

JOINT MEETING

OF THE

**SWITZERLAND COUNTY BOARD OF COMMISSIONERS
AND THE
SWITZERLAND COUNTY COUNCIL**

WEDNESDAY, JUNE 10, 2015, AT 5:10 P.M.

The Switzerland County Board of Commissioners and the Switzerland County Council met in public joint session pursuant to law and by being duly advertised.

Those present: commissioners: Mark Lohide, Steve Lyons, and Josh South, council: Mike Bear, Steve Crabtree, Elizabeth Jones, Rachel Schuler, Glenn Scott, and John Gary Welch, the sheriff, Nathan Hughes, and the auditor, Gayle Rayles. Councilman Terry Hall was absent.

The meeting was opened by Glenn.

Jon Bond explained the loan with Keystone is part of 5 agreements; two are between Keystone and the County the other three are between Keystone and the Bank.

The balance of the loan to be refinanced will be approximately \$2,500,000.00 in November. A portion if the loan has a variable rate. The current rate is 6.09%.

There was a discussion on the various type of financing the County can pursue to acquire the funds to pay off the Keystone loan:

- Bank Loans
 - There may be a problem finding sales of comparable buildings in our market area to use for comparisons if we use the building as collateral
 - Possible environmental issues due to the prior use of the site
 - Will the loan to value ratio be in an acceptable range for a bank loan. (Jon believes the building value to be about \$3,000,000.00)
- Bond Issue
 - Not backed by property taxes could cause a problem in acquiring bonds
 - Costs would be about \$40,000
 - For the amount we need to borrow the cost to loan is too high
- Loan thru Redevelopment
 - Transparency issues
 - Avoids the debt ceiling (\$3,000,000.00)
- USDA Loans

There was a discussion on how to pursue financing. It was agreed to use the building as collateral in order to avoid using Property Tax Revenue. The Commissioners agreed to check with local banks and River Valley to see if they are interested. Steve L. will speak with River Valley. All decisions will be discussed with Council prior to moving forward.

Jon to speak to Keystone about waiving the early payoff penalty if we are ready to proceed before the due date in 2016.

There was a brief discussion on Casino Revenue Caps.

Jon said the new engineering firm has indicated that an investment in the Florence Regional Sewer District of approximately \$500,000 will give them the increased capacity they need in order to serve the industrial park.

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With no further business to come before the joint session, Steve Crabtree made the motion to adjourn, seconded by John Gary Welch and all agreed. The meeting adjourned at 6:52p.m.

Council:

Commissioners:

Attest:

Gayle A. Rayles, Auditor
Switzerland County, Indiana