulaski County Journal and in The Rochester Sentinel and in The Leader on October 21, 2021, and was sent via first-class mail to the County Clerks and any organizations which requested such notice as provided in Indiana Code § 6-1.1-20-3.1. The proofs of publication of the notice of the hearings were presented to the meeting.

It was further explained that at this hearing all interested people may give testimony and/or ask questions concerning the Expansion and Improvement Projects, including renovation and construction of improvements to Culver Middle/High School and other school facilities within the school corporation, including site improvements, the purchase of technology and equipment (the "Projects"). The purpose of the hearings is two-fold: (1) to inform the public as to the proposed Projects; and (2) to allow all interested parties, taxpayers and patrons of the School Corporation to voice their opinions as to the Projects and ask any questions.

After the purpose of the hearing was explained, the presentations regarding the need for the Projects were given. An evaluation of the existing facility was then presented, as well as a discussion of the details of the proposed Projects. The estimated cost and schedule of the Projects were then presented to the public. It was explained how these Projects could be funded, and the potential tax rate impact the Projects would have on the community.

After the above presentations, the President announced that the Board would now hear testimony and questions from the public. Questions and testimony were given by several patrons.

At the conclusion of the public testimony and question, the Board considered the Project Resolution to complete the Projects at a cost of more than one million dollars per building. The resolution attached as Exhibit A was approved.

Also, at the conclusion of the public testimony and question, the Board considered the Preliminary Determination Resolution to issue bonds and enter a lease agreement in order to complete the Projects. The resolution attached as Exhibit B was approved.

The President further stated that the Board needed to consider a Reimbursement Resolution. On motion duly made, the resolution attached as Exhibit C was adopted.

Motion made and seconded to adjourn the meeting. Meeting adjourned.

Secretary, Board of School Trustees

ATTEST:

President, Board of School Trustees

EXHIBIT A

PROJECT RESOLUTION 2021-14

WHEREAS, the Board of Trustees (the "Board") of Culver Community Schools Corporation (the "School Corporation") at a meeting on November 15, 2021 held a public hearing in accordance with Indiana Code § 20-26-7-37 for the purpose of answering questions and listening to taxpayers' comments and any evidence they may present about the proposed Expansion and Improvement Projects, including renovation and construction of improvements to Culver Middle/High School and other school facilities within the school corporation, including site improvements, the purchase of technology and equipment (the "Projects"); and

WHEREAS, the Board has carefully studied all of the known options and feels that the proposed Projects are in the best interests of the present and future students to be served by these facilities; now, therefore,

BE IT RESOLVED, that the purpose of the Projects is to provide an improved educational environment for students.

BE IT FURTHER RESOLVED, that the estimated hard and soft costs of the Projects are \$10,930,011, with estimated costs of issuance (including capitalized interest less interest earnings and interim lease rental) of \$1,119,989, resulting in total estimated Project cost of \$12,050,000.

BE IT FURTHER RESOLVED, that the estimated \$12,050,000 will be funded by one or more of the following: Operations Fund, Common School Fund Loan, ESSR funds, general obligation bond issue and/or a building corporation bond issue with an anticipated impact on the Debt Service Fund tax rate of \$0.1257 per \$100 assessed valuation based on an estimated

\$920,485,418 assessed valuation beginning in 2025. However, as existing obligations mature and other debt rolls on, the anticipated increase to the Debt Service Fund tax rate due to these Projects is expected to be \$0.0100 above the estimated 2023 Debt Service Fund tax rate in the amount of \$0.1773.

Passed and adopted this 15th day of November, 2021.

President, Board of School Trustees

Secretary, Board of School Trustees

EXHIBIT B

PRELIMINARY DETERMINATION RESOLUTION 2021-15

WHEREAS, the Culver Community Schools Corporation (the "School Corporation") published a Notice of Preliminary Determination Hearings on October 20, 2021 in the *Pilot News*, *Pulaski County Journal* and in *The Rochester Sentinel* and in *The Leader* on October 21, 2021 and mailed such notice to the County Clerks and any organizations requesting such notice as provided in Indiana Code § 6-1.1-20-3.1, with respect to the Expansion and Improvement Projects, including renovation and construction of improvements to Culver Middle/High School and other school facilities within the school corporation, including site improvements, the purchase of technology and equipment (the "Projects"); and

WHEREAS, the first preliminary determination hearing was held on November 1, 2021 and the second preliminary determination hearing was held on November 15, 2021 in accordance with the notice and the law of the State of Indiana (the "State"); and

WHEREAS, the School Corporation has made the following information available to the public at the public hearings: (a) the result of the Schools Corporation's current and projected annual debt service payments divided by the net assessed value of taxable property within the School Corporation; (b) the result of (i) the sum of the School Corporation's outstanding long term debt plus the outstanding long term debt of other taxing units that include any of the territory of the School Corporation; divided by (ii) the net assessed value of taxable property within the School Corporation; now, therefore,

BE IT RESOLVED that the Board of School Trustees (the "Board") of the School Corporation preliminarily determines to issue bonds and enter into a lease for the Projects.

BE IT FURTHER RESOLVED that the lease agreement will be for a maximum term of 22 years with a maximum annual lease rental payment of \$1,225,000. The maximum annual lease rental payment has been estimated based upon an estimated principal amount of bonds of \$12,050,000, estimated interest rates ranging from 2.20% to 3.60%, and estimated total interest costs of \$5,437,011. The School Corporation may issue general obligation bonds in a principal amount not to exceed \$12,050,000. If general obligation bonds are issued for the Projects, the principal amount issued with the Lease Bonds will be reduced by the principal amount of the general obligation bonds issued. The School Corporation's current debt service levy is \$1,316,800 and the current debt service rate is \$0.1521. After the School Corporation enters into the proposed lease agreement and the bonds are issued, the debt service levy will increase by a maximum of \$1,225,000 and the Debt Service Fund tax rate will increase by a maximum of \$0.1257. However, as existing obligations mature and other debt rolls on, the anticipated increase to the Debt Service Fund tax rate due to these Projects is expected to be \$0.0100 above the estimated 2023 Debt Service Fund tax rate in the amount of \$0.1773. The maximum annual debt service for the Project for any year in which the Bonds are outstanding is \$1,225,000. The estimated amount of the School Corporation's debt service levy and rate that will result during the following ten years if the School Corporation enters into the lease and issues the bonds, after considering any changes that will occur to the debt service levy and rate during that period on account of any outstanding bonds or lease obligation that will mature or terminate during that period is as follows:

| Year | Estimated Total Debt Service Levy | Estimated Total Debt Service Rate |
|------|---|--------------------------------------|
| 2021 | \$1,316,800 | \$0.1521 |
| 2022 | 1,438,877 | 0.1563 |
| 2023 | 1,631,799 | 0.1773 |
| 2024 | 1,724,469 | 0.1873 |
| 2025 | 1,724,469 | 0.1873 |
| 2026 | 1,724,469 | 0.1873 |
| 2027 | 1,724,469 | 0.1873 |
| 2028 | 1,261,658 | 0.1371 |
| 2029 | 1,193,483 | 0.1297 |
| 2030 | 1,192,630 | 0.1296 |
| 2031 | 1,173,392 | 0.1275 |
| 2032 | 1,173,250 | 0.1275 |
| 2033 | 1,172,587 | 0.1274 |

The purpose of the lease agreement is to provide for the Project. This Project includes capital improvements necessary to complete the most recent threat assessment or school safety plan.

BE IT FURTHER RESOLVED that the Secretary of the Board is hereby authorized and directed to publish the notice of adoption of this preliminary determination in accordance with State law.

BE IT FURTHER RESOLVED that if a petition pursuant to Indiana Code § 6-1.1-20-3.1 is filed, the Secretary of the Board is hereby authorized to publish a notice of the applicability of the petition and remonstrance process pursuant to State law.

Passed and adopted this 15th day of November, 2021.

President, Board of School Trustees

Secretary, Board of School Trustees

EXHIBIT C

DECLARATION OF OFFICIAL INTENT TO REIMBURSE EXPENDITURES

RESOLUTION 2021-16

WHEREAS, Culver Community Schools Corporation (the "School Corporation") intends to finance the Expansion and Improvement Projects, including renovation and construction of improvements to Culver Middle/High School, and other school facilities within the school corporation, including and site improvements, the purchase of technology and equipment (the "Project"); and

WHEREAS, the School Corporation reasonably expects to reimburse certain costs of the Project with proceeds of obligations to be incurred on behalf of the School Corporation in an amount not to exceed \$12,050,000; and

WHEREAS, the School Corporation, acting through a leasing entity, expects to have obligations issued on its behalf for the Project and to use the proceeds hereof to reimburse or pay costs of the Project;

NOW, THEREFORE, BE IT RESOLVED that the School Corporation declares its official intent to acquire, construct or rehabilitate the Project with proceeds of obligations incurred on behalf of the School Corporation in an amount not to exceed \$12,050,000 for the purpose of paying or reimbursing costs of the Project; and to approve obligations issued by a leasing entity that will lease the Project to the School Corporation.

BE IT FURTHER RESOLVED, that the School Corporation reasonably expects to reimburse itself from proceeds of obligations issued on behalf of the School Corporation for costs of the Project paid prior to the issuance of the obligations.

Passed and Adopted this 15th day of November, 2021.

President, Board of School Trustees

Secretary, Board of School Trustees