

*This Final Official Statement is dated January 17, 2019*

In the opinion of Barnes & Thornburg LLP, Indianapolis, Indiana, (“Bond Counsel”) under existing laws, interest on the Bonds (as hereinafter defined) is excludable from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986, as amended and in effect on the date of issuance of the Bonds. In the opinion of Barnes & Thornburg LLP, Indianapolis, Indiana, under existing laws, interest on the Bonds is exempt from income taxation in the State of Indiana, except for the financial institutions tax. See “TAX MATTERS” and Appendix E herein.

**\$5,000,000**  
**RANDOLPH COUNTY BUILDING CORPORATION**  
**Randolph County, Indiana**  
**LEASE RENTAL REVENUE BONDS, SERIES 2019**  
**(COUNTY HIGHWAY PROJECT)**

Original Date: Date of Delivery (January 31, 2019)

Due: January 15 and July 15, as shown on inside cover page

The Randolph County Building Corporation (the “Building Corporation”) is issuing \$5,000,000 of Lease Rental Revenue Bonds, Series 2019 (County Highway Project) (the “Bonds”) for the purpose of the financing of all or any portion of the acquisition, construction, improvement, and/or equipping of all or any portion of a new county highway department facility, located on the west side of U.S. Highway 27, south of the intersection of 200 South in Winchester, Indiana 47394, and any related improvements (collectively, the “Project”), paying capitalized interest, and paying issuance expenses.

The Bonds are secured by and payable from fixed, semiannual lease rental payments (the “Lease Rentals”) to be paid by Randolph County, Indiana (the “County”) directly to The Bank of New York Mellon Trust Company, N.A. in Indianapolis, Indiana (the “Trustee”) under a Trust Indenture between the Building Corporation and the Trustee, dated as of January 1, 2019 (the “Trust Indenture”) and a Lease, between the County and the Building Corporation, dated October 4, 2018, as amended (the “Lease”) and in accordance with Indiana Code Title 36, Article 1, Chapter 10. Such Lease Rentals are payable from the revenues of the income tax levied and collected by the County pursuant to Indiana Code Title 6, Article 3.6, Chapter 7, Section 19 (the “Special Purpose Income Tax Revenues”) on parity with the pledge of Special Purpose Income Tax Revenues to the 2002 Lease (herein defined), which secures the 2005 Bonds (herein defined) and the 2016B Bonds (herein defined), and the 2010 Lease (as herein defined), which secures the 2016A Bonds (herein defined) (the 2002 Lease and the 2010 Lease, collectively, the “Outstanding Leases”). To the extent that the Special Purpose Income Tax Revenues are insufficient to pay such amounts, the Lease Rentals are payable from an ad valorem tax levied on all taxable property in the County (the “Property Tax Revenues”). See “Securities Being Offered – Security and Sources of Payment” herein. The Bonds shall not constitute an indebtedness of the County within the meaning of the provisions and limitations of the constitution of the State of Indiana.

The Bonds will be issued only as fully registered bonds, and when issued, will be registered in the name of Cede & Co., as nominee for The Depository Trust Company (“DTC”). Purchases of beneficial interests in the Bonds will be made in book-entry-only form in the denomination of \$5,000 or any integral multiples thereof. Purchasers of beneficial interests in the Bonds (the “Beneficial Owners”) will not receive physical delivery of certificates representing their interests in the Bonds. Interest on the Bonds will be payable semiannually on January 15 and July 15 of each year, beginning July 15, 2019. Principal and interest will be disbursed on behalf of the Building Corporation by The Bank of New York Mellon Trust Company, N.A., in Indianapolis, Indiana (the “Registrar” and “Paying Agent”). Interest on the Bonds will be paid by check, mailed one business day prior to the interest payment date or by wire transfer to depositories. The principal of and premium, if any, on the Bonds shall be payable in lawful money of the United States of America at the designated corporate trust office of the Paying Agent. Interest on, together with the principal of, the Bonds will be paid directly to DTC by the Paying Agent so long as DTC or its nominee is the registered owner of the Bonds. The final disbursement of such payments to the Beneficial Owners of the Bonds will be the responsibility of the DTC Participants and the Indirect Participants. See “BOOK-ENTRY-ONLY SYSTEM”. The Bonds will be subject to optional redemption prior to maturity, as more fully described herein. The Bonds issued as “Term Bonds” are subject to mandatory sinking fund redemption as more fully described herein. See “THE BONDS – REDEMPTION PROVISIONS”.



MIDDLEGATE SECURITIES LTD.  
Investment Brokers

*This cover page contains certain information for quick reference only. It is not a summary of this issue. Investors must read the entire Official Statement to obtain information essential to the making of an informed investment decision.*

MATURITY SCHEDULE  
(Base CUSIP\* 752556)

<u>Maturity</u>	<u>Principal</u>	<u>Interest Rate</u>	<u>Yield</u>	<u>CUSIP</u>	<u>Maturity</u>	<u>Principal</u>	<u>Interest Rate</u>	<u>Yield</u>	<u>CUSIP</u>
July 15, 2020	\$10,000	4.000%	2.050%	AA8	January 15, 2025	\$70,000	4.000%	2.250%	AK6
January 15, 2021	15,000	4.000%	2.080%	AB6	July 15, 2025	115,000	4.000%	2.280%	AL4
July 15, 2021	10,000	4.000%	2.100%	AC4	January 15, 2026	120,000	4.000%	2.300%	AM2
January 15, 2022	15,000	4.000%	2.120%	AD2	July 15, 2026	150,000	4.000%	2.350%	AN0
July 15, 2022	10,000	4.000%	2.150%	AE0	January 15, 2027	155,000	4.000%	2.400%	AP5
January 15, 2023	15,000	4.000%	2.180%	AF7	July 15, 2027	155,000	4.000%	2.450%	AQ3
July 15, 2023	65,000	4.000%	2.200%	AG5	January 15, 2028	160,000	4.000%	2.500%	AR1
January 15, 2024	70,000	4.000%	2.210%	AH3	July 15, 2028	160,000	4.000%	2.550%	AS9
July 15, 2024	65,000	4.000%	2.230%	AJ9					

Term Bonds

\$330,000 of Term Bonds at 3.000% due July 15, 2029, Yield 2.650%, CUSIP AU4  
 \$340,000 of Term Bonds at 3.000% due July 15, 2030, Yield 2.800%, CUSIP AW0  
 \$350,000 of Term Bonds at 3.000% due July 15, 2031, Yield 2.850%, CUSIP AY6  
 \$365,000 of Term Bonds at 3.000% due July 15, 2032, Yield 3.000%, CUSIP BA7  
 \$570,000 of Term Bonds at 3.250% due January 15, 2034, Yield 3.100%, CUSIP BD1  
 \$395,000 of Term Bonds at 3.375% due January 15, 2035, Yield 3.150%, CUSIP BF6  
 \$415,000 of Term Bonds at 3.500% due January 15, 2036, Yield 3.180%, CUSIP BH2  
 \$430,000 of Term Bonds at 3.500% due January 15, 2037, Yield 3.230%, CUSIP BK5  
 \$445,000 of Term Bonds at 3.500% due January 15, 2038, Yield 3.280%, CUSIP BM1

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The Bonds are being offered for delivery when, as and if issued and received by the Underwriter (hereinafter defined) and subject to the approval of legality by Barnes & Thornburg LLP, Indianapolis, Indiana, Bond Counsel. Certain legal matters will be passed on by Meeks Cockerill, Cockerill & Cockerill, as Attorney for the County and Building Corporation. The Bonds are expected to be available for delivery to DTC in New York, New York, on January 31, 2019.

IN CONNECTION WITH THIS OFFERING THE UNDERWRITER MAY OVER-ALLOT OR EFFECT TRANSACTIONS WHICH STABILIZE OR MAINTAIN THE MARKET PRICE OF THE BONDS OFFERED HEREBY AT A LEVEL ABOVE THAT WHICH MIGHT OTHERWISE PREVAIL IN THE OPEN MARKET, AND SUCH STABILIZING, IF COMMENCED, MAY BE DISCONTINUED AT ANY TIME.

No dealer, broker, salesman or other person has been authorized by the Building Corporation to give any information or to make any representations, other than those contained in this Official Statement, and if given or made, such other information or representations must not be relied upon as having been authorized by the Building Corporation. This Official Statement does not constitute an offer to sell or the solicitation of an offer to buy nor shall there be any sale of the securities described herein by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale. The information set forth herein has been obtained from the Building Corporation, and other sources which are believed to be reliable, but it is not guaranteed as to accuracy or completeness. The information and expressions of opinion herein are subject to change without notice and neither the delivery of this Official Statement nor any sale of the securities described herein shall, under any circumstances, create any implication that there has been no change in the affairs of the Building Corporation since the date of delivery of the securities described herein to the initial purchaser thereof. However, upon delivery of the securities, the Building Corporation will provide a certificate stating that there have been no material changes in the information contained in the Final Official Statement since its delivery.

NEITHER THE SECURITIES AND EXCHANGE COMMISSION NOR ANY STATE SECURITIES COMMISSION HAS APPROVED OR DISAPPROVED OF THE BONDS OR PASSED UPON THE ADEQUACY OR ACCURACY OF THIS OFFICIAL STATEMENT. ANY REPRESENTATION TO THE CONTRARY IS A CRIMINAL OFFENSE.

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## PROJECT PERSONNEL

Names and positions of County personnel and professionals who have taken part in the planning of this Project and bond issue are:

### Building Corporation Directors

Steven Croyle  
Larry Preston  
Karen Glunt  
Betsy Jefferis  
Barbara Geyer

### County Council

Ricky Brown  
Thomas Kerns  
Gary Friend  
Max Holaday  
David Lenkensdofer  
Ted Martin  
Bob McCoy

### County Auditor

Laura Martin

### County Commissioners

Michael Wickersham  
Gary Girtton  
Tom Chalfant

### Building Corporation and County Attorney

Meeks Cockerill  
Cockerill & Cockerill  
235 South Meridian Street  
Winchester, Indiana 47394

### Municipal Advisor

Jason G. Semler  
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Indianapolis, Indiana 46240

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Barnes & Thornburg LLP  
11 South Meridian Street  
Indianapolis, Indiana 46204

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*This introduction to the Official Statement contains certain information for quick reference only. Investors must read the entire Official Statement to obtain information essential to the making of an informed investment decision.*

## FINAL OFFICIAL STATEMENT

**\$5,000,000**

### **RANDOLPH COUNTY BUILDING CORPORATION Randolph County, Indiana LEASE RENTAL REVENUE BONDS, SERIES 2019 (COUNTY HIGHWAY PROJECT)**

#### INTRODUCTION TO THE OFFICIAL STATEMENT

The Randolph County Building Corporation (the “Building Corporation”) is issuing \$5,000,000 of Lease Rental Revenue Bonds, Series 2019 (County Highway Project) (the “Bonds”). The Building Corporation was organized to issue Bonds pursuant to Indiana Code Title 36, Article 1, Chapter 10 to finance the construction of new county facilities and lease such facilities to Randolph County, Indiana (the “County”).

#### SECURITY AND SOURCES OF PAYMENT

The Bonds are secured by and payable from fixed, semiannual lease rental payments (the “Lease Rentals”) to be paid by the County directly to The Bank of New York Mellon Trust Company, N.A. in Indianapolis, Indiana (the “Trustee”) under a Trust Indenture between the Building Corporation and the Trustee, dated as of January 1, 2019 (the “Trust Indenture”) and a Lease, between the County and the Building Corporation, dated October 4, 2018, as amended (the “Lease”) and in accordance with Indiana Code Title 36, Article 1, Chapter 10. Such Lease Rentals are payable from the revenues of the income tax levied and collected by the County pursuant to Indiana Code Title 6, Article 3.6, Chapter 7, Section 19 (the “Special Purpose Income Tax Revenues”) on parity with the pledge of Special Purpose Income Tax Revenues to the 2002 Lease (herein defined), which secures the 2005 Bonds (herein defined) and the 2016B Bonds (herein defined), and the 2010 Lease (as herein defined), which secures the 2016A Bonds (herein defined) (the 2002 Lease and the 2010 Lease, collectively, the “Outstanding Leases”). **To the extent that the Special Purpose Income Tax Revenues are insufficient to pay such amounts, the Lease Rentals are payable from an ad valorem tax levied on all taxable property in the County (the “Property Tax Revenues”).** See “Securities Being Offered – Security and Sources of Payment” herein. The Bonds shall not constitute an indebtedness of the County within the meaning of the provisions and limitations of the constitution of the State of Indiana.

The County expects to issue \$3,520,000\* Special Purpose Income Tax Revenue Bonds, Series 2019 (the “Revenue Bonds”) in May 2019. The Revenue Bonds will be payable from Special Purpose Income Tax Revenues and to the extent Special Purpose Income Tax Revenues are insufficient to pay such amounts, the debt service will be payable from an ad valorem tax levied on all taxable property in the County. The pledge of Special Purpose Income Tax Revenues to the payment of the Revenue Bonds will be on parity with the pledge of Special Purpose Income Tax Revenues to the Bonds and the Outstanding Leases.

The County and the Building Corporation previously entered into a Lease related to the expansion and renovation of the Randolph County Courthouse dated August 16, 2010, as supplemented and amended from time to time (as amended, the “2010 Lease”), which secures the Building Corporation’s First Mortgage Refunding Bonds, Series 2016A (the “2016A Bonds”) dated March 9, 2016, originally issued in the par amount of \$4,545,000, now outstanding in the par amount of \$1,770,000. The County and the Building Corporation previously entered into a Lease related to the expansion and renovation of the Randolph County Courthouse Annex dated September 18, 2002, as supplemented and amended from time to time and as further supplemented by a Second Amendment to Lease Agreement executed as of October 19, 2015 (as supplemented and amended, the “2002 Lease”), which secures the Building Corporation’s First Mortgage Improvement Bonds, Series 2016B (the “2016B Bonds”) dated March 9, 2016, originally issued in the par amount of \$420,000, now outstanding in the par amount of \$420,000. The 2002 Lease also secures the First Mortgage Refunding Bonds, Series 2005 (the “2005 Bonds”) dated November 30, 2005, originally issued in the par amount of \$5,670,000, now outstanding in the par amount of \$2,505,000. The pledge of Special Purpose Income Tax Revenues to the 2002 Lease and the 2010 Lease are on parity with the pledge of Special Purpose Income Tax Revenues to the Bonds and the Revenue Bonds.

\*Preliminary, subject to change.

### CIRCUIT BREAKER TAX CREDIT

Indiana Code Title 6, Article 1.1, Chapter 20.6 provides taxpayers with a tax credit for all property taxes in an amount that exceeds the gross assessed value of real and personal property eligible for the credit (“Circuit Breaker Tax Credit”). If applicable, the Circuit Breaker Tax Credit will result in a reduction of property tax collections for each political subdivision in which the Circuit Breaker Tax Credit is applied. The legislation requires local governments to fund their debt service obligations regardless of any property tax revenue shortfalls due to the Circuit Breaker Tax Credit. The State may intercept funds to pay debt service. (See “CIRCUIT BREAKER TAX CREDIT” herein).

### PURPOSE

The Bonds are being issued for the purpose of the financing of all or any portion of the acquisition, construction, improvement, and/or equipping of all or any portion of a new county highway department facility, located on the west side of U.S. Highway 27, south of the intersection of 200 South in Winchester, Indiana 47394, and any related improvements (collectively, the “Project”), paying capitalized interest, and paying issuance expenses.

### REDEMPTION PROVISIONS

The Bonds are subject to optional redemption beginning January 15, 2029 as more fully described herein. The Bonds issued as Term Bonds are subject to mandatory sinking fund redemption as more fully described herein.

### DENOMINATIONS

The Bonds are being issued in the denomination of \$5,000 or integral multiples thereof.

### REGISTRATION AND EXCHANGE FEATURES

The Trustee shall keep at its designated corporate trust office, a record for the registration of the Bonds. Each registered Bond shall be transferable or exchangeable only on such record at the designated corporate trust office of the Trustee at the written request of the registered owner thereof or his attorney duly authorized in writing upon surrender thereof, together with a written instrument of transfer satisfactory to the Trustee duly executed by the registered owner or his duly authorized attorney.

### BOOK-ENTRY-ONLY SYSTEM

When issued, the Bonds will be registered in the name of and held by Cede & Co., as nominee for The Depository Trust Company, New York, New York (“DTC”). Purchases of beneficial interests in the Bonds will be made in book-entry-only form. Purchasers of beneficial interests in the Bonds (the “Beneficial Owners”) will not receive physical delivery of certificates representing their interests in the Bonds. For so long as the Bonds are held in book-entry-only form, payments of principal of and interest on the Bonds will be paid by the Paying Agent only to DTC or its nominee. Neither the Issuer nor the Trustee will have any responsibility for a Beneficial Owner’s receipt from DTC or its nominee, or from any Direct Participant (as hereinafter defined) or Indirect Participant (as hereinafter defined), of any payments of principal of or interest on any Bonds. See “Book-Entry-Only System” under this caption of this Official Statement.

### PROVISIONS FOR PAYMENT

The principal on the Bonds shall be payable at the designated corporate trust office of the Registrar and Paying Agent, or by wire transfer to DTC or any successor depository. All payments of interest on the Bonds shall be paid by check, mailed one business day prior to the interest payment date to the registered owners as the names appear as of the first day of the month preceding the interest payment date and at the addresses as they appear on the registration books kept by the Registrar or at such other address as is provided to the Registrar or by wire transfer to DTC or any successor depository. If payment of principal or interest is made to DTC or any successor depository, payment shall be made by wire transfer on the payment date in same-day funds. If the payment date occurs on a date when financial institutions are not open for business, the wire transfer shall be made on the next succeeding business day. The Paying Agent shall be instructed to wire transfer payments by 1:00 p.m. (New York City time) so such payments are received at the depository by 2:30 p.m. (New York City time). Payments on the Bonds shall be made in lawful money of the United States of America, which, on the date of such payment, shall be legal tender.

For so long as the Bonds are held in book-entry-only form, the Trustee will send notices of redemption of the Bonds only to DTC or its nominee, as the registered owner of the Bonds, in accordance with the preceding paragraphs. Neither the Issuer nor the Trustee will have any responsibility for any Beneficial Owners' receipt from DTC or its nominee, or from any Direct Participant or Indirect Participant, of any notices of redemption. See "Book-Entry-Only System" under this caption of this Official Statement.

#### NOTICES

Notices shall be provided per the Trust Indenture. See the Summary of Certain Provisions of the Trust Indenture (Appendix D).

#### TAX MATTERS

In the opinion of Barnes & Thornburg LLP, Indianapolis, Indiana, ("Bond Counsel") under existing laws, interest on the Bonds is excludable from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986, as amended and in effect on the date of issuance of the Bonds (the "Code"), is not an item of tax preference for purposes of the federal alternative minimum tax, but is taken into account in determining adjusted current earnings for the purpose of computing the alternative minimum tax imposed on certain corporations for taxable years that began prior to January 1, 2018. In the opinion of Bond Counsel, under existing laws, interest on the Bonds is exempt from income taxation in the State of Indiana, except for the financial institutions tax. See "TAX MATTERS" and Appendix E herein.

The Bonds are "qualified tax-exempt obligations" for purposes of Section 265(b)(3) of the Code.

#### MISCELLANEOUS

The information contained in this Official Statement has been compiled from County officials and other sources deemed to be reliable, and while not guaranteed as to completeness or accuracy, it is believed to be correct as of this date. However, the Official Statement speaks only as of its date, and the information contained herein is subject to change.

The references, excerpts and summaries of all documents referred to herein do not purport to be complete statements of the provisions of such documents, and reference is directed to all such documents for full and complete statements of all matters of fact relating to the Bonds, the security for the payment of the Bonds and the rights and obligations of the owners thereof. A complete text of the Trust Indenture will be provided upon request. Additional information may be requested from Mary Ann Lenkensdofer, Randolph County Auditor, 100 South Main Street, Winchester, Indiana 47394, phone (765) 584-6700.

Any statements made in this Official Statement involving matters of opinion or of estimates, whether or not so expressly stated, are set forth as such and not as representations of fact, and no representation is made that any of the estimates will be realized. Neither this Official Statement nor any statement which may have been made verbally or in writing is to be construed as a contract with the owners of the Bonds.

### THE PROJECT

#### PROJECT DESCRIPTION

The Building Corporation, on behalf of the County is issuing the Bonds for the purpose of the financing of all or any portion of the acquisition, construction, improvement, and/or equipping of all or any portion of a new county highway department facility, located on the west side of U.S. Highway 27, south of the intersection of 200 South in Winchester, Indiana 47394, all to be used for the purposes of providing maintenance and preservation of public roadways, bridges, culverts, signs, pavement marking, and traffic signals by the County (collectively, the "Project").

#### CONSTRUCTION PROGRAM

Construction of the Project will begin in February 2019 and is anticipated to be completed by the December 2019.

## ESTIMATED PROJECT FUNDING AND COSTS

### Estimated Project Funding

Lease Rental Revenue Bonds, Series 2019 (County Highway Project)	\$5,000,000.00
Bond Premium	<u>208,048.75</u>
Total Estimated Project Funding	<u>\$5,208,048.75</u>

### Estimated Project Costs

Construction Costs	\$3,895,000.00
Design Fees	332,720.00
Contingencies	485,698.75
Equipment	125,000.00
Reimbursable Expenses	5,000.00
Geotechnical Investigation Report	4,745.00
Variance	1,929.00
State Design Release	1,667.15
Percolation Test	1,600.00
Septic Soils Test and Report	500.00
Capitalized interest through January 15, 2020	165,749.74
Underwriter's discount	46,681.25
Bond issuance costs and contingencies	<u>141,757.86</u>
Total Estimated Project Costs	<u>\$5,208,048.75</u>

SCHEDULE OF AMORTIZATION OF \$5,000,000 PRINCIPAL AMOUNT OF  
LEASE RENTAL REVENUE BONDS, SERIES 2019 (COUNTY HIGHWAY PROJECT)

<u>Payment Date</u>	<u>Principal Outstanding</u> (-----In Thousands-----)	<u>Principal</u>	<u>Interest Rates</u> (%)	<u>Interest</u>	<u>Capitalized Interest</u>	<u>Total</u>	<u>Budget Year Total</u>
07/15/19	\$5,000			\$79,271.61	(\$79,271.61)		
01/15/20	5,000			86,478.13	(86,478.13)		
07/15/20	5,000	\$10	4.00	86,478.13		\$96,478.13	
01/15/21	4,990	15	4.00	86,278.13		101,278.13	\$197,756.26
07/15/21	4,975	10	4.00	85,978.13		95,978.13	
01/15/22	4,965	15	4.00	85,778.13		100,778.13	196,756.26
07/15/22	4,950	10	4.00	85,478.13		95,478.13	
01/15/23	4,940	15	4.00	85,278.13		100,278.13	195,756.26
07/15/23	4,925	65	4.00	84,978.13		149,978.13	
01/15/24	4,860	70	4.00	83,678.13		153,678.13	303,656.26
07/15/24	4,790	65	4.00	82,278.13		147,278.13	
01/15/25	4,725	70	4.00	80,978.13		150,978.13	298,256.26
07/15/25	4,655	115	4.00	79,578.13		194,578.13	
01/15/26	4,540	120	4.00	77,278.13		197,278.13	391,856.26
07/15/26	4,420	150	4.00	74,878.13		224,878.13	
01/15/27	4,270	155	4.00	71,878.13		226,878.13	451,756.26
07/15/27	4,115	155	4.00	68,778.13		223,778.13	
01/15/28	3,960	160	4.00	65,678.13		225,678.13	449,456.26
07/15/28	3,800	160	4.00	62,478.13		222,478.13	
01/15/29	3,640	165	(1) 3.00	59,278.13		224,278.13	446,756.26
07/15/29	3,475	165	(1) 3.00	56,803.13		221,803.13	
01/15/30	3,310	170	(2) 3.00	54,328.13		224,328.13	446,131.26
07/15/30	3,140	170	(2) 3.00	51,778.13		221,778.13	
01/15/31	2,970	175	(3) 3.00	49,228.13		224,228.13	446,006.26
07/15/31	2,795	175	(3) 3.00	46,603.13		221,603.13	
01/15/32	2,620	180	(4) 3.00	43,978.13		223,978.13	445,581.26
07/15/32	2,440	185	(4) 3.00	41,278.13		226,278.13	
01/15/33	2,255	185	(5) 3.25	38,503.13		223,503.13	449,781.26
07/15/33	2,070	190	(5) 3.25	35,496.88		225,496.88	
01/15/34	1,880	195	(5) 3.25	32,409.38		227,409.38	452,906.26
07/15/34	1,685	195	(6) 3.38	29,240.63		224,240.63	
01/15/35	1,490	200	(6) 3.38	25,950.00		225,950.00	450,190.63
07/15/35	1,290	205	(7) 3.50	22,575.00		227,575.00	
01/15/36	1,085	210	(7) 3.50	18,987.50		228,987.50	456,562.50
07/15/36	875	215	(8) 3.50	15,312.50		230,312.50	
01/15/37	660	215	(8) 3.50	11,550.00		226,550.00	456,862.50
07/15/37	445	220	(9) 3.50	7,787.50		227,787.50	
01/15/38	225	225	(9) 3.50	3,937.50		228,937.50	456,725.00
Totals		<u>\$5,000</u>		<u>\$2,158,503.01</u>	<u>(\$165,749.74)</u>	<u>\$6,992,753.27</u>	<u>\$6,992,753.27</u>

- (1) \$330,000 of Term Bonds due July 15, 2029.  
(2) \$340,000 of Term Bonds due July 15, 2030.  
(3) \$350,000 of Term Bonds due July 15, 2031.  
(4) \$365,000 of Term Bonds due July 15, 2032.  
(5) \$570,000 of Term Bonds due January 15, 2034.

- (6) \$395,000 of Term Bonds due January 15, 2035.  
(7) \$415,000 of Term Bonds due January 15, 2036.  
(8) \$430,000 of Term Bonds due January 15, 2037.  
(9) \$445,000 of Term Bonds due January 15, 2038.

## SECURITIES BEING OFFERED

### AUTHORIZATION AND APPROVAL PROCESS

Pursuant to Indiana Code 6-1.1-20, with certain exceptions listed below, when property taxes are pledged to the repayment of bonds or leases to finance a project, a determination must be made as to whether the project is a “controlled project”. Projects classified as controlled projects are subject to certain public approval procedures. A controlled project is one that is financed by a bond or lease, is payable by property taxes and costs more than the lesser of:

- (1) Depending on the date of adoption of the preliminary determination ordinance or resolution:
  - (a) If adopted prior to January 1, 2018, \$2 million;
  - (b) If adopted after December 31, 2017, but before January 1, 2019, \$5 million;
  - (c) If adopted after December 31, 2018, an amount equal to the assessed value growth quotient (as determined by the DLGF) multiplied by the amount determined under this clause for the preceding calendar year;
- (2) An amount equal to:
  - (a) At least 1% of gross assessed value, if that total gross assessed value is more than \$100 million; or
  - (b) \$1 million if the gross assessed value is not more than \$100 million.

The main exceptions for a project being classified as a controlled project when there are property taxes being pledged to the repayment of the bonds or leases, and the project meets the criteria set forth in (1)-(2) above are when (a) the political subdivision reasonably expects to pay debt service or lease rentals with funds other than property taxes and property taxes are used only as a back-up to enhance credit, (b) a project is being refinanced to generate taxpayer savings, (c) the project is mandated by federal law, or (d) the project is in response to a natural disaster, emergency or accident with is approved by the County making it unavailable for its intended use.

The Bonds are considered a non-controlled project and the issuance of the Bonds because the County reasonably expects to pay the Lease Rentals with the Special Purpose Income Tax Revenues. As a result, the authorization of the Bonds and the Lease to finance the Project was able to continue without additional approval procedures.

### THE BUILDING CORPORATION

The Building Corporation was organized as a not-for-profit corporation pursuant to the Indiana Code Title 23, Article 17, for the sole purpose of acquiring land and constructing, renovating and improving facilities to be leased to the County.

During its existence, the Building Corporation will operate entirely without profit to the Building Corporation, its officers or directors.

### LEASED PREMISES

The leased premises consists of consist of certain real property located on the west side of U.S. Highway 27, south of the intersection of 200 South in Winchester, Indiana 47394 (collectively, the “Leased Premises” or the “Premises”).

### SECURITY AND SOURCES OF PAYMENT

The Bonds shall constitute an indebtedness of the Building Corporation payable in accordance with the terms of the Trust Indenture and secured by the pledge and assignment to the Trustee of the funds and accounts defined and described therein, including the Lease Rentals and other funds as defined in the Trust Indenture. The Trust Indenture creates a continuing pledge by the Building Corporation to the bondholders to pay principal and interest on the Bonds, until the principal sum shall be fully paid. Funds for the Lease Rentals will be paid by or on behalf of the County directly to the Trustee (for the account of the Building Corporation) pursuant to the terms of the Lease. The Trust Indenture does not create and the owners of the Bonds will not receive any mortgage, lien or security interest in any portion of the Leased Premises.

The first Lease Rental for the Bonds is to begin on the day the Project is completed and ready for occupancy or July 1, 2020, whichever is later. See the Summary of Certain Provisions of the Lease (Appendix C). If there is excessive delay in construction and the Project is not available for occupancy and use by July 1, 2020, sufficient funds may not be available to meet the principal and interest payment due on the Bonds on July 15, 2020, and subsequent interest and principal payments.

If, for any reason, the Leased Premises is partially or totally destroyed or unfit for occupancy, the fixed annual rental shall be proportionately abated. The Building Corporation is required by the Lease to maintain rental value insurance, in an amount equal to the full rental value for a period of up to two years. In addition, the proceeds of any property or casualty insurance would be used either to repair and reconstruct the Leased Premises or retire obligations issued to finance the Leased Premises. To the extent the damaged or destroyed Leased Premises is not restored or repaired is unfit for occupancy and use beyond the period covered by rental value insurance, the Building Corporation may not have sufficient funds to pay debt service on the Bonds. See "Risks to Bondholders."

The Lease Rentals to be paid by the County during the term of the Lease are required to be in amounts sufficient to pay the principal of and interest on the Bonds. Such Lease Rentals are payable from the revenues of the income tax levied and collected by the County pursuant to Indiana Code 6-3.6-7-19 (the "Special Purpose Income Tax Revenues") on parity with the proposed Revenue Bonds, and the Outstanding Leases.

**To the extent that the Special Purpose Income Tax Revenues are insufficient to pay such amounts, the Lease Rentals are payable from an ad valorem tax levied on all taxable property in the County (the "Property Tax Revenues"), as more fully described in this Official Statement.**

The Lease Rentals shall be payable as follows:

*From Special Purpose Income Tax Revenues:* The Lease Rentals shall be payable out of Special Purpose Income Tax Revenues. Any Special Purpose Income Tax Revenues not needed to pay the next Lease Rental due under the Lease may be used by the County for any purpose permitted by IC 6-3.6-7-19, including the payment of any parity obligations. Pursuant to IC 6-3.6-7-19, eligible uses for Special Purpose Income Tax Revenues include (1) financing, constructing, acquiring, renovating, and equipping the county courthouse, and financing and renovating the former county hospital for additional office space, educational facilities, nonsecure juvenile facilities, and other county functions, including the repayment of bonds issued, or leases entered into, for constructing, acquiring, renovating, and equipping the county courthouse and for renovating the former county hospital for additional office space, educational facilities, nonsecure juvenile facilities, and other county functions, (2) financing, constructing, acquiring, renovating, and equipping buildings for a volunteer fire department (as defined in IC 36-8-12-2) that provides services in any part of the county, (3) financing, constructing, acquiring, and renovating firefighting apparatus or other related equipment for a volunteer fire department (as defined in IC 36-8-12-2) that provides services in any part of the county, and the following purposes: (A) operating the county courthouse, (B) financing, constructing, acquiring, renovating, equipping, and operating the county jail, public safety improvements, and other county facilities, including the repayment of bonds issued, or leases entered into, for constructing, acquiring, renovating, and equipping the county jail, public safety improvements, and other county facilities.

*From Property Tax Revenues:* To the extent that the Special Purpose Income Tax Revenues to be distributed in the subsequent calendar year are not expected to be available on the dates on which the Lease Rental is due in the subsequent bond year for which the budget is being prepared or if Special Purpose Income Tax Revenues are insufficient to fully pay the next Lease Rental then due, the County shall annually levy a tax on all taxable property in the County in accordance with Indiana Code Title 36, Article 1, Chapter 10 in an amount sufficient when combined with the Special Purpose Income Tax Revenues, to pay the Lease Rental due under the Lease.

The Building Corporation will acquire ownership of the real estate as described within the Lease. The ownership shall be for a term no less than the term of the Lease. (See Appendix C - Summary of the Lease.)

#### FUNDS AND ACCOUNTS

The Trust Indenture establishes certain funds and accounts and the flow of funds. (For greater detail, refer to the Summary of Certain Provisions of the Trust Indenture provided in Appendix D. The complete Trust Indenture and the Lease may be obtained from the County Auditor.)

#### ADDITIONAL OBLIGATIONS PAYABLE FROM SPECIAL PURPOSE INCOME TAX REVENUES

Pursuant to Resolution No. 2018-4, adopted by the County Council on October 2, 2018 (the “Resolution”), the County pledged the Special Purpose Income Tax Revenues to the payment of the Lease Rentals under the Lease. Under the terms of the Resolution, the County reserves the right to authorize and issue bonds or incur additional lease or other obligations entitled to the pledge of Special Purpose Income Tax Revenues on a parity with the Lease, the Revenue Bonds and the Outstanding Leases (collectively, the “Outstanding Parity Obligations”) in accordance with the requirements set forth below (the “Additional Parity Obligations”):

- (a) All principal and interest and rental payments due under the Lease and the Outstanding Parity Obligations and all payments on any Additional Parity Obligations payable from the Special Purpose Income Tax Revenues shall be current to date in accordance with the terms thereof, with no payment in arrears.
- (b) For Additional Parity Obligations payable without a property tax or local income tax backup, the County shall have received a certificate prepared by an independent, qualified accountant or feasibility consultant (“Certifier”) certifying the amount of the Special Purpose Income Tax Revenues estimated to be received in each succeeding year, adjusted as provided below, shall be at least equal to one hundred twenty-five percent (125%) of the lease rental and debt service requirements with respect to the Lease, the Outstanding Parity Obligations, and the proposed and any outstanding Additional Parity Obligations, for each respective year during the term of the Lease, the Outstanding Parity Obligations, and the proposed and any outstanding Additional Parity Obligations. In calculating this coverage, the Certifier may take into account any increase in the Special Purpose Income Tax Revenues rate which has been approved by the County but which has not yet been collected or distributed to the County. The County shall approve and confirm the figures and estimates set forth in the above-described certificate in any resolution or ordinance authorizing the Additional Parity Obligations.
- (c) Payments of any Additional Parity Obligations or junior obligations shall be payable semiannually on January 1 and July 1. The terms and conditions of any Additional Parity Obligations shall be set forth in the ordinance or resolution authorizing such Additional Parity Obligations.

The terms and conditions of any Parity Obligations shall be set forth in the ordinance or resolution authorizing such Parity Obligations.

The County may issue obligations payable from Special Purpose Income Tax Revenues on a junior basis to the Lease and the Parity Obligations. Any such junior obligations shall be payable semiannually on January 1 and July 1.

#### INTERCEPT PROGRAM

In 2008, the Indiana General Assembly enacted legislation (Indiana Code Title 6, Article 1.1, Chapter 20.6, Section 10) to ensure that shortfalls in property tax receipts due to the Circuit Breaker Tax Credit do not affect the ability of a political subdivision to make payments on any existing debt service and lease rental obligations. The legislation requires that local governments fund their debt service and lease rental obligations regardless of property tax shortfalls due to the Circuit Breaker Tax Credit. If a political subdivision fails to make debt service or lease rental payments, the State Treasurer, upon being notified of the failure, shall pay the unpaid debt service or lease rental payments that are due from funds that are held by the State (including among others, income tax distributions and motor vehicle highway distributions) that would otherwise be available for distribution to the political subdivision to ensure that Debt Service Obligations (as hereinafter defined) are made when due.

While the above description is based upon enacted legislation, the General Assembly may make amendments to such statutes and therefore there is no assurance of future events.

#### RELATIONSHIP OF ANNUAL LEASE RENTAL PAYMENTS TO ANNUAL DEBT SERVICE REQUIREMENTS

The Lease Rentals to be paid by the County each January 1 and July 1 for the use and occupancy of the Leased Premises will be equal to an amount which, when added to funds in the Sinking Fund will be sufficient to pay unpaid principal and interest on the Bonds which is due on or before the July 15 and January 15 following such July 1 and January 1, plus an amount sufficient to provide for the fees of the Trustee and incidental expenses of the Building Corporation.



All Lease Rentals shall be paid by or on behalf of the County to the Trustee under the Trust Indenture or to such other bank or trust company as may from time to time succeed the Trustee as provided thereunder. All payments so made by or on behalf of the County shall be considered as payment to the Building Corporation of Lease Rentals payable under the Lease.

#### RISKS TO BONDHOLDERS

##### *Risks Associated with Lease Rental payments:*

Prospective investors in the Bonds should be aware that there are risk factors associated with Bonds which are payable from Lease Rentals:

- (1) The principal of and interest on the Bonds are payable only from Lease Rentals received by the Trustee on behalf of the Building Corporation from the County pursuant to the Lease. The Building Corporation has no taxing power. The Building Corporation has no source of funds from which to pay debt service on the Bonds except monies collected from Lease Rentals and funds held under the Trust Indenture. The Trustee will have funds from capitalized interest and earnings thereon, to pay interest due through and including January 15, 2020.
  - a. According to the Lease, the Lease Rentals will commence on the later of the date of completion of the Leased Premises or July 15, 2020. Bond proceeds will be held by the Trustee in the Bond Interest Account to pay capitalized interest on the Bonds through and including January 15, 2020. In the event the Leased Premises are not completed by July 15, 2020, the Building Corporation may not be able to pay the full amount of the Lease Rentals. The Building Corporation expects to complete the Leased Premises by December 2019.
  - b. The County is legally permitted to pay Lease Rentals only for portions of the Leased Premises which are complete and ready for use and occupancy. If, for any reason, the Leased Premises are damaged or destroyed and unavailable for use, the County would no longer be able to pay Lease Rentals. **However, the County is required by the Lease to maintain rental value insurance in an amount equal to full rental value for a period up to two (2) years.** In addition, the proceeds of any property and/or casualty insurance claim for the Leased Premises would be used either to reconstruct the Leased Premises or to retire obligations issued to finance the Leased Premises.

##### *Risks Associated with Local Income Tax (LIT) Revenues:*

Prospective investors in the Bonds should be aware that there are risk factors associated with Bonds which are payable from LIT Revenues, including Special Purpose Income Tax Revenues:

- (2) There are certain risks associated with LIT Revenues, and this official statement contains information regarding the historical certified distributions of Special Purpose Income Tax Revenues received by the County. The County's LIT Revenues in the future may differ materially from the County's historical receipts. Factors impacting LIT Revenues, include but are not limited to the following:
  - a. Adverse economic conditions in the County, the State of Indiana or the United States could result in a reduction in the adjusted gross income of qualifying taxpayers in the County and, therefore, a reduction in County's collection of LIT Revenues.
  - b. Local area or statewide delinquencies in state income tax collection could result in reduced County's collection of LIT Revenues, including Special Purpose Income Tax Revenues.
  - c. Under IC 6-3.6-7-19, the County Council could not impose a special purpose rate that exceeds 0.25%, and the Special Purpose Income Tax Revenue rate may not be greater than the rate necessary to pay for the authorized purposes. The County has imposed an Special Purpose Income Tax Revenue rate at the maximum rate of 0.25%. The County has made no representation and are not authorized by current law to take any action to increase the rate at which the Special Purpose Income Tax Revenue rate is imposed to pay Lease Rentals.
  - d. The legislature, or an administrative agency with jurisdiction in the matter, could enact new laws or regulations or interpret, amend, alter, change or modify, or a court of competent jurisdiction could interpret,

the laws or regulations governing the collection, distribution, definition or accumulation of LIT Revenues in a fashion that would adversely affect the owners of the Bonds.

- e. LIT Revenues can vary considerably from year to year depending on the relative amounts of the property tax levies of the County and the other cities and the towns located in the County and the amount of LIT Revenues collected from taxpayers.

Before June 1 of each calendar year, the State Budget Agency must provide the DLGF and the county auditor with an estimate of the amount of Special Purpose Income Tax Revenues that will be distributed to the County. This gives the County time to include in its budget a property tax levy in an amount sufficient to meet the debt service due in the subsequent bond year for which the budget is being prepared to the extent the certified Special Purpose Income Tax Revenues are determined to be insufficient.

The certified income tax distribution is based on actual income tax returns filed and processed from July 1 of the prior year through June 30 of the current year, adjusted for any refunds.

The amount of local income tax to be certified may also be adjusted to offset any overpayments of local income tax made to a county in a prior calendar year, for clerical or mathematical errors or for tax rate changes. This certified amount is distributed to the County in equal, monthly payments in the subsequent calendar year. The County expects that the amount of local income tax to be distributed in the subsequent year by the State to the County will not be less than the amount certified on the previous August 2.

The local income tax distribution is paid from actual revenues collected in the year following the certification. If the actual revenue collected is less than the certified distribution amount, this could cause a reduction in certified local income tax distributions in future years.

The County's 2019 certified distribution of Special Purpose Income Tax Revenues resulting from the Income Tax Revenue rate are \$1,075,917.

*Risks Associated with Property Tax Revenues:*

Prospective investors in the Bonds should be aware that there are risk factors associated with Bonds which are payable from Property Tax Revenues:

- a. *Tax Collection.* In the event of delinquent tax payments or delayed billing, collection or distribution by the County of ad valorem property taxes, including the Property Tax Revenues levied on the County, sufficient funds may not be available to pay the lease rental when due. This risk is inherent in all property tax-supported obligations.
- b. *Circuit Breaker Tax Credit.* If applicable, the Circuit Breaker Tax Credit results in a reduction of property tax collections for each political subdivision in which the Circuit Breaker Tax Credit is applied. A political subdivision may not increase its property tax levy or borrow money to make up for any property tax revenue shortfall due to the application of the Circuit Breaker Tax Credit.

IC 6-1.1-20.6-10 requires political subdivisions to fully fund any levies for the payment of outstanding debt service or lease rental obligations regardless of any reduction in property tax collections due to the application of the Circuit Breaker Tax Credit. IC 6-1.1-20.6-9.8 further provides that property taxes imposed by a political subdivision to pay for debt service obligations of such political subdivision (including lease rental payments on leases) are "protected taxes." If property tax collections are insufficient to fully fund debt service or lease rental levies due to the Circuit Breaker Tax Credit, political subdivisions must use non-property tax revenues or revenues from property tax levies for other funds (including operating) to offset revenue loss to the debt service fund. See "Procedures for Property Assessment, Tax Levy and Collection" and "Circuit Breaker Tax Credit" herein. IC 6-1.1-20.6-10 also provides that if property tax revenues are not sufficient to pay debt service on bonds or leases payable from property taxes, the State must intercept local income tax distributions and available distributions of State monies for the benefit of bondholders.

This application of property tax revenues may impact the ability of political subdivisions to provide existing levels of service and, in extreme cases, the ability to make debt service or lease rental payments

on bonds secured by intercepted funds. There has been no judicial interpretation of this legislation. In addition, there can be no assurance as to future events or legislation that may affect the Circuit Breaker Tax Credit or the collection of property taxes.

- c. *Reassessment and Trending.* All Indiana counties are required to reassess 25% of all parcels of real property annually or in accordance with its reassessment plan. All real property must be reassessed under the plan once every four years. Trending is scheduled to occur on an annual basis. Delays in the reassessment and trending process or appeals of reassessments could adversely affect the collection of property taxes.

- (3) *Adverse Legislative Action:* It is possible that legislation enacted after the date of the Bonds or proposed for consideration will have an adverse effect on payment or timing of payment or other matters impacting the Bonds. Refer to the “Legislative Proposals” section herein.

#### INVESTMENT OF FUNDS

The proceeds of this issue are to be invested in accordance with the laws of the State of Indiana relating to the depositing, holding, securing or investing of public funds, including particularly Indiana Code 5-13, and the acts amendatory thereof and supplemental thereto. The Building Corporation shall direct the investment of Bond proceeds. See Appendix D – SUMMARY OF CERTAIN PROVISIONS OF THE TRUST INDENTURE – CREATION OF FUNDS AND ACCOUNTS – INVESTMENT OF FUNDS.

#### THE BONDS

##### INTEREST CALCULATION

Interest shall be calculated on the basis of a 360-day year consisting of twelve 30-day months.

##### REDEMPTION PROVISIONS

Optional Redemption:

The Bonds maturing on or after July 15, 2029 are redeemable prior to maturity at the option of the Building Corporation in whole or in part in any order of maturity as determined by the Building Corporation and by lot within maturities, on any date not earlier than January 15, 2029, at face value plus accrued interest to the date fixed for redemption and without any redemption premium.

Mandatory Sinking Fund Redemption:

The Bonds maturing on July 15 in the years 2029 through and including 2032 and January 15 in the years 2034 through and including 2038 (collectively, the “Term Bonds”) are subject to mandatory sinking fund redemption prior to maturity at a redemption price equal to the principal amount thereof plus accrued interest on the dates and in the amounts in accordance with the following schedules:

<u>Term Bond due July 15, 2029</u>		<u>Term Bond due July 15, 2030</u>	
<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
01/15/29	\$165,000	01/15/30	\$170,000
07/15/29 Final maturity	<u>165,000</u>	07/15/30 Final maturity	<u>170,000</u>
Total	<u>\$330,000</u>	Total	<u>\$340,000</u>

Term Bond due July 15, 2031		Term Bond due July 15, 2032	
<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
01/15/31	\$175,000	01/15/32	\$180,000
07/15/31 Final maturity	<u>175,000</u>	07/15/32 Final maturity	<u>185,000</u>
Total	<u>\$350,000</u>	Total	<u>\$365,000</u>
Term Bond due January 15, 2034		Term Bond due January 15, 2035	
<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
01/15/33	\$185,000	07/15/34	\$195,000
07/15/33	190,000	01/15/35 Final maturity	<u>200,000</u>
01/15/34 Final maturity	<u>195,000</u>	Total	<u>\$395,000</u>
Total	<u>\$570,000</u>		
Term Bond due January 15, 2036		Term Bond due January 15, 2037	
<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
07/15/35	\$205,000	07/15/36	\$215,000
01/15/36 Final maturity	<u>210,000</u>	01/15/37 Final maturity	<u>215,000</u>
Total	<u>\$415,000</u>	Total	<u>\$430,000</u>
Term Bond due January 15, 2038			
<u>Date</u>	<u>Amount</u>		
07/15/37	\$220,000		
01/15/38 Final maturity	<u>225,000</u>		
Total	<u>\$445,000</u>		

The Trustee shall credit against the mandatory sinking fund requirement for the Term Bonds, and corresponding mandatory redemption obligation, in the order determined by the Building Corporation, any Term Bonds which have previously been redeemed (otherwise than as a result of a previous mandatory redemption requirement) or delivered to the Trustee for cancellation or purchased for cancellation by the Trustee and not theretofore applied as a credit against any redemption obligation. Each Term Bond so delivered or canceled shall be credited by the Trustee at 100% of the principal amount thereof against the mandatory sinking fund obligation on such mandatory redemption date, and any excess of such amount shall be credited on future redemption obligations, and the principal amount of that Term Bond to be redeemed by operation of the mandatory sinking fund requirement shall be accordingly reduced; provided, however, the Trustee shall only credit such Term Bond to the extent received on or before 45 days preceding the applicable mandatory redemption date.

If fewer than all the Bonds are called for redemption at one time, the Bonds shall be redeemed in order of maturity determined by the Building Corporation and by lot within maturity. Each \$5,000 principal amount shall be considered a separate bond for purposes of optional and mandatory redemption. If some Bonds are to be redeemed by optional and mandatory sinking redemption on the same date, the Trustee shall select by lot the Bonds for optional redemption before selecting the Bonds by lot for the mandatory sinking fund redemption.

#### Notice of Redemption:

Notice of redemption shall be mailed to the registered owners of all Bonds to be redeemed not less than 30 days nor more than 60 days prior to the date fixed for such redemption. If any of the Bonds are so called for redemption, and payment therefore is made to the Trustee in accordance with the terms of the Trust Indenture, then such Bonds shall cease to bear interest from and after the date fixed for redemption in the call.

#### BOOK-ENTRY-ONLY SYSTEM

DTC will act as securities depository for the Bonds. The Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Bond certificate will be issued for each maturity of the Bonds, each in the aggregate principal amount of such maturity, and will be deposited with DTC.

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has Standard & Poor's rating of AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at [www.dtcc.com](http://www.dtcc.com).

Purchases of Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Bonds on DTC's records. The ownership interest of each actual purchaser of each Bond ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in the Bonds, except in the event that use of the book-entry system for the Bonds is discontinued.

To facilitate subsequent transfers, all Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time. Beneficial Owners of the Bonds may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Bonds, such as redemptions, tenders, defaults, and proposed amendments to the Trust Indenture. For example, Beneficial Owners of the Bonds may wish to ascertain that the nominee holding the Bonds for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial

Owners may wish to provide their names and addresses to the Trustee and request that copies of notices be provided directly to them.

Redemption notices shall be sent to DTC. If less than all of the Bonds within a maturity are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such maturity to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to the Bonds unless authorized by a Direct Participant in accordance with DTC's MMI procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the Building Corporation as soon as possible after the Record Date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts the Bonds are credited on the Record Date (identified in a listing attached to the Omnibus Proxy).

Principal, premium and interest payments on the Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the Building Corporation or the Trustee on the payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Trustee or the Building Corporation, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of principal, premium and interest to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the Building Corporation or the Trustee, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as depository with respect to the Bonds at any time by giving reasonable notice to the Building Corporation or the Trustee. Under such circumstances, in the event that a successor depository is not obtained, Bond certificates are required to be printed and delivered.

The Building Corporation may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, Bond certificates will be printed and delivered to DTC.

The information in this subcaption concerning DTC and DTC's book-entry system has been obtained from sources that the Building Corporation believes to be reliable, but the Building Corporation takes no responsibility for the accuracy thereof.

### **Discontinuation of Book-Entry System**

In the event that the book-entry system for the Bonds is discontinued, the Trustee would provide for the registration of the Bonds in the name of the Beneficial Owners thereof. The Building Corporation and the Trustee treat the person in whose name any Bond is registered as the absolute owner of such Bond for the purposes of making and receiving payment of the principal thereof and interest thereon, and for all other purposes, and neither the Building Corporation nor the Trustee would be bound by any notice or knowledge to the contrary.

Each Bond would be transferable or exchangeable only upon the presentation and surrender thereof at the corporate trust office of the Trustee, duly endorsed for transfer or exchange, or accompanied by a written assignment duly executed by the owner or its authorized representative in form satisfactory to the Trustee. Upon due presentation of any Bonds for transfer or exchange, the Trustee would authenticate and deliver in exchange therefor, within a reasonable time after such presentation, a new Bond, registered in the name of the transferee or transferees (in the case of a transfer), or the owner (in the case of an exchange), in authorized denominations and of the same maturity and aggregate principal amount and bearing interest at the same rate as the Bond so presented. The Building Corporation or the Trustee would require the owner of any Bonds to pay a sum sufficient to cover any tax, fee or other governmental charge required to be paid in connection with the transfer or exchange of such Bonds.

### **PROCEDURES FOR PROPERTY ASSESSMENT, TAX LEVY AND COLLECTION**

Generally, real and personal property in the State of Indiana (the "State") is assessed each year as of January 1. On or before August 1 of each year, each county auditor must submit a statement of the assessed value for the ensuing

year to the Department of Local Government Finance (the “DLGF”) in the manner prescribed by the DLGF. The DLGF shall make the certified statement available on the DLGF’s gateway website.

By statute, the budget, tax rate and levy of a local political subdivision (except for any school corporation which elects to have a budget year from July 1 of a year through June 30 of the following year) must be established no later than November 1. The budget, tax levy and tax rate are subject to review, revision, reduction or increase by the DLGF. The DLGF must complete its actions on or before February 15 of the immediately succeeding calendar year.

On or before March 15, each county auditor prepares and delivers to the Auditor of State and the county treasurer the final abstract of property taxes within that county. The county treasurer mails tax statements the following April (but mailing may be delayed due to reassessment or other factors). Unless the mailing of tax bills is delayed, property taxes are due and payable to the county treasurer in two installments on May 10 and November 10. If an installment of taxes is not completely paid on or before the due date, a penalty of 10% of the amount delinquent is added to the amount due. However, if the installment is completely paid within 30 days of the due date and the taxpayer is not liable for delinquent property taxes first due and payable in a previous year for the same parcel, the amount of the penalty is reduced to five percent of the amount of the delinquent taxes. On May 11 and November 11 of each year after one year of delinquency, an additional penalty equal to 10% of any taxes remaining unpaid is added. The penalties are imposed only on the principal amount of the delinquency. Real property becomes subject to tax sale procedures on June 30 if a delinquency of more than \$25 then exists with respect to an installment due on or before May 10 of the prior year. With respect to delinquent personal property taxes, each county treasurer shall serve a demand upon each county resident who is delinquent in the payment of personal property taxes after November 10, but before August 1 of the succeeding year. Each county auditor distributes property taxes collected to the various political subdivisions on or before the June 30 or December 31 after the due date of the tax payment.

Under State law, personal property is assessed at its actual historical cost less depreciation, whereas real property assessed after February 28, 2011, must be assessed in accordance with the 2011 Real Property Assessment Manual (the “Manual”) and the Real Property Assessment Guidelines for 2011 (the “Guidelines”), both published by the DLGF, pursuant to 50 Indiana Administrative Code 2.4 (the “Rule”). The purpose of the Rule is to accurately determine “true tax value” as defined in the Manual and the Guidelines, not to mandate that any specific assessment method be followed. The Manual defines “true tax value” for all real property, other than agricultural land, as “the market value in use of a property for its current use, as reflected by the utility received by the owner or a similar user from that property.” In the case of agricultural land, true tax value shall be the value determined in accordance with the Guidelines and certain provisions of the Indiana Code. The Manual permits assessing officials in each county to choose any acceptable mass appraisal method to determine true tax value, taking into consideration the ease in administration and the uniformity of the assessments produced by that method. The Guidelines were adopted to provide assessing officials with an acceptable appraisal methodology, although the Manual makes it clear that assessing officials are free to select from any number of appraisal methods, provided that they are capable of producing accurate and uniform values throughout the jurisdiction and across all classes of real property. The Manual specifies the standards for accuracy and validation that the DLGF will use to determine the acceptability of any alternate appraisal method.

According to the Manual, an assessment determined by an assessing official in accordance with the Rule and the Manual and Guidelines shall be presumed to be correct. Any evidence relevant to the true tax value of the real property as of the assessment date may be presented to rebut the presumption of correctness of the assessment. Such evidence may include an appraisal prepared in accordance with generally recognized appraisal standards; however, there is no requirement that an appraisal be presented either to support or to rebut an assessment. Instead, the validity of the assessment shall be evaluated on the basis of all relevant evidence presented. Whether an assessment is correct shall be determined on the basis of whether, in light of the relevant evidence, it reflects the real property’s true tax value.

There are certain credits, deductions and exemptions available for various classes of property. For instance, real property may be eligible for certain deductions for mortgages, solar energy heating or cooling systems, wind power devices, hydroelectric power devices and geothermal energy heating or cooling devices and if such property is owned by the aged. Residential real property may be eligible for certain deductions for rehabilitation. Real property, which is the principal residence of the owner thereof, is entitled to certain deductions and may be eligible for additional deductions, and if such owner is blind or disabled, such property may also be eligible for additional deductions. Buildings designed and constructed to systematically use coal combustion products throughout the building may be eligible for certain deductions. Tangible property consisting of coal conversion systems and resource recovery systems may be eligible for certain deductions. Tangible property or real property owned by disabled veterans and

their surviving spouses may be eligible for certain deductions. Commercial and industrial real property, new manufacturing equipment and research and development equipment may be entitled to economic revitalization area deductions. Government owned properties and properties owned, used and occupied for charitable, educational or religious purposes may be entitled to exemptions from tax. Property taxation from new tangible business personal property with an acquisition cost of less than \$20,000 may be exempt. "Assessed value" or "assessed valuation" means an amount equal to the true tax value of property, which represents the gross assessed value of such property, less any deductions, credits and exemptions applicable to such property, and is the value used for taxing purposes in the determination of tax rates.

Changes in assessed values of real property occur periodically as a result of general reassessments scheduled by the State General Assembly, as well as when changes occur in the property due to new construction or demolition of improvements. The current reassessment was effective as of the March 1, 2012 assessment date, and affects taxes payable beginning in 2013. Before July 1, 2013, and before May 1 of every fourth year thereafter, each county assessor was and is required to prepare and submit to the DLGF a reassessment plan for its county. The DLGF must complete its review and approval of the reassessment plan before March 1, 2015, and January 1 of each subsequent year that follows a year in which the reassessment plan is submitted by the county. The reassessment plan must divide all parcels of real property in the county into four different groups of parcels. Each group of parcels must contain approximately 25% of the parcels within each class of real property in the county. All real property in each group of parcels shall be reassessed under the county's reassessment plan once during each four-year cycle. The reassessment of a group of parcels in a particular class of real property shall begin on May 1 of a year and must be completed on or before January 1 of the year after the year in which the reassessment of the group of parcels begins. For real property included in a group of parcels that is reassessed, the reassessment is the basis for taxes payable in the year following the year in which the reassessment is to be completed. The county may submit a reassessment plan that provides for reassessing more than 25% of all parcels of real property in the county in a particular year. A plan may provide that all parcels are to be reassessed in one year. However, a plan must cover a four-year period. All real property in each group of parcels shall be reassessed under the county's reassessment plan once during each reassessment cycle. The reassessment of the first group of parcels under a county's reassessment plan was required to begin on July 1, 2014, and was required to be completed on or before January 1, 2015.

In addition, the assessed value of real property will be annually adjusted to reflect changes in market value, based, in part, on comparable sales data, in order to account for changes in value that occur between reassessments. This process is generally known as "Trending."

When a change in assessed value occurs, a written notification is sent to the affected property owner. If the owner wishes to appeal this action, the owner must first request in writing a preliminary conference with the county or township official who sent the owner such written notification. That request must be filed with such official within 45 days after the date of the written notification. That preliminary conference is a prerequisite to a review of the assessment by the county property tax assessment board of appeals. While the appeal is pending: (1) any taxes on real property which become due on the property in question must be paid in an amount based on the immediately preceding year's assessment, or it may be paid based on the amount that is billed; and (2) any taxes on personal property which become due on the property in question must be paid in an amount based on the assessed value reported by the taxpayer on the taxpayer's personal property tax return, or it may be paid based on the amount billed.

Prior to February 15 of each year for taxes to be collected during that year, the DLGF is required to review the proposed budgets, tax rates and tax levies of each political subdivision, including the District, and the proposed appropriations from those levies to pay principal of and interest on each political subdivision's funding, refunding, judgment funding or other outstanding obligations, to pay judgments rendered against the political subdivision and to pay the political subdivision's outstanding lease rental obligations (collectively "bond and lease obligations") to be due and payable in the next calendar year. Prior to the final certification, if it determines that the proposed levies are insufficient to pay the bond and lease obligations, the DLGF may increase the tax rate and tax levy of a political subdivision to pay such bond and lease obligations.

#### CIRCUIT BREAKER TAX CREDIT

##### *Description of Circuit Breaker:*

Article 10, Section 1 of the Constitution of the State of Indiana (the "Constitutional Provision") provides that, for property taxes first due and payable in 2012 and thereafter, the Indiana General Assembly shall, by law, limit a taxpayer's property tax liability to a specified percentage of the gross assessed value of the taxpayer's real and personal



property. Indiana Code § 6-1.1-20.6 (the “Statute”) authorizes such limits in the form of a tax credit for all property taxes in an amount that exceeds the gross assessed value of real and personal property eligible for the credit (the “Circuit Breaker Tax Credit”). For property assessed as a homestead (as defined in Indiana Code 6-1.1-12-37), the Circuit Breaker Tax Credit is equal to the amount by which the property taxes attributable to the homestead exceed 1% of the gross assessed value of the homestead. Property taxes attributable to the gross assessed value of other residential property, agricultural property, and long-term care facilities are limited to 2% of the gross assessed value, property taxes attributable to other non-residential real property and personal property are limited to 3% of the gross assessed value. The Statute provides additional property tax limits for property taxes paid by certain senior citizens.

If applicable, the Circuit Breaker Tax Credit will result in a reduction of property tax collections for each political subdivision in which the Circuit Breaker Tax Credit is applied. **Political subdivisions may not increase their property tax levy or borrow money to make up for any property tax revenue shortfall due to the application of the Circuit Breaker Tax Credit.**

The Constitutional Provision excludes from the application of the Circuit Breaker Tax Credit property taxes first due and payable in 2012, and thereafter, that are imposed after being approved by the voters in a referendum. The Statute codifies this exception, providing that, with respect to property taxes first due and payable in 2012 and thereafter, property taxes imposed after being approved by the voters in a referendum will not be considered for purposes of calculating the limits to property tax liability under the provisions of the Statute. In accordance with the Constitutional Provision, the General Assembly has, in the Statute, designated Lake County and St. Joseph County as “eligible counties” and has provided that property taxes imposed in these eligible counties to pay debt service and make lease rental payments for bonds or leases issued or entered into before July 1, 2008 or on bonds issued or leases entered into after June 30, 2008 to refund those bonds or leases, will not be considered for purposes of calculating the limits to property tax liability under the provisions of the Statute, through and including December 31, 2019.

The Statute requires political subdivisions to fully fund the payment of outstanding debt service or lease rental obligations payable from property taxes (“Debt Service Obligations”), regardless of any reduction in property tax collections due to the application of the Circuit Breaker Tax Credit. Upon: (i) the failure of a political subdivision to pay any of its Debt Service Obligations; and (ii) notification of that event to the treasurer of the State by a claimant; the treasurer of State is required to pay the unpaid Debt Service Obligations from money in the possession of the State that would otherwise be available to the political subdivision under any other law. A deduction must be made: (i) first, from local income tax distributions that would otherwise be distributed to the county; and (ii) second, from any other undistributed funds of the political subdivision in possession of the State.

The Statute categorizes property taxes levied to pay Debt Service Obligations as “protected taxes,” regardless of whether the property taxes were approved at a referendum, and all other property taxes as “unprotected taxes.” The total amount of revenue to be distributed to the fund for which the protected taxes were imposed shall be determined without applying the Circuit Breaker Tax Credit. The application of the Circuit Breaker Tax Credit must reduce only the amount of unprotected taxes distributed to a fund. The County may allocate the reduction by using a combination of unprotected taxes of the County in those taxing districts in which the Circuit Breaker Tax Credit caused a reduction in protected taxes. The tax revenue and each fund of any other political subdivisions must not be affected by the reduction.

If the allocation of property tax reductions to funds receiving only unprotected taxes is insufficient to offset the amount of the Circuit Breaker Tax Credit, the revenue for a fund receiving protected taxes will also be reduced. If a fund receiving protected taxes is reduced, the Statute provides that a political subdivision may transfer money from any other available source in order to meet its Debt Service Obligations. The amount of this transfer is limited to the amount by which the protected taxes are insufficient to meet Debt Service Obligations.

The County cannot predict the timing, likelihood or impact on property tax collections of any future actions taken, amendments to the Constitution of the State of Indiana or legislation enacted, regulations or rulings promulgated or issued to implement any such regulations, statutes or the Constitutional Provision described above or of future property tax reform in general. There has been no judicial interpretation of this legislation. In addition, there can be no assurance as to future events or legislation that may affect the Circuit Breaker Tax Credit or the collection of property taxes by the County.

For example, in March, 2016, the Indiana General Assembly passed legislation which revises the factors used to calculate the assessed value of agricultural land. This legislation is retroactive to the January 1, 2016, assessment date

and applies to each assessment date thereafter. The revised factors enacted in the legislation may reduce the total assessed value of agricultural land, which could shift property tax liability from agricultural property owners to other property owners. In addition, the reduction in the assessed value of agricultural land may result in a reduction of the total assessed value of a County. A lower assessed value of a County may result in higher tax rates in order for a County to receive its approved property tax levy. See "PROCEDURES FOR PROPERTY ASSESSMENT, TAX LEVY AND COLLECTION" herein.

*Estimated Circuit Breaker Tax Credit for the County:*

According to the DLGF, the Circuit Breaker Tax Credit allocable to the County for budget years 2015, 2016, and 2017 were \$315,361, \$333,588, and \$385,788 respectively. The Circuit Breaker Tax Credit for budget year 2018 is \$405,366. These amounts do not include the estimated debt service on the Bonds and lease rentals on the Lease securing the Bonds.

The Circuit Breaker Tax Credit amounts above do not reflect the potential effect of any further changes in the property tax system or methods of funding local government that may be enacted by the Indiana General Assembly in the future. The effects of these changes could affect the Circuit Breaker Tax Credit and the impact could be material. Other future events, such as the loss of a major taxpayer, reductions in assessed value, increases in property tax rates of overlapping taxing units or the reduction in local option income taxes applied to property tax relief could increase effective property tax rates and the amount of the lost revenue due to the Circuit Breaker Tax Credit, and the resulting increase could be material.

SUMMARY OF RANDOLPH COUNTY'S LOCAL INCOME TAX REVENUES

The County is authorized by IC 6-3.6 (the "LIT Statute") to impose local income tax, which may include a special purpose rate pursuant to IC 6-3.6-7-19. Pursuant to IC 6-3.6-7-19, the County imposed a special purpose rate of 0.25% on the adjusted gross income of County taxpayers, from which the Special Purpose Income Tax Revenues are generated. The Special Purpose Income Tax Revenues are a portion of the revenues collected from the total income tax levied under the LIT Statute (the revenues from the total income tax, the "LIT Revenues"). **Only the Special Purpose Income Tax Revenues are pledged to the payment of the Lease Rentals.**

Pursuant to IC 6-3.6-7-19, eligible uses for Special Purpose Income Tax Revenues include (1) financing, constructing, acquiring, renovating, and equipping the county courthouse, and financing and renovating the former county hospital for additional office space, educational facilities, nonsecure juvenile facilities, and other county functions, including the repayment of bonds issued, or leases entered into, for constructing, acquiring, renovating, and equipping the county courthouse and for renovating the former county hospital for additional office space, educational facilities, nonsecure juvenile facilities, and other county functions, (2) financing, constructing, acquiring, renovating, and equipping buildings for a volunteer fire department (as defined in IC 36-8-12-2) that provides services in any part of the county, (3) financing, constructing, acquiring, and renovating firefighting apparatus or other related equipment for a volunteer fire department (as defined in IC 36-8-12-2) that provides services in any part of the county, and the following purposes: (A) operating the county courthouse, (B) financing, constructing, acquiring, renovating, equipping, and operating the county jail, public safety improvements, and other county facilities, including the repayment of bonds issued, or leases entered into, for constructing, acquiring, renovating, and equipping the county jail, public safety improvements, and other county facilities. The County is the only unit to receive the distribution of Special Purpose Income Tax Revenues.

A local taxpayer under IC 6-3.6-2-13 means any individual who (i) resides in the County on the dates specified in IC 6-3.6-8-3, or (ii) maintains a principal place of business or employment in the County on the date specified in IC 6-3.6-8-3 and who does not on that same date reside in another county in which a local income tax under IC 6-3.6 is in effect. LIT Revenues and Special Purpose Income Tax Revenues are distributed on the first regular business day of each month.

LIT Revenues, including the Special Purpose Income Tax Revenues, are collected by the State and deposited in a special account within the State general fund. When LIT Revenues are certified each August for distribution in the following year, it will be based on the actual income taxes filed and processed from July 1st of the preceding year through June 30th of the current year, adjusted for any refunds. The certified distribution will be distributed to the counties in equal amounts on the first business day of each month of the ensuing calendar year. (The amount of LIT

Revenues, including Special Purpose Income Tax Revenues, to be distributed may be reduced to offset any overpayments of LIT Revenues, including Special Purpose Income Tax Revenues, made to a county in a prior year).

LIT Revenues, including the Special Purpose Income Tax Revenues, are distributed to the county that adopted the applicable tax. The amount that is to be distributed to a county during an ensuing calendar year equals the amount of tax revenue that the State Budget Agency determines has been: (1) received from that county for a taxable year ending in a calendar year preceding the calendar year in which the determination is made; and (2) reported on an annual return or amended return processed by the Indiana Department of Revenue in the state fiscal year ending before July 1 of the calendar year in which the determination is made; as adjusted for refunds of tax made in the state fiscal year (the “base distribution amount”).

Before June 1 of each calendar year, the State Budget Agency must provide the Department of Local Government Finance (the “DLGF”) and the county auditor of each adopting county an estimate of the amount that will be distributed to the county, based on known tax rates. Not later than July 1 of each year, the DLGF is required to determine for each taxing unit and notify the county auditor of the estimated amount of property tax credits, school distributions, public safety revenue, economic development revenue, certified shares, and special purpose revenue (such as the Special Purpose Income Tax Revenues) that will be distributed to the taxing unit during the ensuing calendar year. Not later than thirty (30) days after receiving the DLGF’s estimate, the county auditor shall notify each taxing unit of the amounts estimated for the taxing unit.

The Special Purpose Income Tax Revenues are the only LIT Revenues pledged towards the payment of Lease Rentals. The certified distribution of Special Purpose Income Tax Revenues in 2019 is \$1,075,917.

The LIT Revenues received by the County, including the Special Purpose Income Tax Revenues, may be reduced because of a reduction in the amount of LIT Revenues collected or a distribution certified by the State for an amount that is less than the LIT Revenues actually collected.

The Special Purpose Income Tax Revenues available to the County could be reduced because of the factors described above without reducing the Special Purpose Income Tax Revenue rate. The County has made no representation, is not obligated, and currently does not have the ability to take any action to increase the rate at which the Special Purpose Income Tax Revenue rate is imposed in order to provide funds to pay the Lease Rental payments. However, to the extent that the Income Tax Revenue rate is insufficient to pay the Lease Rental payments, the County will levy an ad valorem property tax in an amount sufficient to pay the Lease Rental payments when due.

#### CONTINUING DISCLOSURE

##### **General**

Pursuant to continuing disclosure requirements promulgated by the Securities and Exchange Commission in SEC Rule 15c2-12, as amended (the “SEC Rule”), the County will enter into a Continuing Disclosure Agreement (the “Agreement”), in connection with the sale of the Bonds. **The County represents that no Obligated Person is an obligated person (within the meaning of the SEC Rule) with respect to more than \$10,000,000 in aggregate amount of outstanding municipal securities including the Bonds and excluding municipal securities that were offered in a transaction exempt from the SEC Rule pursuant to paragraph (d)(1) of the SEC Rule.** Pursuant to the terms of the Agreement, the County agrees to provide the information detailed in the Agreement, the form of which is attached hereto as Appendix F.

All documents provided to the MSRB under this Agreement shall be accompanied by identifying information as prescribed by the MSRB. The forgoing information, data and notices can also be obtained by contacting:

Laura Martin  
Randolph County Auditor  
Randolph County Courthouse  
100 South Main Street #102  
Winchester, Indiana 47394  
765-584-6700

The purpose of the Agreement is to enable the Underwriter to purchase the Bonds by providing for an undertaking by the County in satisfaction of the SEC Rule. The County's failure to honor its covenants under the Agreement shall not constitute a breach or default of the Bonds, the Trust Indenture, the Lease, or any other agreement.

In order to assist the Underwriter in complying with the Underwriter's obligations pursuant to the SEC Rule, the County represents that it has conducted or caused to be conducted what it believes to be a reasonable review of the County's compliance with its continuing disclosure obligations. Based upon such review, the County represents that in the previous five years it has not fully complied with its previous undertakings including, but not limited to, the following instances:

- Audits were not timely filed for the calendar year ending December 31, 2013 and for the combined audit period from the January 1, 2014 to December 31, 2016.
- A material event notice for a trustee change was not timely filed.
- A material event notice for the withdrawal of a bond insurer rating, which occurred on 3/16/16, was not filed, but a material events notice has been filed on January 29, 2019.

The County makes no representations as to any potential materiality of such prior instances, as materiality is dependent upon individual facts and circumstances. **The County has instituted procedures for ongoing compliance with such previous undertakings thereafter.** The County has retained Umbaugh (as hereinafter defined) as its dissemination agent.

#### BOND RATING

S&P Global Ratings ("S&P Global") has assigned a bond rating of "A+" to the Bonds. Such rating reflects only the view of S&P Global and any explanation of the significance of such rating may only be obtained from S&P Global.

The rating is not a recommendation to buy, sell or hold the Bonds, and such rating may be subject to revision or withdrawal at any time by S&P Global. Any downward revision or withdrawal of the rating may have an adverse effect upon the market price of the Bonds.

The County did not apply to any other rating service for a rating on the Bonds.

#### UNDERWRITING

The Bonds are being purchased by The Baker Group et al. (the "Underwriter") at a purchase price of \$5,161,367.50, which is the par amount of the Bonds of \$5,000,000.00 less the underwriter's discount of \$46,681.25 plus the original issue premium of \$208,048.75.

The Underwriter intends to offer the Bonds to the public at the offering prices set forth on the inside cover page of this Official Statement. The Underwriter may allow concessions to certain dealers (including dealers in a selling group of the Underwriter and other dealers depositing the Bonds into investment trusts), who may reallow concessions to other dealers. After the initial public offering, the public offering price may be varied from time to time by the Underwriter.

#### MUNICIPAL ADVISOR

H.J. Umbaugh & Associates, Certified Public Accountants, LLP (the "Municipal Advisor") ("Umbaugh") has been retained by the County to provide certain financial advisory services including, among other things, preparation of the deemed "nearly final" Preliminary Official Statement and the Final Official Statement (the "Official Statements"). The information contained in the Official Statements has been compiled from records and other materials provided by County officials and other sources deemed to be reliable. The Municipal Advisor has not and will not independently verify the completeness and accuracy of the information contained in the Official Statements.

The Municipal Advisor's duties, responsibilities and fees arise solely as Municipal Advisor to the County and they have no secondary obligations or other responsibility. However, Umbaugh is preparing the Lease Sufficiency Report for the Bonds. The Municipal Advisor's fees are expected to be paid from proceeds of the Bonds.

#### Municipal Advisor Registration:

Umbaugh is a Municipal Advisor registered with the Securities and Exchange Commission and the Municipal Securities Rulemaking Board. As such, Umbaugh is providing certain specific municipal advisory services to the County, but is neither a placement agent to the County nor a broker/dealer and cannot participate in the underwriting of the Bonds.

The offer and sale of the Bonds shall be made by the County, in the sole discretion of the County, and under its control and supervision. The County agrees that Umbaugh does not undertake to sell or attempt to sell the Bonds, and will take no part in the sale thereof.

#### Other Financial Industry Activities and Affiliations:

Umbaugh Cash Advisory Services, LLC (“UCAS”) is a wholly-owned subsidiary of Umbaugh. UCAS is registered as an investment adviser with the Securities and Exchange Commission under the federal Investment Advisers Act. UCAS provides non-discretionary investment advice with the purpose of helping clients create and maintain a disciplined approach to investing their funds prudently and effectively. UCAS may provide advisory services to the clients of Umbaugh.

UCAS has no other activities or arrangements that are material to its advisory business or its clients with a related person who is a broker-dealer, investment company, other investment adviser or financial planner, bank, law firm or other financial entity.

On January 10, 2019, Umbaugh announced its intention to combine with Baker Tilly Virchow Krause, LLP, (Chicago, Illinois), a financial services and accounting firm and Springsted Incorporated, (Saint Paul, Minnesota), a municipal and management advisory firm. It is expected that the combination will become effective in the first quarter of 2019. The combined firm will operate under the name Baker Tilly Municipal Advisors, LLC.

#### PROPOSED LEGISLATION

Current and future legislative proposals, if enacted into law, clarification of the Code or court decisions may cause interest on the Bonds to be subject, directly or indirectly, to federal income taxation or to be subject to or exempted from state income taxation, or otherwise prevent Beneficial Owners from realizing the full current benefit of the tax status of such interest. The introduction or enactment of any such legislative proposals, clarification of the Code or court decisions may also affect the market price for, or marketability of, the Bonds. Prospective purchasers of the Bonds should consult their own tax advisors regarding any pending or proposed federal or state tax legislation, regulations or litigation, as to which Bond Counsel expresses no opinion.

Legislation affecting municipal bonds is considered from time to time by the United States Congress and the Executive Branch, including some proposed changes under consideration at the time of issuance of the Bonds. Bond Counsel’s opinion is based upon the law in existence on the date of issuance of the Bonds. It is possible that legislation enacted after the date of issuance of the Bonds or proposed for consideration will have an adverse effect on the excludability of all or a part of the interest on the Bonds from gross income, the manner in which such interest is subject to federal income taxation or the market price of the Bonds.

Legislation affecting municipal bonds is considered from time to time by the Indiana legislature and Executive Branch. It is possible that legislation enacted after the date of the Bonds or proposed for consideration will have an adverse effect on payment or timing of payment or other matters impacting the Bonds.

The Building Corporation and the County cannot predict the outcome of any such federal or state proposals as to passage, ultimate content or impact if passed, or timing of consideration or passage. Purchasers of the Bonds should reach their own conclusions regarding the impact of any such federal or state proposals.

#### TAX MATTERS

In the opinion of Barnes & Thornburg LLP, Indianapolis, Indiana (“Bond Counsel”), under existing laws, interest on the Bonds is excludable from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986, as amended and in effect on the date of issuance of the Bonds (the “Code”). The opinion of Bond

Counsel is based on certain certifications, covenants and representations of the Building Corporation and the County and is conditioned on continuing compliance therewith. In the opinion of Bond Counsel, under existing laws, interest on the Bonds is exempt from income taxation in the State for all purposes, except the State financial institutions tax. See Appendix E for the form of opinion of Bond Counsel.

The Code imposes certain requirements which must be met subsequent to the issuance of the Bonds as a condition to the excludability of the interest on the Bonds from gross income for federal income tax purposes. Noncompliance with such requirements may cause interest on the Bonds to be included in gross income for federal income tax purposes retroactively to the date of issue, regardless of the date on which noncompliance occurs. Should the Bonds bear interest that is not excludable from gross income for federal income tax purposes, the market value of the Bonds would be materially and adversely affected. (It is not an event of default if interest on the Bonds is not excludable from gross income for federal income tax purposes pursuant to any provision of the Code which is not in effect on the date of issuance of the Bonds.)

The interest on the Bonds is not a specific preference item for purposes of the federal alternative minimum tax.

The Bonds are “qualified tax-exempt obligations” for purposes of Section 265(b)(3) of the Code.

Indiana Code 6-5.5 imposes a franchise tax on certain taxpayers (as defined in Indiana Code 6-5.5) which, in general, include all corporations which are transacting the business of a financial institution in the State. The franchise tax is measured in part by interest excluded from gross income under Section 103 of the Code minus associated expenses disallowed under Section 265 of the Code.

Although Bond Counsel will render an opinion that interest on the Bonds is excludable from gross income for federal income tax purposes and exempt from State income tax, the accrual or receipt of interest on the Bonds may otherwise affect an owner’s federal or state tax liability. The nature and extent of these other tax consequences will depend upon the owner’s particular tax status and the owner’s other items of income or deduction. Bond Counsel expresses no opinion regarding any other such tax consequences. Prospective purchasers of the Bonds should consult their own tax advisors with regard to the other tax consequences of owning the Bonds.

The foregoing does not purport to be a comprehensive description of all of the tax consequences of owning the Bonds. Prospective purchasers of the Bonds should consult their own tax advisors with respect to the foregoing and other tax consequences of owning the Bonds.

#### AMORTIZABLE BOND PREMIUM

The initial public offering prices of the Bonds maturing on July 15, 2020, through and including July 15, 2031 and January 15, 2034 through and including January 15, 2038 (collectively, the “Premium Bonds”), are greater than the principal amounts thereof payable at maturity. As a result, the Premium Bonds will be considered to be issued with amortizable bond premium (the “Bond Premium”). An owner who acquires a Premium Bond in the initial public offering will be required to adjust the owner’s basis in the Premium Bond downward as a result of the amortization of the Bond Premium, pursuant to Section 1016(a)(5) of the Code. Such adjusted tax basis will be used to determine taxable gain or loss upon the disposition of the Premium Bonds (including sale, redemption or payment at maturity). The amount of amortizable Bond Premium will be computed on the basis of the taxpayer’s yield to maturity, with compounding at the end of each accrual period. Rules for determining (i) the amount of amortizable Bond Premium and (ii) the amount amortizable in a particular year are set forth in Section 171(b) of the Code. No income tax deduction for the amount of amortizable Bond Premium will be allowed pursuant to Section 171(a)(2) of the Code, but amortization of Bond Premium may be taken into account as a reduction in the amount of tax-exempt income for purposes of determining other tax consequences of owning the Premium Bonds. Owners of the Premium Bonds should consult their tax advisors with respect to the precise determination for federal income tax purposes of the treatment of Bond Premium upon the sale or other disposition of such Premium Bonds and with respect to the state and local tax consequences of owning and disposing of the Premium Bonds.

Special rules governing the treatment of Bond Premium, which are applicable to dealers in tax-exempt securities, are found in Section 75 of the Code. Dealers in tax-exempt securities are urged to consult their own tax advisors concerning the treatment of Bond Premium.

### LITIGATION AND OTHER MATERIAL DISCLOSURE

To the knowledge of the officers and counsel for the Building Corporation and the County, there is no litigation pending or threatened, against the Building Corporation or the County, which in any way questions or affects the validity of the Bonds, or any proceedings or transactions relating to the issuance, sale or delivery thereof or the collection of Special Purpose Income Tax Revenues pledged to pay debt service.

The officers and counsel for the Building Corporation and the County will certify at the time of delivery of the Bonds that there is no litigation pending or in any way threatened questioning the validity of the Bonds, or any of the proceedings had relating to the authorization, issuance and sale of the Bonds, the Trust Indenture or the Project would result in a material adverse impact on the financial condition of the County.

### CERTAIN LEGAL MATTERS

Legal matters incident to the authorization, issuance and sale of the Bonds are subject to the unqualified approving opinion of Barnes & Thornburg LLP, Indianapolis, Indiana, Bond Counsel, whose approving opinion will be available at the time of delivery of the Bonds. Barnes & Thornburg LLP has not been asked nor has it undertaken to review the accuracy or sufficiency of this Official Statement, and will express no opinion thereon. The form of opinion of Bond Counsel is included as Appendix E of this Official Statement.

### LEGAL OPINIONS AND ENFORCEABILITY OF REMEDIES

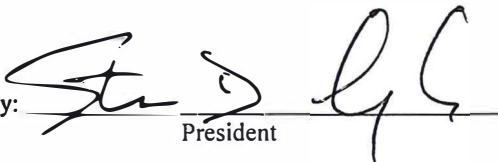
The enforceability of the rights and remedies of the Trustee or the registered owners of the Bonds under the Trust Indenture and the Lease and the availability of remedies to any party seeking to enforce the lien on the Trust Indenture and the Lease are in many respects dependent upon judicial actions which are often subject to discretion and delay. Under existing constitutional and statutory law and judicial decisions, including specifically Title 11 of the United States Code (the federal bankruptcy code), the enforceability of the rights and remedies under the Trust Indenture and the Lease may be limited.

The various legal opinions to be delivered concurrently with the delivery of the Bonds will be qualified as to the enforceability of the various legal instruments by limitations imposed by the valid exercise of the constitutional powers of the State and the United States of America and bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors generally, and by general principles of equity (regardless of whether such enforceability is considered in a proceeding in equity or at law). Those exceptions would encompass any exercise of federal, State or local police powers (including the police powers of the County and the State), in a manner consistent with the public health and welfare. The enforceability of the Trust Indenture and the Lease and the availability of remedies to a party seeking to enforce the lien on the Trust Indenture and the Lease, in a situation where such enforcement or availability may adversely affect the public health and welfare, may be subject to those police powers.

The County and Building Corporation certify to the best of their knowledge and belief that this Official Statement, as of its date and as it relates to the County and its economic and financial condition, (i) is complete and accurate; (ii) does not contain any untrue statement of a material fact; and (iii) does not omit any material facts or information which would make the statements contained herein misleading.

This Official Statement and its execution are duly authorized.

RANDOLPH COUNTY, INDIANA  
BUILDING CORPORATION

By:   
President

Attest:   
Secretary/Treasurer

RANDOLPH COUNTY, INDIANA BOARD  
OF COMMISSIONERS

By:   
Commissioner

By:   
Commissioner

By:   
Commissioner

Attest:   
Auditor



## APPENDIX A



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## **RANDOLPH COUNTY, INDIANA**

### **GENERAL PHYSICAL AND DEMOGRAPHIC INFORMATION**

#### **LOCATION**

Randolph County (the “County”) is located in East Central Indiana. The County is approximately 80 miles east of Indianapolis, 70 miles northwest of Dayton, Ohio and 100 miles north of Cincinnati, Ohio

#### **GENERAL CHARACTERISTICS**

Randolph County was established in 1818. The County is comprised of diverse industries, including the agricultural industry and the glass industry, which has had a presence in Winchester for over 100 years. Winchester is the County seat and is also the commercial hub of the County. The County provides a number of arts and entertainment options for its residents such as the Art Association of Randolph County and The Randy Players, a small theater production company. The Randolph County Historical Society and Museum has an extensive set of exhibits that highlight the history of the County.

The County’s proximity to the cities of Muncie and Richmond, Indiana provides its residents with other cultural entertainment such as the Muncie Civic Theater, the Emens Auditorium, located on the Ball State University campus, and the Civic Hall Performing Arts Center in the City of Richmond.

#### **GOVERNMENTAL STRUCTURE**

The County is governed by three County Commissioners and a seven-member County Council. The Commissioners are elected to four year terms from separate districts by the voters of the County and are responsible for the administration of county ordinances. The Council Members are elected to four-year terms and serve as the fiscal body for the County. Additional County departments, boards, councils, and commissions include the following:

Airport	Community Corrections	Recorder
Area Planning & Zoning	Drainage Board	Sheriff
Area Planning Board	Election Board	Soil & Water Conservation
Assessor	Emergency Medical Services (EMS)	Solid Waste Citizens Advisory
Auditor	Extension Service	Solid Waste Management
Board of Aviation Commissioners	Health Department	Superior Court
Board of Health	Highway Department	Surveyor
Board of Zoning Appeals	Homeland Security	Treasurer
Building Commission	Local Emergency Planning Committee	Veterans Advocate
Circuit Court	Probation	
Clerk	Prosecutor	

The County employs a total of approximately 253 full and part-time employees with no union representation.

#### **PLANNING AND ZONING**

The County has a thirteen-member Area Plan Commission to provide orderly growth for residential, commercial and industrial areas within the County and a two-mile jurisdiction surrounding its limits. The County also has a seven-member Board of Zoning Appeals.

#### **EDUCATION**

Randolph Central School Corporation, Randolph Eastern School Corporation, Randolph Southern School Corporation, Monroe Central School Corporation, and Union School Corporation provide public education for school-aged children of the County. Each of the school corporations offers a comprehensive academic curriculum and a variety of extra-curricular activities. Enrollment and employment information are reported by school administrators as follows:

	<u>2017/2018 Enrollment</u>	<u>Certified Employment</u>	<u>Non-Certified Employment</u>
Randolph Central School Corporation	1,475	114	127
Randolph Eastern School Corporation	870	65	67
Randolph Southern School Corporation	542	42	49
Monroe Central School Corporation	1,059	75	88
Union School Corporation	804	29	23

## **PENSION OBLIGATIONS**

### **Public Employees' Retirement Fund**

#### **Plan Description**

The Indiana Public Employees' Retirement Fund (PERF) is a defined benefit pension plan. PERF is an agent multiple-employer public employee retirement system, which provides retirement benefits to plan members and beneficiaries. All full-time employees are eligible to participate in this defined benefit plan. State statutes (IC 5-10.2 and 5-10.3) govern, through the Indiana Public Retirement System (INPRS) Board, most requirements of the system, and give the County authority to contribute to the plan. The PERF retirement benefit consists of the pension provided by employer contributions plus an annuity provided by the member's annuity savings account. The annuity savings account consists of members' contributions, set by state statute at 3 percent of compensation, plus the interest credited to the member's account. The employer may elect to make the contributions on behalf of the member.

INPRS administers the plan and issues a publicly available financial report that includes financial statements and required supplementary information for the plan as a whole and for its participants. That report may be obtained by contacting:

Indiana Public Retirement System  
1 North Capitol Ave., Suite 001  
Indianapolis, IN 46204  
Ph. (888) 526-1687

#### **Funding Policy and Annual Pension Cost**

The contribution requirements of the plan members for PERF are established by the Board of Trustees of INPRS.

Employer contributions for the year 2017 were \$512,281.

### **County Police Retirement Plan**

#### **Plan Description**

The County Police Retirement Plan is a single-employer defined benefit pension plan. With the approval of the County's fiscal body, the plan is administered by the sheriff's department and an appointed trustee as authorized by state statute (IC 36-8-10-12) for full-time police officers. The plan provides retirement, death, and disability benefits to plan members and beneficiaries. Funds designated for payments related to this plan are accounted for in a pension trust fund. The activity of this trust fund has not been reflected in the financial statement. The trustee issues a publicly available financial report that includes financial statements and required supplementary information of the plan. The report may be obtained by contacting the county sheriff.

#### **Funding Policy**

The contribution requirements of plan members for the County Police Retirement Plan are established by state statute.

Employer contributions for the year 2017 were \$202,000.

## County Police Benefit Plan

### Plan Description

The County Police Benefit Plan is a single-employer defined benefit pension plan. With the approval of the County's fiscal body, the plan is administered by the sheriff's department and an appointed trustee as authorized by state statute (IC 36-8-10-12) for full-time police officers. The plan provides dependent pensions, life insurance, and disability benefits to plan members and beneficiaries. Funds designated for payments related to this plan are accounted for in a pension trust fund. The activity of this trust fund has not been reflected in the financial statement.

The trustee issues a publicly available financial report that includes financial statements and required supplementary information of the plan. The report may be obtained by contacting the county sheriff.

### Funding Policy

The contribution requirements of plan members for the County Police Benefit Plan are established by state statute.

<b>Name of the Pension Plan</b>	<b>Randolph County Police Benefit Plan</b>
Type or class of employees covered by the Plan	Merit Employees
Type of Pension Plan	Defined Benefit
<b>Plan Administrator</b>	
Company Name	Randolph County Sheriff's Merit Board
Street Address	155 E South Street
City	Winchester
State	IN
Zip (e.g. 99999)	47394
Contact Person	Sheriff Ken Hendrickson
Phone (e.g. 999-999-9999)	765-584-1721
e-mail (e.g. example@example.com)	kenhendrickson44@gmail.com
Employer Sponsoring the Plan	Randolph County Sheriff's Department

### **Current Number of Participants**

Active Employees that are Vested (e.g. 9999)	16
Active Employees that are Not Vested (e.g. 9999)	0
Separated Employees But are Vested (e.g. 9999)	0
Current Number of Retirees (e.g. 9999)	0

### **Please enter the information below from the most recent actuarial valuation.**

Has there been an actuarial valuation done for this Plan?	Yes
Standardized Plan Name	County Police Benefit Plan
Name of Actuarial Firm	OneAmerica
Contact Person	Stan Brown
Email Address	stan.brown@oneamerica.com
Actuarial valuation date	01/01/2017

When are you planning to have an actuarial valuation done?

**Actuarial Assumptions**

Investment Rate of Return (e.g. 99.99)	6.75%
Projected Future Salary Increases (e.g. 99.99)	4.00%
Cost of Living Adjustments (e.g. 99.99)	0.00%
Mortality Table	RP-2014 adjusted to 2006, if applicable
Mortality Projection Scale	MP-2016
Generational or Static Projection	Generational
Plan Status	Open
Plan Benefits	Accruing
Accrual Formula	Final average earnings

**Additional Information**

Plan's Funding Percentage Ratio (Market Value Only) (e.g. 99.99)	208.18
Actual Investment Return for Last Year (e.g. 99.99)	-4.57%
Actual Benefit Payments for Last Year (e.g. 9999.99)	\$0.00

**Percentage of Assets Invested in (as of Valuation Date)**

Equities (e.g. 99.99)	53.27
Fixed Income (e.g. 99.99)	44.22
Cash (e.g. 99.99)	2.51
Other (e.g. 99.99)	0.00

**Contribution Rates (as a Percentage of Payroll)**

Employer (e.g. 99.99)	0.60%
Plan Members (e.g. 99.99)	0.00%
Annual Covered Payroll (e.g. 9999.99)	\$716,355.00
Actuarial Cost Method	
Actuarial Cost Method for Funding Purposes	Aggregate
Remaining Amortization Period in years (e.g. 99)	0
Amortization Begin Date	01/01/2017

**Pension Liability**

Actuarial Present Value of Projected Benefit Payments (e.g. 9999.99)	\$87,367.00
Service Cost (e.g. 9999.99)	\$7,759.00
Actuarially Determined Contribution (e.g. 9999.99)	\$4,006.00
Employer Contributions (e.g. 9999.99)	\$4,006.00
Total Pension Liability (e.g. 9999.99)	\$40,911.00
Plan's Fiduciary Net Position (e.g. 9999.99)	\$85,169.00
Net Pension Liability (e.g. 9999.99)	(\$44,258.00)
Plan's Fiduciary Net Position as a Percentage of the Total Pension Liability (e.g. 99.99)	208.18%



**Name of the Pension Plan****Randolph County Police Retirement Plan**

Type or class of employees covered by the Plan

Merit Employees

Type of Pension Plan

Defined Benefit

**Plan Administrator**

Company Name

Randolph County Sheriff's Merit Board

Street Address

155 E South Street

City

Winchester

State

IN

Zip (e.g. 99999)

47394

Contact Person

Sheriff Ken Hendrickson

Phone (e.g. 999-999-9999)

765-584-1721

e-mail (e.g. example@example.com)

kenhendrickson44@gmail.com

Employer Sponsoring the Plan

Randolph County Sheriff's Department

**Current Number of Participants**

Active Employees that are Vested (e.g. 9999)

6

Active Employees that are Not Vested (e.g. 9999)

10

Separated Employees But are Vested (e.g. 9999)

0

Current Number of Retirees (e.g. 9999)

9

**Please enter the information below from the most recent actuarial valuation.**

Has there been an actuarial valuation done for this Plan?

Yes

Standardized Plan Name

County Police Retirement Plan

Name of Actuarial Firm

OneAmerica

Contact Person

Stan Brown

Email Address

stan.brown@oneamerica.com

Actuarial valuation date

01/01/2017

When are you planning to have an actuarial valuation done?

**Actuarial Assumptions**

Investment Rate of Return (e.g. 99.99)

6.75%

Projected Future Salary Increases (e.g. 99.99)

4.00%

Cost of Living Adjustments (e.g. 99.99)

0.00%

Mortality Table

RP-2014 adjusted to 2006, if applicable

Mortality Projection Scale

MP-2016

Generational or Static Projection

Generational

Plan Status

Open

Plan Benefits

Accruing

Accrual Formula

Final average earnings

**Additional Information**

Plan's Funding Percentage Ratio (Market Value Only) (e.g. 99.99)	59.57
Actual Investment Return for Last Year (e.g. 99.99)	-4.80%
Actual Benefit Payments for Last Year (e.g. 9999.99)	\$162,541.00

**Percentage of Assets Invested in (as of Valuation Date)**

Equities (e.g. 99.99)	53.34
Fixed Income (e.g. 99.99)	44.26
Cash (e.g. 99.99)	2.40
Other (e.g. 99.99)	0.00

**Contribution Rates (as a Percentage of Payroll)**

Employer (e.g. 99.99)	29.00%
Plan Members (e.g. 99.99)	4.00%
Annual Covered Payroll (e.g. 9999.99)	\$716,355.00
Actuarial Cost Method	
Actuarial Cost Method for Funding Purposes	Frozen Initial Liability
Remaining Amortization Period in years (e.g. 99)	28
Amortization Begin Date	01/01/2017

**Pension Liability**

Actuarial Present Value of Projected Benefit Payments (e.g. 9999.99)	\$4,498,528.00
Service Cost (e.g. 9999.99)	\$118,003.00
Actuarially Determined Contribution (e.g. 9999.99)	\$162,462.00
Employer Contributions (e.g. 9999.99)	\$170,994.00
Total Pension Liability (e.g. 9999.99)	\$3,600,467.00
Plan's Fiduciary Net Position (e.g. 9999.99)	\$2,144,713.00
Net Pension Liability (e.g. 9999.99)	\$1,455,754.00
Plan's Fiduciary Net Position as a Percentage of the Total Pension Liability (e.g. 99.99)	59.57%

Upon separation of service, the county will pay out unused vacation, personal, and compensatory time. If an employee has completed 20 years of service the County will pay out unused sick time as well. In 2017, the County paid out \$15,404.

**GENERAL ECONOMIC AND FINANCIAL INFORMATION****COMMERCE AND INDUSTRY**

Randolph County's industries manufacture a variety of products including glass containers, automobile parts, hardwoods, and steel burial caskets. Many of the industries have been located in the County since the early 1900s. Additionally, many residents commute to the nearby cities of Richmond and Muncie for further employment opportunities.

Ardagh Group (formerly Anchor Glass Container Corporation) opened in 1898 and manufactures glass containers. During 2015 and 2016, the company invested approximately \$71 million in its plant in the City of Winchester.

According to the Randolph County Indiana Economic Development Corporation, the company employs approximately 441 people and is currently the largest employer in the County.

TOA Winchester LLC is a Japanese-based, Tier II automotive parts producer for Subaru. The company purchased the factory from Indiana Marujun LLC in December 2016. According to company personnel, the company employs approximately 300 people.

Astral Industries, Inc. opened in the Town of Lynn in 1972 and manufactures steel burial caskets. According to the Randolph County Indiana Economic Development Corporation, the company employs approximately 262 people.

Frank Miller Lumber Company, Inc. opened in the City in 1903 and operates as a sawmill and manufacturer of hardwoods. According to the Randolph County Indiana Economic Development Corporation, the company employs approximately 227 people.

## **LARGE EMPLOYERS**

Below is a list of the County's largest employers. The number of employees shown are as reported by company personnel unless otherwise noted. Because of reporting time lags and other factors inherent in collecting and reporting such information, the statistics may not reflect recent employment levels.

<u>Name</u>	<u>Year Established</u>	<u>Type of Business</u>	<u>Reported Employment</u>
Ardagh Group (formerly Anchor Glass Container Corporation)	1898	Mfg. glass containers	441 (1)
TOA Winchester LLC (formerly Indiana Marujun LLC)	2016	Automotive parts producer	300
Astral Industries, Inc.	1972	Mfg. steel burial caskets	262 (1)
Randolph County	1818	County government	253
Randolph Central School Corporation		Public education	241 (2)
St. Vincent Randolph Hospital	1919	Health care facilities	240 (1)
Frank Miller Lumber Company, Inc.	1903	Lumber supplier	227 (1)
Wal-Mart Superstore		Retail store	170
Randolph Eastern School Corporation		Public education	132 (3)
Parker Health & Rehabilitation Center	2012	Assisted living facility	120

(1) Per the Randolph County Indiana Economic Development Corporation.

(2) Per the School Corporation, consists of 114 certified and 127 non-certified staff.

(3) Per the School Corporation, consists of 65 certified and 67 non-certified staff.

## **EMPLOYMENT**

<u>Year</u>	<u>Unemployment Rate</u>	
	<u>Randolph County</u>	<u>Indiana</u>
2013	8.7%	7.7%
2014	6.5%	6.0%
2015	5.0%	4.8%
2016	4.5%	4.4%
2017	4.1%	3.5%
2018, Sept.	3.4%	3.0%

Source: Indiana Business Research Center. Data collected as of November 15, 2018.

## **BUILDING PERMITS**

Provided below is a summary of the number of building permits and estimated construction costs for the County.

<u>Year</u>	<u>Residential</u>		<u>Commercial</u>	
	<u>Total Permits</u>	<u>Estimated Costs</u>	<u>Total Permits</u>	<u>Estimated Costs</u>
2013	21	\$3,942,081	9	\$1,544,869
2014	20	2,950,662	24	3,417,100
2015	25	3,477,631	12	2,159,000
2016	20	3,219,235	5	339,361
2017	15	2,892,642	7	1,459,500
<u>Year</u>	<u>Industrial</u>		<u>Agricultural</u>	
	<u>Total Permits</u>	<u>Estimated Costs</u>	<u>Total Permits</u>	<u>Estimated Costs</u>
2013	3	\$559,895	5	\$2,588,500
2014	5	167,000	5	2,676,000
2015	7	10,552,500	42	3,622,875
2016	0	0	13	5,230,000
2017	3	8,400,000	8	8,330,000

Source: Randolph County Building Commissioner

## POPULATION

<u>Year</u>	<u>Randolph County</u>	
	<u>Population</u>	<u>Percent of Change</u>
1970	28,915	1.69%
1980	29,997	3.74%
1990	27,148	-9.50%
2000	27,401	0.93%
2010	26,171	-4.49%
2017, Est.	24,922	-4.77%

Source: U.S. Census Bureau

## AGE STATISTICS

	<u>Randolph County</u>
Under 25 Years	8,389
25 to 44 Years	6,101
45 to 64 Years	7,206
65 Years and Over	4,475
Totals	<u>26,171</u>

Source: U.S. Census Bureau's 2010 Census

## EDUCATIONAL ATTAINMENT

<u>Years of School Completed</u>	<u>Persons 25 and Over Randolph County</u>
Less than 9th grade	4.4%
9th to 12th grade, no diploma	9.2%
High school graduate	43.7%
Some college, no degree	21.3%
Associate's degree	8.4%
Bachelor's degree	7.6%
Graduate or professional degree	5.5%

Source: U.S. Census Bureau's 2012-2016 American Community Survey 5-Year Estimates

## MISCELLANEOUS ECONOMIC INFORMATION

	<u>Randolph County</u>	<u>Indiana</u>
Per capita income, past 12 months*	\$22,817	\$26,117
Median household income, past 12 months*	\$42,418	\$50,433
Average weekly earnings in manufacturing (1st. qtr. of 2018)	\$980	\$1,348
Land area in square miles - 2010	452.38	35,826.11
Population per land square mile - 2010	57.9	181.0
Retail sales in 2012:		
Total retail sales	\$443,414,000	\$85,857,962,000
Sales per capita**	\$16,943	\$13,242
Sales per establishment	\$6,245,268	\$3,974,722

\*In 2016 inflation-adjusted dollars – 5-year estimates

\*\*Based on 2010 Population.

Source: Bureau of Census Reports and the Indiana Business Research Center. Data collected as of November 15, 2018.

<u>Employment and Earnings - Randolph County 2016</u>	<u>Earnings</u> (In 1,000s)	Percent of <u>Earnings</u>	<u>Labor Force</u>	Distribution of <u>Labor Force</u>
Manufacturing	\$146,849	30.49%	1,899	17.74%
Services	88,333	18.34%	2,818	26.33%
Other*	59,874	12.43%	1,254	11.72%
Government	57,521	11.94%	1,348	12.59%
Wholesale and retail trade	41,866	8.69%	1,244	11.62%
Construction	40,561	8.42%	827	7.73%
Farming	24,026	4.99%	761	7.11%
Finance, insurance and real estate	11,349	2.36%	496	4.63%
Information	11,319	2.34%	57	0.53%
Totals	<u>\$481,698</u>	<u>100.00%</u>	<u>10,704</u>	<u>100.00%</u>

\*In order to avoid disclosure of confidential information, specific earnings and employment figures are not available for the Forestry, fishing, related activities, Mining, Utilities, Transportation and warehousing, and certain Service Sectors. The data is incorporated here.

Source: Bureau of Economic Analysis and the Indiana Business Research Center. Data collected as of November 15, 2018.

<u>Adjusted Gross Income</u>	<u>Year</u>	<u>Randolph County Total</u>
	2011	\$427,238,882
	2012	442,717,997
	2013	446,317,283
	2014	459,353,894
	2015	486,767,475

Source: Indiana Department of Revenue

## SCHEDULE OF INDEBTEDNESS

The following schedule shows the outstanding indebtedness of the County and the taxing units within and overlapping its jurisdiction as of November 15, 2018, including issuance of the Bonds, as reported by the respective taxing units.

<u>Direct Debt</u>	<u>Original Par Amount</u>	<u>Final Maturity</u>	<u>Outstanding Amount</u>
Tax Supported Debt (1)			
Randolph County Building Corporation			
Lease Rental Revenue Bonds, Series 2019	\$5,000,000	01/15/38	\$5,000,000
First Mortgage Refunding Bonds, Series 2016A	4,545,000	01/15/20	1,770,000
First Mortgage Refunding Bonds, Series 2016B	420,000	01/15/23	420,000
First Mortgage Refunding Bonds, Series 2005	5,670,000	07/15/25	2,505,000
Total Direct Debt			<u>\$9,695,000</u>
<u>Overlapping Debt</u>	<u>Total Debt</u>	<u>Percent Allocable to County (2)</u>	<u>Amount Allocable to County</u>
Tax Supported			
City of Winchester	\$7,845,212	100.00%	\$7,845,212
City of Union City	189,033	100.00%	189,033
Town of Lynn	60,967	100.00%	60,967
Town of Parker	4,626	100.00%	4,626
Monroe Central School Corporation	8,633,310	100.00%	8,633,310
Randolph Central School Corporation	11,847,651	100.00%	11,847,651
Randolph Eastern School Corporation	6,233,240	100.00%	6,233,240
Randolph Southern School Corporation	1,445,000	100.00%	1,445,000
Union School Corporation	1,705,000	81.94%	1,397,077
Tax Supported			<u>37,656,116</u>
Self-Supporting Revenue Debt			
City of Winchester	2,114,000	100.00%	2,114,000
City of Union City (3)	2,019,806	100.00%	2,019,806
Town of Lynn (4)	41,000	100.00%	41,000
Town of Parker	927,000	100.00%	927,000
Town of Albany	6,477,000	4.74%	307,010
Town of Farmland	286,743	100.00%	286,743
Town of Modoc	868,000	100.00%	868,000
Self-Supporting Revenue Debt			<u>6,563,558</u>
Total Overlapping Debt			<u>\$44,219,674</u>

(1) Randolph County anticipates issuing \$3,520,000 in Revenue Bonds in Spring 2019.

(2) Based upon the 2017 payable 2018 net assessed valuation of the respective taxing units.

(3) The City of Union City anticipates issuing an additional \$5,924,000 in Sewage Revenue debt in 2019.

(4) The Town of Lynn anticipates issuing \$600,000 in Sewage Revenue debt in February, 2019.

The schedule presented above is based on information furnished by the obligors or other sources and is deemed reliable. The County makes no representation or warranty as to its accuracy or completeness.



### **DEBT RATIOS**

The following presents the ratios relative to the tax supported indebtedness of the taxing units within and overlapping the County as of November 15, 2018, including issuance of the Bonds.

	Direct Tax Supported Debt \$9,695,000	Allocable Portion of All Other Overlapping Tax Supported Debt \$37,656,116	Total Direct and Overlapping Tax Supported Debt \$47,351,116
Per capita (1)	\$389.01	\$1,510.96	\$1,899.97
Percent of net assessed valuation (2)	0.85%	3.30%	4.15%
Percent of gross assessed valuation (3)	0.52%	2.01%	2.52%
Debt per capita to per capita personal income (4)	1.70%	6.62%	8.33%

- (1) According to the U.S. Census Bureau, the estimated 2017 population of the County is 24,922.
- (2) The net assessed valuation of the County for taxes payable in 2018 is \$1,141,386,681 according to the Randolph County Auditor's office.
- (3) The gross assessed valuation of the County for taxes payable in 2018 is \$1,875,895,810 according to the Randolph County Auditor's office.
- (4) The per capita personal income of County is \$22,817.

### **DEBT LIMIT**

The amount of general obligation debt a political subdivision of the State of Indiana can incur is controlled by the constitutional debt limit, which is an amount equal to 2% of the value of taxable property within the political subdivision. Pursuant to Indiana Code 36-1-15, the value of taxable property within the political subdivision is divided by three for the purposes of this calculation. The County debt limit, based upon the adjusted value of taxable property, is shown below.

Certified net assessed valuation (Taxes payable in 2018)	\$1,141,386,681
Times: 2% general obligation debt issue limit	<u>2%</u>
Sub-total	22,827,734
Divided by 3	<u>3</u>
General obligation debt issue limit	7,609,245
Less: Outstanding general obligation debt including the Bonds	<u>0</u>
Estimated amount remaining for general obligation debt issuance	<u><u>\$7,609,245</u></u>

## **SCHEDULE OF HISTORICAL NET ASSESSED VALUATION**

(As Provided by the Randolph County Auditor's Office)

<u>Year</u> <u>Payable</u>	<u>Real Estate</u>	<u>Utilities</u>	<u>Personal</u> <u>Property</u>	<u>Total</u> <u>Taxable Value</u>
2014	\$898,481,905	\$45,872,480	\$111,426,440	\$1,055,780,825
2015	977,675,714	47,007,840	113,232,690	1,137,916,244
2016	986,484,228	48,773,450 (1)	118,698,000	1,153,955,678
2017	988,823,512	54,662,940 (2)	105,564,450	1,149,050,902
2018	979,122,581	58,894,800 (3)	103,369,300	1,141,386,681
2019 (4)	N/A	N/A	N/A	1,120,125,356

- (1) Includes \$365,592,190 of abatements for windfarms per County Auditor.
- (2) Includes \$233,170,030 of abatements for windfarms per County Auditor.
- (3) Includes \$160,886,590 of abatements for windfarms per County Auditor.
- (4) Represents 2019 Certified Net Assessed Value Per the Department of Local Government Finance (the "DLGF").

NOTE: Net assessed valuations represent the assessed value less certain deductions for mortgages, veterans, the aged and the blind, as well as tax-exempt property.

Real property is valued for assessment purposes at its true tax value as defined in the Real Property Assessment Rule, 50 IAC 2.4, the 2011 Real Property Assessment Manual ("Manual"), as incorporated into 50 IAC 2.4, and the 2011 Real Property Assessment Guidelines ("Guidelines"), as adopted by the DLGF. In the case of agricultural land, true tax value is the value determined in accordance with the Guidelines adopted by the DLGF and IC 6-1.1-4-13. In the case of all other real property, true tax value is defined as "the market value-in-use of a property for its current use, as reflected by the utility received by the owner or by a similar user, from the property."

P.L. 180-2016 revises the factors used to calculate the assessed value of agricultural land. This legislation is retroactive to the January 1, 2016 assessment date and applies to each assessment date thereafter. The revised factors enacted in the legislation may reduce the total assessed value of agricultural land, which could shift property tax liability from agricultural property owners to other property owners. In addition, the reduction in the assessed value of agricultural land may result in a reduction of the total assessed value of a County. Lower assessed values of a County may result in higher tax rates in order for a County to receive its approved property tax levy.

Real property assessments are annually adjusted to market value based on sales data. The process of adjusting real property assessments to reflect market values has been termed "trending" by the DLGF.

The Manual permits assessing officials in each county to choose any acceptable mass appraisal method to determine true tax value, taking into consideration the ease of administration and the uniformity of the assessments produced by that method. The Guidelines were adopted to provide assessing officials with an acceptable appraisal method, although the Manual makes it clear that assessing officials are free to select from any number of appraisal methods, provided that they produce accurate and uniform values throughout the jurisdiction and across all classes of property. The Manual specifies the standards for accuracy and validation that the DLGF uses to determine the acceptability of any alternative appraisal method.

**DETAIL OF NET ASSESSED VALUATION**  
Assessed 2017 for Taxes Payable in 2018  
(As Provided by the Randolph County Auditor's Office)

	<u>Total</u>
Gross Value of Land	\$597,319,200
Gross Value of Improvements	<u>874,123,400</u>
Total Gross Value of Real Estate	1,471,442,600
Less: Mortgage Exemptions, Veterans, Blind	
Age 65 & Other Exemptions	(416,762,286)
Tax Exempt Property	(42,166,400)
TIF	<u>(33,391,333)</u>
Net Assessed Value of Real Estate	<u>979,122,581</u>
Business Personal Property	184,671,820
Less: Deductions	<u>(81,302,520)</u>
Net Assessed Value of Personal Property	<u>103,369,300</u>
Utility Property	219,781,390
Less: Abatements	<u>(160,886,590)</u>
Net Assessed Value of Utility	<u>58,894,800</u>
Total Net Assessed Value	<u><u>\$1,141,386,681</u></u>

**COMPARATIVE SCHEDULE OF CERTIFIED TAX RATES**

Per \$100 of Net Assessed Valuation

	Year Taxes Payable				
	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
Detail of Certified Tax Rate:					
General	\$0.4169	\$0.4240	\$0.4337	\$0.4267	\$0.4894
2015 Reassessment					0.0023
Court House Lease Rental			0.0460	0.0491	0.0489
Court House Bond	0.0528	0.0528			
Cumulative Bridge	0.0350	0.0350	0.0350	0.0350	0.0350
Health	0.0159	0.0156	0.0088	0.0088	0.0097
Cumulative Capital Development	<u>0.0178</u>	<u>0.0178</u>	<u>0.0333</u>	<u>0.0333</u>	<u>0.0333</u>
Totals	<u>\$0.5384</u>	<u>\$0.5452</u>	<u>\$0.5568</u>	<u>\$0.5529</u>	<u>\$0.6186</u>
Total District Certified Tax Rate (1)					
Franklin Township	\$1.5658	\$1.5670	\$1.5841	\$1.6270	\$1.7415
Ridgeville Town	\$3.9502	\$3.9876	\$4.0972	\$4.1218	\$4.2721
Green Township	\$1.7464	\$1.7906	\$1.7921	\$1.8066	\$1.9396
Albany Town	\$2.4893	\$2.5562	\$2.6403	\$2.6972	\$2.8112
Greensfork Township	\$1.3126	\$1.3249	\$1.3300	\$1.3620	\$1.4321
Jackson Township	\$1.7111	\$1.7074	\$1.6813	\$1.7480	\$1.8550
Monroe Township	\$1.7447	\$1.8406	\$1.8477	\$1.8591	\$1.9877
Farmland Town	\$3.5487	\$3.7160	\$3.6908	\$3.7198	\$3.8608
Parker City Town	\$2.8610	\$2.9954	\$3.0609	\$3.0569	\$3.2087
Stoney Creek Township	\$1.7558	\$1.7985	\$1.8058	\$1.8196	\$1.9511
Union Township	\$0.9689	\$1.2842	\$1.0964	\$1.4320	\$1.4499
Losantville Town	\$2.5976	\$3.0202	\$2.8058	\$3.2488	\$3.1753
Modoc Town	\$1.9824	\$2.3531	\$2.1622	\$2.4601	\$2.4228
Ward Township	\$1.8496	\$1.8626	\$1.8263	\$1.8231	\$1.9029
Saratoga Town	\$5.3447	\$5.2061	\$5.2087	\$5.2334	\$5.0744
Washington Township	\$1.3709	\$1.3799	\$1.4003	\$1.4224	\$1.4913
Lynn Town	\$3.0714	\$3.0231	\$3.0892	\$3.1712	\$3.2426
Wayne Township	\$1.6787	\$1.6800	\$1.6561	\$1.7181	\$1.8351
Union City	\$5.4717	\$5.4358	\$5.5971	\$5.8966	\$6.1692
White River Township	\$1.7174	\$1.7255	\$1.7488	\$1.7988	\$1.9415
Winchester City	\$3.6323	\$3.6571	\$3.9133	\$4.0721	\$4.2450
Winchester City - 10 year temporary	\$3.6323	\$1.6210	\$1.6416	\$1.6873	\$1.8258

(1) Includes certified tax rates of overlapping taxing units.

Source: DLGF Certified Budget Orders for the County.

**PROPERTY TAXES LEVIED AND COLLECTED**

Collection <u>Year</u>	Certified Taxes <u>Levied</u>	Circuit Breaker <u>Tax Credit</u> (1)	Certified Taxes Levied Net of Circuit Breaker <u>Tax Credit</u>	Taxes <u>Collected</u>	Collected as Percent of <u>Gross Levy</u>	Collected as Percent of <u>Net Levy</u>
2013	\$5,307,751	(\$400,231)	\$4,907,520	\$5,019,052	94.56%	102.27%
2014	6,021,967	(438,808)	5,583,159	5,657,156	93.94%	101.33%
2015	6,047,818	(315,361)	5,732,457	6,032,973	99.75%	105.24%
2016	6,190,412	(333,588)	5,856,824	5,995,341	96.85%	102.37%
2017	6,278,391	(385,788)	5,892,603	6,060,323	96.53%	102.85%

Source: The Randolph County Auditor's Office and the DLGF Certified Budget Orders for the County.

(1) Circuit Breaker Tax Credits allocable to the County per the DLGF.

Indiana Code 6-1.1-20.6 (the "Statute") provides taxpayers with a tax credit for all property taxes in an amount that exceeds the gross assessed value of real and personal property eligible for the credit ("Circuit Breaker Tax Credit").

Property taxes for residential homesteads are limited to 1.0% of the gross assessed value of the homestead; property taxes for agricultural, other residential property and long term care facilities are limited to 2.0% of their gross assessed value; and property taxes for all other real and personal property are limited to 3.0% of gross assessed value. Additional property tax limits have been made available to certain senior citizens. School corporations are authorized to impose a referendum tax levy to replace property tax revenue that the school corporation will not receive due to the Circuit Breaker Tax Credit. Other political subdivisions may not increase their property tax levy or borrow money to make up for any property tax revenue shortfall due to the application of the Circuit Breaker Tax Credit.

The Statute categorizes property taxes levied to pay Debt Service Obligations as "protected taxes," regardless of whether the property taxes were approved at a referendum, and all other property taxes as "unprotected taxes." The total amount of revenue to be distributed to the fund for which the protected taxes were imposed shall be determined without applying the Circuit Breaker Tax Credit. The application of the Circuit Breaker Tax Credit must reduce only the amount of unprotected taxes distributed to a fund. The political subdivision may allocate the reduction by using a combination of unprotected taxes of the political subdivision in those taxing districts in which the Circuit Breaker Tax Credit caused a reduction in protected taxes. The tax revenue and each fund of any other political subdivisions must not be affected by the reduction.

## **LARGE TAXPAYERS**

The following is a list of the ten largest taxpayers located within the County.

<u>Name</u>	<u>Type of Business</u>	<u>2017/2018 Net Assessed Valuation</u>	<u>Percent of Total Net Assessed Valuation (1)</u>
Cardinal Ethanol LLC (2)	Ethanol plant	\$38,874,520	3.41%
Indiana Michigan Electric Co/ AEP Indiana Michigan Transmission Company (2)	Electric utility	14,175,780	1.24%
A N R Pipeline Company	Natural gas utility	13,826,840	1.21%
TOA Winchester LLC (2)	Mfg. vehicle parts	13,702,080	1.20%
Maxwell Farms of Indiana, Inc.	Agriculture	12,494,810	1.09%
DLT Leasing LTD	IT solution provider	9,509,850	0.83%
Bex Farms Inc./ 600 Land, Inc./ Randolph Farms, Inc.	Agriculture	7,883,016	0.69%
Astral Industries, Inc.	Mfg. caskets	7,758,360	0.68%
Frank Miller Lumber Company, Inc./ Mathias Martha A.	Lumber supplier	7,267,190	0.64%
Ohio Valley Gas Corporation	Natural gas supplier	<u>7,130,730</u>	<u>0.62%</u>
Totals		<u><u>\$132,623,176</u></u>	<u><u>11.61%</u></u>

(1) The total net assessed valuation of the County is \$1,141,386,681 for taxes payable in 2018, according to the Randolph County Auditor's office.

(2) Located in a tax increment allocation area ("TIF"); therefore, all or a portion of the taxes are captured as TIF and not distributed to individual taxing units.

Source: County Auditor's office and the DLGF. Individual parcel data is submitted by the County Auditor to the DLGF once a year for preparation of the county abstract.

Note: The following financial statements on pages A-19 - A-23 are excerpts from the County's audit report for the years ended December 31, 2015 and 2016 of the Indiana State Board of Accounts. Consequently, these schedules do not include all disclosures required by generally accepted accounting principles. Complete audits/examinations will be furnished upon request. Current reports are available at <http://www.in.gov/sboa/resources/reports/audit/>.

## RANDOLPH COUNTY

### STATEMENT OF RECEIPTS, DISBURSEMENTS, AND CASH AND INVESTMENT BALANCES REGULATORY BASIS

For the Years Ended December 31, 2015 and 2016.

<u>Fund</u>	Cash and Investments <u>01-01-15</u>	<u>Receipts</u>	<u>Disbursements</u>	Cash and Investments <u>12-31-15</u>	<u>Receipts</u>	<u>Disbursements</u>	Cash and Investments <u>12-31-16</u>
General	\$1,381,246	\$8,108,328	\$6,829,564	\$2,660,010	\$7,066,468	\$6,586,963	\$3,139,515
After Settlement Collections	730,110	741,682	730,110	741,682	782,296	741,682	782,296
Inmate Trust	5,286	156,748	156,734	5,300	218,773	218,648	5,425
Jail Commissary	78,753	156,980	147,066	88,667	199,875	188,041	100,501
Clerk Trust	187,128	744,723	707,793	224,058	1,159,973	1,112,537	271,494
Accident Report	4,051	3,521	3,980	3,592	3,436	3,945	3,083
CAGIT Certified Shares Fund	1,060,223	1,611,539	1,585,550	1,086,212	1,628,237	2,135,402	579,047
CEDIT/ County Unit	1,813,125	633,039	883,055	1,563,109	626,919	464,680	1,725,348
Special CEDIT Legislation	729,125	1,065,294	824,000	970,419	1,081,331	1,501,927	549,823
City/ Town Court Costs	31,345	3,760		35,105	3,648		38,753
Clerk Records Perptuation	11,220	8,650	12,425	7,445	13,470	1,746	19,169
Community Corrections Grant	21,157	162,964	170,335	13,786	217,962	176,900	54,848
Community Transition Program	23,415	9,101	8,460	24,056	21,900	22,905	23,051
Prisoner Reimbursement for Incarceration	8,346	2,450		10,796	2,285	50	13,031
County Sales Disclosure	11,901	3,245	5,192	9,954	3,135	2,092	10,997
Cumulative Bridge	517,996	543,439	509,270	552,165	590,409	219,660	922,914
Cumulative Capital Development	1,547,776	284,470	731,630	1,100,616	234,090	383,899	950,807
County Drug Free Community	17,168	16,624	17,168	16,624	15,523	16,624	15,523
Electronic Map Generation	8,600			8,600	100		8,700
Local Emergency Planning	7,155	3,684	3,667	7,172	3,983	4,275	6,880
Handgun Permit	27,593	9,710	11,537	25,766	11,860	11,999	25,627
General Drain Improvement	130,230	85,043	124,830	90,443	412,414	492,878	9,979
Health Department	60,386	244,865	196,283	108,968	233,128	175,520	166,576
County Identity Security	6,471	2,493	5,481	3,483	3,047		6,530
Subtotals	<u>\$8,419,806</u>	<u>\$14,602,352</u>	<u>\$13,664,130</u>	<u>\$9,358,028</u>	<u>\$14,534,262</u>	<u>\$14,462,373</u>	<u>\$9,429,917</u>

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**RANDOLPH COUNTY**

(Cont'd)

**STATEMENT OF RECEIPTS, DISBURSEMENTS, AND CASH AND INVESTMENT BALANCES**

**REGULATORY BASIS**

For the Years Ended December 31, 2015 and 2016.

	Cash and Investments			Cash and Investments			Cash and Investments
	<u>01-01-15</u>	<u>Receipts</u>	<u>Disbursements</u>	<u>12-31-15</u>	<u>Receipts</u>	<u>Disbursements</u>	<u>12-31-16</u>
Subtotals carried forward	\$8,419,806	\$14,602,352	\$13,664,130	\$9,358,028	\$14,534,262	\$14,462,373	\$9,429,917
Levy Excess	343			343			343
Health Maintenance	22,927	33,139	28,981	27,085	49,709	23,553	53,241
Local Road and Street	183,894	233,560	233,451	184,003	230,315	309,613	104,705
Public Safety/ County Unit	0	591,736	591,692	44	705,152	659,961	45,235
Major Moves	5,557			5,557			5,557
County Misdemeanant	52,672	18,783	46,316	25,139	18,783	19,584	24,338
Highway	1,717,343	3,059,113	3,065,920	1,710,536	2,974,381	3,232,624	1,452,293
Auditors Platbook	9,603	8,466	13,974	4,095	7,879	5,381	6,593
Rainy Day	1,152,687	949,422	1,027,330	1,074,779	364,629	163,233	1,276,175
Property Reassessment- 2015	589,908		104,784	485,124	95	103,481	381,738
Recorder's Records Perpetuation	64,587	48,667	63,555	49,699	54,586	54,625	49,660
Public Defender Reimbursement	48,260	60,816	39,974	69,102	71,959	79,962	61,099
Surplus Tax	75,269	51,219	62,925	63,563	30,411	37,305	56,669
Surveyor's Corner Perpetuation	15,596	5,685	2,600	18,681	5,510		24,191
Tax Sale Redemption	1	65,215	65,215	1	50,933	49,410	1,524
Tax Sale Surplus	82,022	156,093	58,022	180,093	62,098	117,557	124,634
Health Department Trust	5,638	18,396	16,974	7,060	27,593	14,482	20,171
VIN Inspections	2,240	1,015		3,255	1,195		4,450
Children's Advocate Program	13,093	19,021	21,532	10,582	30,393	28,131	12,844
Elected Official Training	5,475	2,493	2,412	5,556	3,048	4,883	3,721
Statewide 911 Fund	152,237	340,537	359,481	133,293	388,753	381,648	140,398
Probation Administrative Fee	26,854	10,488		37,342	9,228	30,000	16,570
Supplemental Adult Probation Fee	35,245	41,820	60,982	16,083	73,790	63,881	25,992
Supplemental Juvenile Probation Fee	4,577	1,414		5,991	543	5,000	1,534
County User Fee	113,450	39,385	61,055	91,780	57,694	83,270	66,204
Drains Revolving Loan	0			0	300,000		300,000
Ditch Maintenance	1,299,974	691,364	583,460	1,407,878	678,706	718,426	1,368,158
Criminal Justice Program Income	12,208	2,409		14,617	3,802	7,482	10,937
Subtotals	<u>\$14,111,466</u>	<u>\$21,052,608</u>	<u>\$20,174,765</u>	<u>\$14,989,309</u>	<u>\$20,735,447</u>	<u>\$20,655,865</u>	<u>\$15,068,891</u>

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**RANDOLPH COUNTY**

(Cont'd)

**STATEMENT OF RECEIPTS, DISBURSEMENTS, AND CASH AND INVESTMENT BALANCES**  
**REGULATORY BASIS**

For the Years Ended December 31, 2015 and 2016.

	Cash and Investments			Cash and Investments			Cash and Investments
	<u>01-01-15</u>	<u>Receipts</u>	<u>Disbursements</u>	<u>12-31-15</u>	<u>Receipts</u>	<u>Disbursements</u>	<u>12-31-16</u>
Subtotals carried forward	\$14,111,466	\$21,052,608	\$20,174,765	\$14,989,309	\$20,735,447	\$20,655,865	\$15,068,891
Donations	13,215	11,500	8,141	16,574	15,177	15,475	16,276
Health Insurance	1,163,464	1,505,208	1,940,573	728,099	2,046,311	2,070,802	703,608
Payroll	0	5,095,195	5,095,195	0	5,530,274	5,530,274	0
Sheriff Retirement Withholding	0	21,706	15,773	5,933	26,740	26,352	6,321
Tax Distributions	795,198	19,037,485	19,832,683	0	23,024,396	23,021,736	2,660
Property Tax Replacement/ LOIT	0	2,100,317	2,049,319	50,998	2,208,437	2,211,691	47,744
LOIT Public Safety	0	1,048,072	1,048,072	0	1,060,049	1,060,049	0
2016 LOIT Special Distribution	0			0	605,566		605,566
Wheel Tax	0	771,255	770,455	800	811,755	811,676	879
Commercial Vehicle Excise Tax	266	169,941	170,207	0	151,385	151,385	0
Sewage	0	98,362	98,362	0	33,593	33,593	0
Financial Institution Tax	0	93,577	93,568	9	100,870	100,870	9
Fines & Forfeitures	3,573	16,404	16,613	3,364	16,230	13,484	6,110
Infraction Judgements	3,032	34,297	35,628	1,701	34,304	33,398	2,607
Overweight Vehicle Fines	4,571	37,984	41,375	1,180	14,202	13,852	1,530
Special Death Benefit	220	2,520	2,540	200	3,105	3,045	260
State Sales Disclosure	365	3,200	3,210	355	3,135	3,215	275
Coroner Continuing Education	190	2,308	2,300	198	2,130	2,122	206
Interstate Compact Fee	325	1,000	1,325	0	350	225	125
Mortgage Fee	305	2,048	1,980	373	2,228	2,226	375
State S.V.O. Administrator	10	294	303	1	280	275	6
Child Restraint Fines	25	125	125	25	75	100	0
Education Plate Fee	19	394	413	0	431	431	0
Riverboat Revenue Sharing	0	155,035	155,035	0	155,029	155,029	0
Innkeepers Tax	3,722	48,377	52,099	0	44,393	41,608	2,785
Local Option Certified Shares	0	3,144,218	3,144,218	0	3,180,148	3,180,148	0
93.563 ARRA Clerk IV-D Incent	269		269	0			0
93.563 Title IV-D Incentive	23,698	11,842	12,798	22,742	11,993	19,204	15,531
Subtotals	<u>\$16,123,933</u>	<u>\$54,465,272</u>	<u>\$54,767,344</u>	<u>\$15,821,861</u>	<u>\$59,818,033</u>	<u>\$59,158,130</u>	<u>\$16,481,764</u>

(Continued on next page)

**RANDOLPH COUNTY**

(Cont'd)

**STATEMENT OF RECEIPTS, DISBURSEMENTS, AND CASH AND INVESTMENT BALANCES**

**REGULATORY BASIS**

For the Years Ended December 31, 2015 and 2016.

	Cash and Investments <u>01-01-15</u>	<u>Receipts</u>	<u>Disbursements</u>	Cash and Investments <u>12-31-15</u>	<u>Receipts</u>	<u>Disbursements</u>	Cash and Investments <u>12-31-16</u>
Subtotals carried forward	\$16,123,933	\$54,465,272	\$54,767,344	\$15,821,861	\$59,818,033	\$59,158,130	\$16,481,764
Prosecutor Incentive	37,168	23,042	19,328	40,882	21,838	9,685	53,035
Clerk Incentive	29,883	11,842	35,710	6,015	11,992	11,653	6,354
Prosecuting Attorney Trust	231	5,312	5,312	231	3,495	3,495	231
Jury Pay	0			0	75		75
Courthouse Bond	324,097	1,066,234	1,276,000	114,331	1,220,410	1,225,000	109,741
Clerk's Scanning Fund	21,951		21,951	0			0
Sheriff's Office Supply Fund	43			43			43
Landfill Host Fee	245,697	250,277	170,563	325,411	247,402	173,040	399,773
Airport Fly-in Breakfast	5,453	2,464	1,750	6,167	2,265	1,551	6,881
Community Corrections Project Income	180,371	191,860	209,305	162,926	172,748	193,515	142,159
County S.V.O. Administrator	4,837	2,641	1,500	5,978	2,516	105	8,389
Election Non Reverting	43,493		637	42,856		40,830	2,026
Sheriff Department Training	2,129	2,016	2,227	1,918	2,535	3,201	1,252
County Wheel Tax	292,432	632,874	481,001	444,305	666,854	1,574	1,109,585
Dog Control Fund	210	150		360			360
Airport Rental Vehicle	460	277	396	341	100	400	41
Roads/ Windfarm	0	500,000	500,000	0	300,000		300,000
Operation Pullover	0	6,886	6,886	0	11,780	11,780	0
CEDIT/ Winchester	0	186,549	186,549	0	193,474	193,474	0
CEDIT/ Union	0	172,274	172,274	0	176,006	176,006	0
CEDIT/ Albany	0	1,221	1,221	0	1,194	1,194	0
CEDIT/ Farmland	0	21,269	21,269	0	21,634	21,634	0
CEDIT/ Losantville	0	3,365	3,365	0	3,444	3,444	0
CEDIT/ Lynn	0	19,576	19,576	0	21,748	21,748	0
CEDIT/ MODOC	0	1,876	1,876	0	1,918	1,918	0
CEDIT/ Parker City	0	16,361	16,361	0	16,635	16,635	0
CEDIT/ Ridgeville	0	12,950	12,950	0	13,168	13,168	0
CEDIT/ Saratoga	0	9,272	9,272	0	12,178	12,178	0
Subtotals	<u>\$17,312,388</u>	<u>\$57,605,860</u>	<u>\$57,944,623</u>	<u>\$16,973,625</u>	<u>\$62,943,442</u>	<u>\$61,295,358</u>	<u>\$18,621,709</u>

(Continued on next page)

**RANDOLPH COUNTY**

**STATEMENT OF RECEIPTS, DISBURSEMENTS, AND CASH AND INVESTMENT BALANCES**  
**REGULATORY BASIS**

For the Years Ended December 31, 2015 and 2016.

	Cash and Investments <u>01-01-15</u>	<u>Receipts</u>	<u>Disbursements</u>	Cash and Investments <u>12-31-15</u>	<u>Receipts</u>	<u>Disbursements</u>	Cash and Investments <u>12-31-16</u>
Subtotals carried forward	\$17,312,388	\$57,605,860	\$57,944,623	\$16,973,625	\$62,943,442	\$61,295,358	\$18,621,709
Local Option/ PTRC	0	1,048,073	1,048,073	0	1,060,049	1,060,049	0
#20.106 Airport Runway	5,297	131,834	135,606	1,525	28,553	22,367	7,711
E.On Climate/Expense Paymts	105,360		27,615	77,745		10,180	67,565
97.067 2014 SHSP Comp- EMA	0	24,074	24,074	0			0
#97.042 EMA Competitive Grant	0	16,445	16,445	0			0
EDPR Cornerstone	12,100		12,100	0			0
Windfarm Economic Development	288,170	575,000	600,000	263,170	575,000	300,000	538,170
Preparedness/ Ebola	0	8,829	4,025	4,804	10,090	4,348	10,546
EMPG Local Grant	0	5,111	4,754	357	4,754	5,111	0
2015 SHSP	0	25,000	13,000	12,000	24,947	36,947	0
2015 EMPG Competitive	0			0	16,430	16,430	0
2016 SHSP #97.073	0			0	14,750		14,750
2016 EMPG Comp Grant 97.042	0			0	3,800	2,326	1,474
Sheriff Department NonReverting	0	20,000	20,000	0	5,000	5,000	0
IDOC Escrow/UC Body Loan	171,161	95	171,256	0			0
Sheriff Continuing Education	4,171	1,826		5,997	2,088	2,995	5,090
DARE	276	2,491	325	2,442		2,430	12
Totals	<u>\$17,898,923</u>	<u>\$59,464,638</u>	<u>\$60,021,896</u>	<u>\$17,341,665</u>	<u>\$64,688,903</u>	<u>\$62,763,541</u>	<u>\$19,267,027</u>

The following schedules on page A-24 - A-29 contain limited and unaudited financial information which is presented solely for the purpose of conveying a statement of cash and investment balances for the County. Consequently, these schedules do not include all disclosures required by generally accepted accounting principles. Current reports are available at [https://gateway.ifonline.org/report\\_builder/](https://gateway.ifonline.org/report_builder/)

## RANDOLPH COUNTY

### STATEMENT OF RECEIPTS AND DISBURSEMENTS

(Unaudited)

<u>Fund</u>	Beginning Balance <u>1/1/2017</u>	<u>Receipts</u>	<u>Disbursements</u>	Ending Balance <u>12/31/2017</u>
General	\$3,139,515	\$9,081,347	\$8,712,778	\$3,508,084
Sheriff's Cashbook	0	493,831	493,831	0
Accident Report	3,083	4,573	4,000	3,656
CAGIT Certified Shares Fund	579,047	16,419	595,466	0
LIT - Economic Development	1,725,348	700,049	1,258,610	1,166,787
Special CEDIT Legislation	549,824		549,824	0
LIT Special Purpose	0	1,082,907	623,200	459,707
City / Town Court Costs	38,753	3,930		42,684
Clerk Records Perpetuation	19,169	12,981	3,309	28,841
Community Corrections Grant	54,848	236,164	255,094	35,917
Community Transiton Program	23,051	26,030	27,179	21,901
Prisoner Reimbursement	13,031	3,235		16,266
County Sales Disclosure	10,997	2,985	186	13,796
Cumulative Bridge	922,914	920,688	753,116	1,090,486
Cumulative Capital Development	950,807	416,486	392,365	974,927
County Drug Free Community	15,523	18,454	15,523	18,454
Electronic Map Generation	8,700	1,200		9,900
Local Emergency Planning	6,880	4,185	972	10,093
Handgun Permit	25,627	6,345	12,614	19,358
General Drain Improvement	9,979	150,918	99,712	61,185
Health Department	166,576	151,457	183,215	134,819
County Identity Security	6,530	3,452	132	9,850
Jury Pay	75		75	0
Levy Excess	343			343
Health Maintenance	53,241	16,570	21,020	48,791
Local Road and Street	104,705	291,017	218,519	177,203
Public Safety/County Unit	45,235	647,843	649,278	43,800
Major Moves	5,557		3,578	1,980
County Misdemeanant	24,338	19,163	11,128	32,373
Highway	1,452,293	3,306,388	3,600,167	1,158,515
Auditors Platbook	6,593	7,907	766	13,733
Rainy Day	1,276,175	126,669	91,595	1,311,249
Subtotals	<u>\$11,238,758</u>	<u>\$17,753,193</u>	<u>\$18,577,252</u>	<u>\$10,414,699</u>

(Continued on next page)

**RANDOLPH COUNTY**

(Cont'd)

**STATEMENT OF RECEIPTS AND DISBURSEMENTS**

(Unaudited)

<u>Fund</u>	<u>Beginning Balance 1/1/2017</u>	<u>Receipts</u>	<u>Disbursements</u>	<u>Ending Balance 12/31/2017</u>
Subtotals carried forward	\$11,238,758	\$17,753,193	\$18,577,252	\$10,414,699
Property Reassessment - 2015	381,738		381,738	0
Recorders Records Perpetuation	49,660	62,541	51,300	60,902
Public Defender Reimburse	61,099	74,590	59,983	75,707
Surplus Tax	56,669	37,515	24,183	70,000
Surveyor's Corner Perpetuation	24,191	13,830	1,415	36,606
Tax Sale Redemption	1,524	48,258	49,780	1
Tax Sale Surplus	124,634	88,741	114,087	99,287
Health Department Trust	20,171	9,198	8,440	20,929
VIN Inspections	4,450	1,410		5,860
Children's Advocate Program	12,844	29,104	37,781	4,167
Elected Official Training	3,721	3,452	5,060	2,113
Statewide 911 Fund	140,398	386,593	372,053	154,938
Property Reassessment 2018	0	275,340		275,340
County 2016 LOIT Special Dist	605,566			605,566
Sheriff's Inmate Trust	5,515	194,643	196,516	3,642
Probation Administrative Fee	16,570	9,270	22,000	3,839
Supplemental Adult Probation	25,992	57,427	68,843	14,576
Supplemental Juvenile Probation	1,534	897		2,431
County User Fee	66,204	75,909	91,545	50,567
Sheriff Continuing Education	5,090	1,400		6,490
Ditch Maintenance	1,368,158	650,575	623,366	1,395,367
Sheriff's Commissary Fund	100,501	185,348	178,957	106,892
Clerk's Trust	293,940	1,794,024	1,759,742	328,222
Criminal Justice Program Income	10,937	1,705		12,642
Donations	16,276		15,094	1,181
DARE	12			12
Cardinal Acquisition Fund	0	945,683	1,955	943,728
Courthouse Bond	109,741	1,116,880	1,225,000	1,620
Health Insurance	703,608	2,206,490	2,377,731	532,367
Sheriff's Office Supply Fund	43		43	0
Landfill Host Fee	399,773	278,505	220,027	458,251
Rand Co Fly-In Breakfast	6,881	2,217	1,841	7,257
Community Corrections PI	142,159	152,985	167,509	127,636
County S.V.O. Administrator	8,389	2,129	6,045	4,472
Election Non Reverting	2,026			2,026
Sheriff Dept Training	1,252	2,315	2,130	1,437
Subtotals	<u>\$16,010,022</u>	<u>\$26,462,165</u>	<u>\$26,641,414</u>	<u>\$15,830,773</u>

(Continued on next page)

**RANDOLPH COUNTY**

(Cont'd)

**STATEMENT OF RECEIPTS AND DISBURSEMENTS**

(Unaudited)

<u>Fund</u>	Beginning Balance <u>1/1/2017</u>	<u>Receipts</u>	<u>Disbursements</u>	Ending Balance <u>12/31/2017</u>
Subtotals carried forward	\$16,010,022	\$26,462,165	\$26,641,414	\$15,830,773
County Wheel Tax	1,109,585	691,202	1,467,521	333,266
Dog Control Fund	360			360
NextEra Windfarm Economic Dev	0	105,000		105,000
Windfarm Economic Development	538,170	1,205,140	523,107	1,220,204
Airport Rental Vehicle	41	100		141
Headwaters/Road Repair	300,000		15,950	284,050
Drains Revolving Loan	300,000		300,000	0
After Settlement Collections	782,296	790,906	781,796	791,406
Payroll	0	5,805,476	5,805,476	0
Sheriff Retirement Withholding	6,321	29,293	28,792	6,822
Operation Pullover	0	26,807	23,371	3,435
Prosecuting Attorney's Trust	231	5,462	5,462	231
Wheel Tax	879	841,162	841,661	381
Commercial Vehicle Excise Tax	0	146,780	146,780	0
Financial InstitutionTax	9	90,765	90,774	0
BPPE Late Filing Fee	0	1,025		1,025
Property Tax Replacement/LOIT	47,744		47,744	0
LIT Property Tax Relief	0	2,165,443	2,084,173	81,270
Settlement Fund	0	26,747,460	26,747,460	0
Per Prop Audit Tax Collection	2,660	113,142	44,500	71,302
Fines & Forfeitures	6,110	22,327	24,872	3,564
Infraction Judgements	2,607	18,370	19,385	1,591
Overweight Vehicle Fines	1,530	3,495	5,025	0
Special Death Benefit	260	2,960	2,930	290
State Sales Disclosure	275	2,985	2,910	350
Coroner Continuing Education	206	2,248	2,202	252
Interstate Compact Fee	125	500	500	125
Mortgage Fee	375	1,953	1,950	378
State S.V.O. Administrator	6	237	233	10
Child Restraint Fines	0	325	275	50
Education Plate Fee	0	375	375	0
Riverboat Revenue Sharing	0	155,035	155,035	0
Innkeepers Tax	2,785	50,791	51,358	2,218
LIT Certified Shares	0	4,235,397	4,235,397	0
LIT Public Safety	0	1,058,849	1,058,849	0
LIT Economic Development	0	1,082,907	1,070,700	12,207
Office of Comm & Rural Affairs	0	118,946	118,946	0
#20.106 Airport Runway	7,711	85,736	83,421	10,026
NextEra Drain/Roads Expense	0	25,000		25,000
Subtotals	<u>\$19,120,309</u>	<u>\$72,095,761</u>	<u>\$72,430,346</u>	<u>\$18,785,725</u>

(Continued on next page)

**RANDOLPH COUNTY**

(Cont'd)

**STATEMENT OF RECEIPTS AND DISBURSEMENTS**

(Unaudited)

<u>Fund</u>	Beginning Balance <u>1/1/2017</u>	<u>Receipts</u>	<u>Disbursements</u>	Ending Balance <u>12/31/2017</u>
Subtotals carried forward	\$19,120,309	\$72,095,761	\$72,430,346	\$18,785,725
EDP Renewables-Expense Pay	67,565		23,056	44,510
Preparedness/Ebola	10,546			10,546
2016 SHSP #97.073	14,750	14,750	29,500	0
2016 EMPG Comp Grant 97.042	1,474	3,571	5,045	0
Local Road & Bridge Mtc Grant	0	325,000	51,057	273,943
Winchester Motor Sports Grant	0	174,784	174,784	0
Sherif Department NonReverting	0	5,000	3,570	1,430
93.563 Title IV-D Incentive	15,531	12,334	23,221	4,645
Prosecutors Incentive	53,035	24,823	9,461	68,396
Clerks Incentive	6,354	12,334	5,986	12,703
Totals	<u>\$19,289,566</u>	<u>\$72,668,357</u>	<u>\$72,756,025</u>	<u>\$19,201,898</u>

## RANDOLPH COUNTY

### DETAIL OF GENERAL FUND RECEIPTS AND DISBURSEMENTS

(Unaudited)

Receipts:

Taxes and Intergovernmental:

General Property Taxes	\$4,693,278
Financial Institution Tax Distribution	11,905
Vehicle/Aircraft Excise Tax Distribution	348,754
Local Income Tax (LIT) Certified Shares	1,925,243
Federal and State Grants and Distributions	140,590
Other Taxes	578

Licenses and Permits:

Planning, Zoning, and Building Permits and Fees	139,018
Cable TV Licenses	3,929

Charges for Services:

County Auditor Services	14
County Recorder Services	56,419
County Sheriff Services	116,016
County Treasurer Services	9,349
Emergency Medical Services Fees	574,767
Rental of Property	199,596
Airport Receipts	170,750
Other Charges for Services, Sales and Fees	48,793

Fines, Forfeitures and Fees:

Court Costs and Fees	87,747
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Other Receipts:

Earnings on Investments and Deposits	130,199
Refunds and Reimbursements	61,875
Other Receipts	362,529

Total Receipts	<u>\$9,081,347</u>
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**RANDOLPH COUNTY**

(Cont'd)

**DETAIL OF GENERAL FUND RECEIPTS AND DISBURSEMENTS**

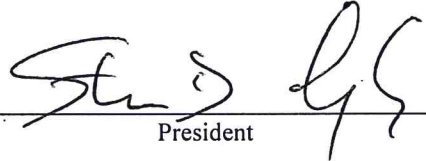
## Disbursements:


Clerk of Circuit Court	\$192,479
County Auditor	211,889
County Treasurer	127,858
County Recorder	83,645
County Sheriff	895,022
County Surveyor	60,221
County Coroner	64,984
County Assessor	153,212
Prosecuting Attorney	213,102
Registration of Voters	3,574
County Cooperative Extension	149,967
Veterans Service Officer	54,950
County Election Board	44,088
Drainage Board	13,080
County Commissioners	3,271,202
Plan Commission	38,330
Court House	129,813
Superior Courts	287,925
Circuit Court	278,898
Probation	170,989
Emergency Services	547,306
Communications Department	171,880
Aviation	204,762
Civil Defense	40,559
Building Maintenance	7,761
Jail	975,568
Building Department Jail	79,985
Home-Rule Department #1	65,411
Home-Rule Department #51	72,734
Home-Rule Department #52	100,315
No Department	1,268
	<hr/>
Total Disbursements	8,712,778
	<hr/>
Net increase (decrease)	368,569
Beginning balance	3,139,515
	<hr/>
Ending balance	<u>\$3,508,084</u>

The County and Building Corporation certify to the best of their knowledge and belief that this Official Statement, as of its date and as it relates to the County and its economic and financial condition, (i) is complete and accurate; (ii) does not contain any untrue statement of a material fact; and (iii) does not omit any material facts or information which would make the statements contained herein misleading.

This Official Statement and its execution are duly authorized.

RANDOLPH COUNTY, INDIANA  
BUILDING CORPORATION

By:   
President

Attest:   
Secretary/Treasurer

RANDOLPH COUNTY, INDIANA BOARD  
OF COMMISSIONERS

By:   
Commissioner

By:   
Commissioner

By:   
Commissioner

Attest:   
Auditor

## APPENDIX B



# UMBAUGH

H. J. Umbaugh & Associates  
Certified Public Accountants, LLP  
8365 Keystone Crossing  
Suite 300  
Indianapolis, IN 46240-2687  
Phone: 317-465-1500  
Fax: 317-465-1550  
www.umbaugh.com

January 17, 2019

Randolph County Board of Commissioners  
Randolph County Council  
100 South Main Street, #102  
Winchester, IN 47394

Re: Randolph County Building Corporation  
\$5,000,000 Lease Rental Revenue Bonds, Series 2019

Members of the Council and Board of Commissioners:

In connection with the issuance of \$5,000,000 principal amount of Lease Rental Revenue Bonds, Series 2019, we have, at your request, prepared this Special Purpose Report (the "Report") and the following schedules for inclusion in the Final Official Statement dated January 17, 2019.

Page(s)

B-2 - B-8	General Comments
B-9	Estimated Project Costs and Funding
B-10	Amortization of \$5,000,000 Principal Amount of Lease Rental Revenue Bonds, Series 2019
B-11	Comparison of Estimated Special Purpose Income Tax Revenues and Lease Rentals
B-12	Comparison of Estimated Special Purpose Income Tax Revenues and Lease Rentals (Including Illustrative Revenue Bonds)
B-13	Illustrative Amortization of \$3,520,000* Principal Amount of Revenue Bonds, Series 2019
B-14	Amortization of \$1,770,000 Outstanding Principal Amount of First Mortgage Refunding Bonds, Series 2016A
B-15	Amortization of \$420,000 Outstanding Principal Amount of First Mortgage Improvement Bonds, Series 2016B
B-16	Amortization of \$2,505,000 Outstanding Principal Amount of First Mortgage Refunding Bonds, Series 2005
B-17	Historical Special Purpose Income Tax Revenues

\*Preliminary, subject to change.

In the preparation of these schedules, assumptions were made as noted regarding certain future events. As is the case with such assumptions regarding future events and transactions, some or all may not occur as expected and the resulting differences could be material. We have not examined the underlying assumptions nor have we audited or reviewed the historical data. Consequently, we express no opinion thereon nor do we have a responsibility to prepare subsequent reports.



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## RANDOLPH COUNTY, INDIANA

### GENERAL COMMENTS

The Randolph County Building Corporation (the “Building Corporation”) is issuing \$5,000,000 of Lease Rental Revenue Bonds, Series 2019 (County Highway Project) (the “Bonds”) for the purpose of the financing of all or any portion of the acquisition, construction, improvement, and/or equipping of all or any portion of a new county highway department facility, located on the west side of U.S. Highway 27, south of the intersection of 200 South in Winchester, Indiana 47394, and any related improvements (collectively, the “Project”), paying capitalized interest, and paying issuance expenses.

The Bonds are secured by and payable from fixed, semiannual lease rental payments (the “Lease Rentals”) to be paid by Randolph County, Indiana (the “County”) directly to The Bank of New York Mellon Trust Company, N.A. in Indianapolis, Indiana (the “Trustee”) under a Trust Indenture between the Building Corporation and the Trustee, dated as of January 1, 2019 (the “Trust Indenture”) and a Lease, between the County and the Building Corporation, dated October 4, 2018, as amended (the “Lease”) and in accordance with Indiana Code Title 36, Article 1, Chapter 10. Such Lease Rentals are payable from the revenues of the income tax levied and collected by the County pursuant to Indiana Code Title 6, Article 3.6, Chapter 7, Section 19 (the “Special Purpose Income Tax Revenues”) on parity with the pledge of Special Purpose Income Tax Revenues to the 2002 Lease (herein defined), which secures the 2005 Bonds (herein defined) and the 2016B Bonds (herein defined), and the 2010 Lease (as herein defined), which secures the 2016A Bonds (herein defined) (the 2002 Lease and the 2010 Lease, collectively, the “Outstanding Leases”). **To the extent that the Special Purpose Income Tax Revenues are insufficient to pay such amounts, the Lease Rentals are payable from an ad valorem tax levied on all taxable property in the County (the “Property Tax Revenues”), as more fully described in this Final Official Statement dated January 17, 2019.** The Bonds shall not constitute an indebtedness of the County within the meaning of the provisions and limitations of the constitution of the State of Indiana.

The County expects to issue \$3,520,000\* Special Purpose Income Tax Revenue Bonds, Series 2019 (the “Revenue Bonds”) in May 2019. The Revenue Bonds will be payable from Special Purpose Income Tax Revenues and to the extent Special Purpose Income Tax Revenues are insufficient to pay such amounts, the debt service will be payable from an ad valorem tax levied on all taxable property in the County. The pledge of Special Purpose Income Tax Revenues to the payment of the Revenue Bonds will be on parity with the pledge of Special Purpose Income Tax Revenues to the Bonds and the Outstanding Leases.

The County and the Building Corporation previously entered into a Lease related to the expansion and renovation of the Randolph County Courthouse dated August 16, 2010, as supplemented and amended from time to time (as amended, the “2010 Lease”), which secures the Building Corporation’s First Mortgage Refunding Bonds, Series 2016A (the “2016A Bonds”) dated March 9, 2016, originally issued in the par amount of \$4,545,000, now outstanding in the par amount of \$1,770,000. The County and the Building Corporation previously entered into a Lease related to the expansion and renovation of the Randolph County Courthouse Annex dated September 18, 2002, as supplemented and amended from time to time and as further supplemented by a Second Amendment to Lease Agreement executed as of October 19, 2015 (as supplemented and amended, the “2002 Lease”), which secures the Building Corporation’s First Mortgage Improvement Bonds, Series 2016B (the “2016B Bonds”) dated March 9, 2016, originally issued in the par amount of \$420,000, now outstanding in the par amount of \$420,000. The 2002 Lease also secures the First Mortgage Refunding Bonds, Series 2005 (the “2005 Bonds”) dated November 30, 2005, originally issued in the par amount of \$5,670,000, now outstanding in the par amount of \$2,505,000. The pledge of Special Purpose Income Tax Revenues to the 2002 Lease and the 2010 Lease are on parity with the pledge of Special Purpose Income Tax Revenues to the Bonds and the Revenue Bonds.

\*Preliminary, subject to change.

(Continued on next page)

GENERAL COMMENTS

The purpose of this Accounting Report (the "Report") is to provide an estimate of the Special Purpose Income Tax Revenues that would be available to make payments due on the Bonds. This Report contains forward-looking information. Such forward-looking statements involve known and unknown risks, uncertainties and other factors which may cause the actual Special Purpose Income Tax Revenues to differ from the estimates. See "Risks to Bondholders" herein.

Summary of Randolph County's Local Income Tax Revenues

The County is authorized by IC 6-3.6 (the "LIT Statute") to impose local income tax, which may include a special purpose rate pursuant to IC 6-3.6-7-19. Pursuant to IC 6-3.6-7-19, the County imposed a special purpose rate of 0.25% on the adjusted gross income of County taxpayers, from which the Special Purpose Income Tax Revenues are generated. The Special Purpose Income Tax Revenues are a portion of the revenues collected from the total income tax levied under the LIT Statute (the revenues from the total income tax, the "LIT Revenues"). **Only the Special Purpose Income Tax Revenues are pledged to the payment of the Lease Rentals.**

Pursuant to IC 6-3.6-7-19, eligible uses for Special Purpose Income Tax Revenues include (1) financing, constructing, acquiring, renovating, and equipping the county courthouse, and financing and renovating the former county hospital for additional office space, educational facilities, nonsecure juvenile facilities, and other county functions, including the repayment of bonds issued, or leases entered into, for constructing, acquiring, renovating, and equipping the county courthouse and for renovating the former county hospital for additional office space, educational facilities, nonsecure juvenile facilities, and other county functions, (2) financing, constructing, acquiring, renovating, and equipping buildings for a volunteer fire department (as defined in IC 36-8-12-2) that provides services in any part of the county, (3) financing, constructing, acquiring, and renovating firefighting apparatus or other related equipment for a volunteer fire department (as defined in IC 36-8-12-2) that provides services in any part of the county, and the following purposes: (A) operating the county courthouse, (B) financing, constructing, acquiring, renovating, equipping, and operating the county jail, public safety improvements, and other county facilities, including the repayment of bonds issued, or leases entered into, for constructing, acquiring, renovating, and equipping the county jail, public safety improvements, and other county facilities. The County is the only unit to receive the distribution of Special Purpose Income Tax Revenues.

A local taxpayer under IC 6-3.6-2-13 means any individual who (i) resides in the County on the dates specified in IC 6-3.6-8-3, or (ii) maintains a principal place of business or employment in the County on the date specified in IC 6-3.6-8-3 and who does not on that same date reside in another county in which a local income tax under IC 6-3.6 is in effect. LIT Revenues and Special Purpose Income Tax Revenues are distributed on the first regular business day of each month.

LIT Revenues, including the Special Purpose Income Tax Revenues, are collected by the State and deposited in a special account within the State general fund. When LIT Revenues are certified each August for distribution in the following year, it will be based on the actual income taxes filed and processed from July 1st of the preceding year through June 30th of the current year, adjusted for any refunds. The certified distribution will be distributed to the counties in equal amounts on the first business day of each month of the ensuing calendar year. (The amount of LIT Revenues, including Special Purpose Income Tax Revenues, to be distributed may be reduced to offset any overpayments of LIT Revenues, including Special Purpose Income Tax Revenues, made to a county in a prior year).

LIT Revenues, including the Special Purpose Income Tax Revenues, are distributed to the county that adopted the applicable tax. The amount that is to be distributed to a county during an ensuing calendar year equals the



GENERAL COMMENTSSummary of Randolph County's Local Income Tax Revenues (Cont'd)

amount of tax revenue that the State Budget Agency determines has been: (1) received from that county for a taxable year ending in a calendar year preceding the calendar year in which the determination is made; and (2) reported on an annual return or amended return processed by the Indiana Department of Revenue in the state fiscal year ending before July 1 of the calendar year in which the determination is made; as adjusted for refunds of tax made in the state fiscal year (the "base distribution amount").

Before June 1 of each calendar year, the State Budget Agency must provide the Department of Local Government Finance (the "DLGF") and the county auditor of each adopting county an estimate of the amount that will be distributed to the county, based on known tax rates. Not later than July 1 of each year, the DLGF is required to determine for each taxing unit and notify the county auditor of the estimated amount of property tax credits, school distributions, public safety revenue, economic development revenue, certified shares, and special purpose revenue (such as the Special Purpose Income Tax Revenues) that will be distributed to the taxing unit during the ensuing calendar year. Not later than thirty (30) days after receiving the DLGF's estimate, the county auditor shall notify each taxing unit of the amounts estimated for the taxing unit.

The Special Purpose Income Tax Revenues are the only LIT Revenues pledged towards the payment of Lease Rentals. The certified distribution of Special Purpose Income Tax Revenues in 2019 is \$1,075,917.

The LIT Revenues received by the County, including the Special Purpose Income Tax Revenues, may be reduced because of a reduction in the amount of LIT Revenues collected or a distribution certified by the State for an amount that is less than the LIT Revenues actually collected.

The Special Purpose Income Tax Revenues available to the County could be reduced because of the factors described above without reducing the Special Purpose Income Tax Revenue rate. The County has made no representation, is not obligated, and currently does not have the ability to take any action to increase the rate at which the Special Purpose Income Tax Revenue rate is imposed in order to provide funds to pay the Lease Rental payments. However, to the extent that the Special Purpose Income Tax Revenue rate is insufficient to pay the Lease Rental payments, the County will levy an ad valorem property tax in an amount sufficient to pay the Lease Rental payments when due.

Risks to Bondholders*Risks Associated with Lease Rental payments:*

Prospective investors in the Bonds should be aware that there are risk factors associated with Bonds which are payable from Lease Rentals:

- (1) The principal of and interest on the Bonds are payable only from Lease Rentals received by the Trustee on behalf of the Building Corporation from the County pursuant to the Lease. The Building Corporation has no taxing power. The Building Corporation has no source of funds from which to pay debt service on the Bonds except monies collected from Lease Rentals and funds held under the Trust Indenture. The Trustee will have funds from capitalized interest and earnings thereon, to pay interest due through and including January 15, 2020.

(Continued on next page)

GENERAL COMMENTS

Risks to Bondholders (Cont'd)

- a. According to the Lease, the Lease Rentals will commence on the later of the date of completion of the Leased Premises or July 1, 2020. Bond proceeds will be held by the Trustee in the Bond Interest Account to pay capitalized interest on the Bonds through and including January 15, 2020. In the event the Leased Premises are not completed by July 1, 2020, the Building Corporation may not be able to pay the full amount of the Lease Rentals. The Building Corporation expects to complete the Leased Premises by December 2019.
- b. The County is legally permitted to pay Lease Rentals only for portions of the Leased Premises which are complete and ready for use and occupancy. If, for any reason, the Leased Premises are damaged or destroyed and unavailable for use, the County would no longer be able to pay Lease Rentals. **However, the County is required by the Lease to maintain rental value insurance in an amount equal to full rental value for a period up to two (2) years.** In addition, the proceeds of any property and/or casualty insurance claim for the Leased Premises would be used either to reconstruct the Leased Premises or to retire obligations issued to finance the Leased Premises.

Risks Associated with Local Income Tax (LIT) Revenues:

Prospective investors in the Bonds should be aware that there are risk factors associated with Bonds which are payable from LIT Revenues, including Special Purpose Income Tax Revenues:

- (2) There are certain risks associated with LIT Revenues, and this accounting report contains information regarding the historical certified distributions of Special Purpose Income Tax Revenues received by the County. The County's LIT Revenues in the future may differ materially from the County's historical receipts. Factors impacting LIT Revenues, include but are not limited to the following:
  - a. Adverse economic conditions in the County, the State of Indiana or the United States could result in a reduction in the adjusted gross income of qualifying taxpayers in the County and, therefore, a reduction in County's collection of LIT Revenues.
  - b. Local area or statewide delinquencies in state income tax collection could result in reduced County's collection of LIT Revenues, including Special Purpose Income Tax Revenues.
  - c. Under IC 6-3.6-7-19, the County Council could not impose a special purpose rate that exceeds 0.25%, and the Special Purpose Income Tax Revenue rate may not be greater than the rate necessary to pay for the authorized purposes. The County has imposed a Special Purpose Income Tax Revenue rate at the maximum rate of 0.25%. The County has made no representation and are not authorized by current law to take any action to increase the rate at which the Special Purpose Income Tax Revenue rate is imposed to pay Lease Rentals.
  - d. The legislature, or an administrative agency with jurisdiction in the matter, could enact new laws or regulations or interpret, amend, alter, change or modify, or a court of competent jurisdiction could interpret, the laws or regulations governing the collection, distribution, definition or accumulation of LIT Revenues in a fashion that would adversely affect the owners of the Bonds.

(Continued on next page)

GENERAL COMMENTS

Risks to Bondholders (Cont'd)

- e. LIT Revenues can vary considerably from year to year depending on the relative amounts of the property tax levies of the County and the other cities and the towns located in the County and the amount of LIT Revenues collected from taxpayers.

Before June 1 of each calendar year, the State Budget Agency must provide the DLGF and the county auditor with an estimate of the amount of Special Purpose Income Tax Revenues that will be distributed to the County. This gives the County time to include in its budget a property tax levy in an amount sufficient to meet the debt service due in the subsequent bond year for which the budget is being prepared to the extent the certified Special Purpose Income Tax Revenues are determined to be insufficient.

The certified income tax distribution is based on actual income tax returns filed and processed from July 1 of the prior year through June 30 of the current year, adjusted for any refunds.

The amount of local income tax to be certified may also be adjusted to offset any overpayments of local income tax made to a county in a prior calendar year, for clerical or mathematical errors or for tax rate changes. This certified amount is distributed to the County in equal, monthly payments in the subsequent calendar year. The County expects that the amount of local income tax to be distributed in the subsequent year by the State to the County will not be less than the amount certified on the previous August 2.

The local income tax distribution is paid from actual revenues collected in the year following the certification. If the actual revenue collected is less than the certified distribution amount, this could cause a reduction in certified local income tax distributions in future years.

The County's 2019 certified distribution of Special Purpose Income Tax Revenues resulting from the Special Purpose Income Tax Revenue rate are \$1,075,917.

**Risks Associated with Property Tax Revenues:**

Prospective investors in the Bonds should be aware that there are risk factors associated with Bonds which are payable from Property Tax Revenues:

- a. *Tax Collection.* In the event of delinquent tax payments or delayed billing, collection or distribution by the County of ad valorem property taxes, including the Property Tax Revenues levied on the County, sufficient funds may not be available to pay the lease rental when due. This risk is inherent in all property tax-supported obligations.
- b. *Circuit Breaker Tax Credit.* If applicable, the Circuit Breaker Tax Credit results in a reduction of property tax collections for each political subdivision in which the Circuit Breaker Tax Credit is applied. A political subdivision may not increase its property tax levy or borrow money to make up for any property tax revenue shortfall due to the application of the Circuit Breaker Tax Credit.

IC 6-1.1-20.6-10 requires political subdivisions to fully fund any levies for the payment of outstanding debt service or lease rental obligations regardless of any reduction in property tax collections due to the application of the Circuit Breaker Tax Credit. IC 6-1.1-20.6-9.8 further

(Continued on next page)

GENERAL COMMENTSRisks to Bondholders (Cont'd)

provides that property taxes imposed by a political subdivision to pay for debt service obligations of such political subdivision (including lease rental payments on leases) are “protected taxes.” If property tax collections are insufficient to fully fund debt service or lease rental levies due to the Circuit Breaker Tax Credit, political subdivisions must use non-property tax revenues or revenues from property tax levies for other funds (including operating) to offset revenue loss to the debt service fund. See “Procedures for Property Assessment, Tax Levy and Collection” and “Circuit Breaker Tax Credit” as more fully described in the Final Official Statement dated January 17, 2019.

IC 6-1.1-20.6-10 also provides that if property tax revenues are not sufficient to pay debt service on bonds or leases payable from property taxes, the State must intercept local income tax distributions and available distributions of State monies for the benefit of bondholders.

This application of property tax revenues may impact the ability of political subdivisions to provide existing levels of service and, in extreme cases, the ability to make debt service or lease rental payments on bonds secured by intercepted funds. There has been no judicial interpretation of this legislation. In addition, there can be no assurance as to future events or legislation that may affect the Circuit Breaker Tax Credit or the collection of property taxes.

- c. *Reassessment and Trending.* All Indiana counties are required to reassess 25% of all parcels of real property annually or in accordance with its reassessment plan. All real property must be reassessed under the plan once every four years. Trending is scheduled to occur on an annual basis. Delays in the reassessment and trending process or appeals of reassessments could adversely affect the collection of property taxes.
- (3) **Adverse Legislative Action:** It is possible that legislation enacted after the date of the Bonds or proposed for consideration will have an adverse effect on payment or timing of payment or other matters impacting the Bonds. Refer to the “Legislative Proposals” section as more fully described in the Final Official Statement dated January 17, 2019.

Estimated Project Costs and Funding - Page B-9

This schedule presents the costs of the Project, which include capitalized interest, underwriter’s discount and paying costs of issuance and contingencies. The funding will consist of the proceeds from the Bonds and Bond Premium.

Amortization of \$5,000,000 Principal Amount of Tax Lease Rental Revenue Bonds, Series 2019 - Page B-10

The amortization of \$5,000,000 of Lease Rental Revenue Bonds, Series 2019 is presented in this schedule. The Bonds are dated the date of delivery, January 31, 2019, and mature over a period of approximately nineteen years.

Principal and interest will be payable semiannually on each January 15 and July 15, with interest commencing July 15, 2019 and principal commencing on July 15, 2020. The final Bonds are due January 15, 2038.

(Continued on next page)

GENERAL COMMENTSComparison of Estimated Special Purpose Income Tax Revenues and Lease Rentals - Page B-11

This schedule shows the comparison of the estimated annual Special Purpose Income Tax Revenues with the Lease Rentals on the Bonds and the Outstanding Bonds. The estimated annual Special Purpose Income Tax Revenues are anticipated to provide coverage on the Bonds of approximately 236%.

Comparison of Estimated Special Purpose Income Tax Revenues and Lease Rentals (Including Illustrative Revenue Bonds) - Page B-12

This schedule shows the comparison of the estimated annual Special Purpose Income Tax Revenues with the Lease Rentals on the Bonds, the Outstanding Bonds, and the illustrative Revenue Bonds. The estimated annual Special Purpose Income Tax Revenues are anticipated to provide coverage on the Bonds of approximately 136%.

Illustrative Amortization of \$3,520,000\* Principal Amount of Revenue Bonds, Series 2019 - Page B-13

The illustrative amortization of \$3,520,000\* of Revenue Bonds, Series 2019 is presented in this schedule. The Bonds are dated the date of delivery, anticipated to be May 2019, and mature over a period of approximately eighteen years and ten months.

Principal and interest will be payable semiannually on each January 1 and July 1, with interest commencing January 1, 2020 and principal commencing on July 1, 2020. The final Bonds are due January 1, 2038. The amortization schedule for the Bonds is based on estimated interest rates. Actual interest rates will be determined through a competitive sale.

Amortization of \$1,770,000 Outstanding Principal Amount of First Mortgage Refunding Bonds, Series 2016A – Page B-14

The amortization of the First Mortgage Refunding Bonds, Series 2016A is presented in this schedule.

Amortization of \$420,000 Outstanding Principal Amount of First Mortgage Improvement Bonds, Series 2016B – Page B-15

The amortization of the First Mortgage Improvement Bonds, Series 2016B is presented in this schedule.

Amortization of \$2,505,000 Outstanding Principal Amount of First Mortgage Refunding Bonds, Series 2005 – Page B-16

The amortization of the First Mortgage Refunding Bonds, Series 2005 is presented in this schedule.

Historical Special Purpose Income Tax Revenues - Page B-17

This schedule shows the County's historical Special Purpose Income Tax Revenues for years 2007 through 2019.

\*Preliminary, subject to change.

**RANDOLPH COUNTY, INDIANA**

**ESTIMATED PROJECT COSTS AND FUNDING**

Estimated Project Costs:

Construction Costs	\$3,895,000.00
Design Fees	332,720.00
Contingencies	485,698.75
Equipment	125,000.00
Reimbursable Expenses	5,000.00
Geotechnical Investigation Report	4,745.00
Variance	1,929.00
State Design Release	1,667.15
Percolation Test	1,600.00
Septic Soils Test and Report	500.00
Capitalized Interest through January 15, 2020	165,749.74
Underwriter's Discount	46,681.25
Bond Issuance Costs and Contingencies	<u>141,757.86</u>
Total Estimated Project Costs	<u><u>\$5,208,048.75</u></u>

Estimated Project Funding:

Lease Rental Revenue Bonds, Series 2019	\$5,000,000.00
Bond Premium	<u>208,048.75</u>
Total Estimated Project Funding	<u><u>\$5,208,048.75</u></u>

(Subject to the comments in the attached Report  
dated January 17, 2019 of Umbaugh.)

**RANDOLPH COUNTY, INDIANA**

**AMORTIZATION OF \$5,000,000 PRINCIPAL AMOUNT OF  
LEASE RENTAL REVENUE BONDS, SERIES 2019**  
**Bonds dated January 31, 2019**

Bond Payment Date	Principal Outstanding	Principal	Interest Rates	Interest	Capitalized Interest	Total Debt Service	Bond Year Debt Service	Annual Lease Rental
7/15/2019	\$5,000,000			\$79,271.61	(\$79,271.61)	\$0.00		
1/15/2020	5,000,000			86,478.13	(86,478.13)	0.00	\$0.00	\$0
7/15/2020	5,000,000	\$10,000	4.00%	86,478.13		96,478.13		
1/15/2021	4,990,000	15,000	4.00%	86,278.13		101,278.13	197,756.26	203,000
7/15/2021	4,975,000	10,000	4.00%	85,978.13		95,978.13		
1/15/2022	4,965,000	15,000	4.00%	85,778.13		100,778.13	196,756.26	202,000
7/15/2022	4,950,000	10,000	4.00%	85,478.13		95,478.13		
1/15/2023	4,940,000	15,000	4.00%	85,278.13		100,278.13	195,756.26	201,000
7/15/2023	4,925,000	65,000	4.00%	84,978.13		149,978.13		
1/15/2024	4,860,000	70,000	4.00%	83,678.13		153,678.13	303,656.26	309,000
7/15/2024	4,790,000	65,000	4.00%	82,278.13		147,278.13		
1/15/2025	4,725,000	70,000	4.00%	80,978.13		150,978.13	298,256.26	304,000
7/15/2025	4,655,000	115,000	4.00%	79,578.13		194,578.13		
1/15/2026	4,540,000	120,000	4.00%	77,278.13		197,278.13	391,856.26	397,000
7/15/2026	4,420,000	150,000	4.00%	74,878.13		224,878.13		
1/15/2027	4,270,000	155,000	4.00%	71,878.13		226,878.13	451,756.26	457,000
7/15/2027	4,115,000	155,000	4.00%	68,778.13		223,778.13		
1/15/2028	3,960,000	160,000	4.00%	65,678.13		225,678.13	449,456.26	455,000
7/15/2028	3,800,000	160,000	4.00%	62,478.13		222,478.13		
1/15/2029	3,640,000	165,000	3.00% (1)	59,278.13		224,278.13	446,756.26	452,000
7/15/2029	3,475,000	165,000	3.00% (1)	56,803.13		221,803.13		
1/15/2030	3,310,000	170,000	3.00% (2)	54,328.13		224,328.13	446,131.26	452,000
7/15/2030	3,140,000	170,000	3.00% (2)	51,778.13		221,778.13		
1/15/2031	2,970,000	175,000	3.00% (3)	49,228.13		224,228.13	446,006.26	452,000
7/15/2031	2,795,000	175,000	3.00% (3)	46,603.13		221,603.13		
1/15/2032	2,620,000	180,000	3.00% (4)	43,978.13		223,978.13	445,581.26	451,000
7/15/2032	2,440,000	185,000	3.00% (4)	41,278.13		226,278.13		
1/15/2033	2,255,000	185,000	3.25% (5)	38,503.13		223,503.13	449,781.26	455,000
7/15/2033	2,070,000	190,000	3.25% (5)	35,496.88		225,496.88		
1/15/2034	1,880,000	195,000	3.25% (5)	32,409.38		227,409.38	452,906.26	458,000
7/15/2034	1,685,000	195,000	3.38% (6)	29,240.63		224,240.63		
1/15/2035	1,490,000	200,000	3.38% (6)	25,950.00		225,950.00	450,190.63	456,000
7/15/2035	1,290,000	205,000	3.50% (7)	22,575.00		227,575.00		
1/15/2036	1,085,000	210,000	3.50% (7)	18,987.50		228,987.50	456,562.50	462,000
7/15/2036	875,000	215,000	3.50% (8)	15,312.50		230,312.50		
1/15/2037	660,000	215,000	3.50% (8)	11,550.00		226,550.00	456,862.50	462,000
7/15/2037	445,000	220,000	3.50% (9)	7,787.50		227,787.50		
1/15/2038	225,000	225,000	3.50% (9)	3,937.50		228,937.50	456,725.00	462,000
Totals		<u>\$5,000,000</u>		<u>\$2,158,503.01</u>	<u>(\$165,749.74)</u>	<u>\$6,992,753.27</u>	<u>\$6,992,753.27</u>	<u>\$7,090,000</u>

(1) \$330,000 of Term Bonds due July 15, 2029.

(2) \$340,000 of Term Bonds due July 15, 2030.

(3) \$350,000 of Term Bonds due July 15, 2031.

(4) \$365,000 of Term Bonds due July 15, 2032.

(5) \$570,000 of Term Bonds due January 15, 2034.

(6) \$395,000 of Term Bonds due January 15, 2035.

(7) \$415,000 of Term Bonds due January 15, 2036.

(8) \$430,000 of Term Bonds due January 15, 2037.

(9) \$445,000 of Term Bonds due January 15, 2038.

(Subject to the comments in the attached Report  
dated January 17, 2019 of Umbaugh.)

**RANDOLPH COUNTY, INDIANA**

**COMPARISON OF ESTIMATED SPECIAL PURPOSE INCOME TAX REVENUES AND LEASE RENTALS**

Year	Outstanding and Proposed Debt					Estimated Revenues				Remaining Revenue	Cumulative Balance	Coverage
	Outstanding Debt			Proposed	Courthouse Levy	Estimated Tax Rate	Special Purpose Income Tax	Total				
	2016A Bonds	2016B Bonds	2005 Bonds	2019 Bonds					Total			
	(1)	(2)	(3)	(4)		(5)	(6)	(7)			(8)	
											\$612,409	
2019	(\$1,228,000)	(\$24,000)	(\$420,000)		(\$1,672,000)	\$588,248	\$0.0489	\$1,075,917	\$1,664,165	(\$7,835)	604,574	100%
2020		(148,000)	(421,000)	(\$203,000)	(772,000)			1,075,917	1,075,917	303,917	908,491	139%
2021		(145,000)	(421,000)	(202,000)	(768,000)			1,075,917	1,075,917	307,917	1,216,408	140%
2022		(147,000)	(422,000)	(201,000)	(770,000)			1,075,917	1,075,917	305,917	1,522,325	140%
2023			(422,000)	(309,000)	(731,000)			1,075,917	1,075,917	344,917	1,867,242	147%
2024			(420,000)	(304,000)	(724,000)			1,075,917	1,075,917	351,917	2,219,159	149%
2025			(211,500)	(397,000)	(608,500)			1,075,917	1,075,917	467,417	2,686,576	177%
2026				(457,000)	(457,000)			1,075,917	1,075,917	618,917	3,305,493	235%
2027				(455,000)	(455,000)			1,075,917	1,075,917	620,917	3,926,410	236%
2028				(452,000)	(452,000)			1,075,917	1,075,917	623,917	4,550,327	238%
2029				(452,000)	(452,000)			1,075,917	1,075,917	623,917	5,174,244	238%
2030				(452,000)	(452,000)			1,075,917	1,075,917	623,917	5,798,161	238%
2031				(451,000)	(451,000)			1,075,917	1,075,917	624,917	6,423,078	239%
2032				(455,000)	(455,000)			1,075,917	1,075,917	620,917	7,043,995	236%
2033				(458,000)	(458,000)			1,075,917	1,075,917	617,917	7,661,912	235%
2034				(456,000)	(456,000)			1,075,917	1,075,917	619,917	8,281,829	236%
2035				(462,000)	(462,000)			1,075,917	1,075,917	613,917	8,895,746	233%
2036				(462,000)	(462,000)			1,075,917	1,075,917	613,917	9,509,663	233%
2037				(462,000)	(462,000)			1,075,917	1,075,917	613,917	10,123,580	233%
	(\$1,228,000)	(\$464,000)	(\$2,737,500)	(\$7,090,000)	(\$11,519,500)	\$588,248		\$20,442,423	\$21,030,671	\$9,511,171		

(1) See page B-14.

(2) See page B-15.

(3) See page B-16.

(4) See page B-10.

(5) Assumes a levy of \$548,105 for 2019, includes circuit breaker and miscellaneous revenue estimates.

(6) Estimated tax rates based upon the 2019 net assessed value of \$1,120,125,356.

(7) Per State Budget Agency Local Income Tax estimated Distributions for 2019.

(8) The Special Purpose Fund #1114 has a balance of \$891,200 and the Courthouse Bond Fund #4601 has a balance of \$552,209 per the Randolph County Auditor's office as of December 12, 2018. Assumes the January 1, 2019 lease payments for the 2016A, 2016B, and 2005 Bonds are paid, \$831,000.

(Subject to the comments in the attached Report  
dated January 17, 2019 of Umbaugh.)



**RANDOLPH COUNTY, INDIANA**

**COMPARISON OF ESTIMATED SPECIAL PURPOSE INCOME TAX REVENUES AND LEASE RENTALS**

*Including Illustrative Revenue Bonds*

Year	Outstanding and Proposed Debt						Estimated Revenues				Remaining Revenue	Cumulative Balance	Coverage
	Outstanding Debt			Proposed Debt			Courthouse Levy	Estimated Tax Rate	Special Purpose Income Tax	Total			
	2016A Bonds	2016B Bonds	2005 Bonds	2019 Bonds	2019 Revenue Bonds	Total							
	(1)	(2)	(3)	(4)	(5)		(6)	(7)	(8)			(9)	
2019	(\$1,228,000)	(\$24,000)	(\$420,000)		(\$77,643)	(\$1,749,643)	\$588,248	\$0.0489	\$1,075,917	\$1,664,165	(\$85,478)	\$612,409	95%
2020		(148,000)	(421,000)	(\$203,000)	(133,083)	(905,083)			1,075,917	1,075,917	170,835	697,765	119%
2021		(145,000)	(421,000)	(202,000)	(132,869)	(900,869)			1,075,917	1,075,917	175,048	872,814	119%
2022		(147,000)	(422,000)	(201,000)	(132,640)	(902,640)			1,075,917	1,075,917	173,277	1,046,091	119%
2023			(422,000)	(309,000)	(162,205)	(893,205)			1,075,917	1,075,917	182,712	1,228,803	120%
2024			(420,000)	(304,000)	(166,170)	(890,170)			1,075,917	1,075,917	185,747	1,414,550	121%
2025			(211,500)	(397,000)	(284,085)	(892,585)			1,075,917	1,075,917	183,332	1,597,882	121%
2026				(457,000)	(338,900)	(795,900)			1,075,917	1,075,917	280,017	1,877,899	135%
2027				(455,000)	(337,131)	(792,131)			1,075,917	1,075,917	283,786	2,161,684	136%
2028				(452,000)	(335,059)	(787,059)			1,075,917	1,075,917	288,858	2,450,543	137%
2029				(452,000)	(337,518)	(789,518)			1,075,917	1,075,917	286,400	2,736,942	136%
2030				(452,000)	(334,411)	(786,411)			1,075,917	1,075,917	289,506	3,026,448	137%
2031				(451,000)	(335,888)	(786,888)			1,075,917	1,075,917	289,030	3,315,477	137%
2032				(455,000)	(336,730)	(791,730)			1,075,917	1,075,917	284,187	3,599,664	136%
2033				(458,000)	(336,850)	(794,850)			1,075,917	1,075,917	281,067	3,880,731	135%
2034				(456,000)	(336,325)	(792,325)			1,075,917	1,075,917	283,592	4,164,323	136%
2035				(462,000)	(340,135)	(802,135)			1,075,917	1,075,917	273,782	4,438,105	134%
2036				(462,000)	(342,965)	(804,965)			1,075,917	1,075,917	270,952	4,709,057	134%
2037				(462,000)	(340,024)	(802,024)			1,075,917	1,075,917	273,893	4,982,951	134%
	(\$1,228,000)	(\$464,000)	(\$2,737,500)	(\$7,090,000)	(\$5,140,630)	(\$16,660,130)	\$588,248		\$20,442,423	\$21,030,671	\$4,370,542		

(1) See page B-14.

(2) See page B-15.

(3) See page B-16.

(4) See page B-10.

(5) See page B-13.

(6) Assumes a levy of \$548,105 for 2019, includes circuit breaker and miscellaneous revenue estimates.

(7) Estimated tax rates based upon the 2019 net assessed value of \$1,120,125,356.

(8) Per State Budget Agency Local Income Tax estimated Distributions for 2019.

(9) The Special Purpose Fund #1114 has a balance of \$891,200 and the Courthouse Bond Fund #4601 has a balance of \$552,209 per the Randolph County Auditor's office as of December 12, 2018. Assumes the January 1, 2019 lease payments for the 2016A, 2016B, and 2005 Bonds are paid, \$831,000.

(Subject to the comments in the attached Report  
dated January 17, 2019 of Umbaugh.)

**RANDOLPH COUNTY, INDIANA**

**ILLUSTRATIVE AMORTIZATION OF \$3,520,000\* PRINCIPAL AMOUNT OF  
REVENUE BONDS, SERIES 2019**  
Assumes Bonds dated May 14, 2019

Bond Payment Date	Principal Outstanding*	Principal*	Assumed Interest Rates	Estimated Interest	Estimated Total Debt Service	Estimated Bond Year Debt Service
			(1)			
1/1/2020	\$3,520,000			\$77,643	\$77,643	\$77,643
7/1/2020	3,520,000	\$5,000	2.10%	61,568	66,568	
1/1/2021	3,515,000	5,000	2.10%	61,515	66,515	133,083
7/1/2021	3,510,000	5,000	2.25%	61,463	66,463	
1/1/2022	3,505,000	5,000	2.25%	61,406	66,406	132,869
7/1/2022	3,500,000	5,000	2.40%	61,350	66,350	
1/1/2023	3,495,000	5,000	2.40%	61,290	66,290	132,640
7/1/2023	3,490,000	20,000	2.55%	61,230	81,230	
1/1/2024	3,470,000	20,000	2.55%	60,975	80,975	162,205
7/1/2024	3,450,000	20,000	2.70%	60,720	80,720	
1/1/2025	3,430,000	25,000	2.70%	60,450	85,450	166,170
7/1/2025	3,405,000	80,000	2.85%	60,113	140,113	
1/1/2026	3,325,000	85,000	2.85%	58,973	143,973	284,085
7/1/2026	3,240,000	110,000	2.95%	57,761	167,761	
1/1/2027	3,130,000	115,000	2.95%	56,139	171,139	338,900
7/1/2027	3,015,000	115,000	3.05%	54,443	169,443	
1/1/2028	2,900,000	115,000	3.05%	52,689	167,689	337,131
7/1/2028	2,785,000	115,000	3.15%	50,935	165,935	
1/1/2029	2,670,000	120,000	3.15%	49,124	169,124	335,059
7/1/2029	2,550,000	120,000	3.25%	47,234	167,234	
1/1/2030	2,430,000	125,000	3.25%	45,284	170,284	337,518
7/1/2030	2,305,000	125,000	3.35%	43,253	168,253	
1/1/2031	2,180,000	125,000	3.35%	41,159	166,159	334,411
7/1/2031	2,055,000	130,000	3.45%	39,065	169,065	
1/1/2032	1,925,000	130,000	3.45%	36,823	166,823	335,888
7/1/2032	1,795,000	135,000	3.60%	34,580	169,580	
1/1/2033	1,660,000	135,000	3.60%	32,150	167,150	336,730
7/1/2033	1,525,000	140,000	3.70%	29,720	169,720	
1/1/2034	1,385,000	140,000	3.70%	27,130	167,130	336,850
7/1/2034	1,245,000	145,000	3.80%	24,540	169,540	
1/1/2035	1,100,000	145,000	3.80%	21,785	166,785	336,325
7/1/2035	955,000	150,000	3.90%	19,030	169,030	
1/1/2036	805,000	155,000	3.90%	16,105	171,105	340,135
7/1/2036	650,000	160,000	4.00%	13,083	173,083	
1/1/2037	490,000	160,000	4.00%	9,883	169,883	342,965
7/1/2037	330,000	165,000	4.05%	6,683	171,683	
1/1/2038	165,000	165,000	4.05%	3,341	168,341	340,024
Totals		<u>\$3,520,000</u>		<u>\$1,620,630</u>	<u>\$5,140,630</u>	<u>\$5,140,630</u>

(1) The actual interest rate will depend on the underlying credit securing the bonds and the market conditions at the time of the bond sale. The actual interest rate may vary materially from the rate assumed in this analysis.

\*Preliminary, subject to change.

(Subject to the comments in the attached Report  
dated January 17, 2019 of Umbaugh.)

**RANDOLPH COUNTY, INDIANA**

**AMORTIZATION OF \$1,770,000 OUTSTANDING PRINCIPAL AMOUNT OF  
FIRST MORTGAGE REFUNDING BONDS, SERIES 2016A**

**Bonds dated March 9, 2016**

<u>Debt Service Payment Date</u>	<u>Lease Rental Payment Date</u>	<u>Principal Balance</u>	<u>Principal</u>	<u>Interest Rate</u>	<u>Interest</u>	<u>Total Debt Service</u>	<u>Fiscal Year Lease Rental</u>
1/15/2019	1/1/2019	\$1,770,000	\$580,000	4.00%	\$35,400	\$615,400	\$613,500
7/15/2019	7/1/2019	1,190,000	585,000	4.00%	23,800	608,800	
1/15/2020	1/1/2020	605,000	<u>605,000</u>	4.00%	<u>12,100</u>	<u>617,100</u>	<u>1,228,000</u>
			<u><u>\$1,770,000</u></u>		<u><u>\$71,300</u></u>	<u><u>\$1,841,300</u></u>	<u><u>\$1,841,500</u></u>

Note: The 2016A Bonds are not subject to optional redemption.

(Subject to the comments in the attached Report  
dated January 17, 2019 of Umbaugh.)

**RANDOLPH COUNTY, INDIANA**

**AMORTIZATION OF \$420,000 OUTSTANDING PRINCIPAL AMOUNT OF  
FIRST MORTGAGE IMPROVEMENT BONDS, SERIES 2016B**

**Bonds dated March 9, 2016**

<u>Debt Service Payment Date</u>	<u>Lease Rental Payment Date</u>	<u>Principal Balance</u>	<u>Principal</u>	<u>Interest Rate</u>	<u>Interest</u>	<u>Total Debt Service</u>	<u>Semiannual Lease Rental</u>	<u>Fiscal Year Lease Rental</u>
1/15/2019	1/1/2019	\$420,000			\$5,250	\$5,250	\$7,000	\$7,000
7/15/2019	7/1/2019	420,000	\$5,000	2.00%	5,250	10,250	12,000	
1/15/2020	1/1/2020	415,000	5,000	2.00%	5,200	10,200	12,000	24,000
7/15/2020	7/1/2020	410,000	65,000	2.00%	5,150	70,150	74,000	
1/15/2021	1/1/2021	345,000	70,000	2.00%	4,500	74,500	74,000	148,000
7/15/2021	7/1/2021	275,000	65,000	2.00%	3,800	68,800	72,500	
1/15/2022	1/1/2022	210,000	70,000	3.00%	3,150	73,150	72,500	145,000
7/15/2022	7/1/2022	140,000	70,000	3.00%	2,100	72,100	73,500	
1/15/2023	1/1/2023	70,000	70,000	3.00%	1,050	71,050	73,500	147,000
			<u>\$420,000</u>		<u>\$35,450</u>	<u>\$455,450</u>	<u>\$471,000</u>	<u>\$471,000</u>

Note: The 2016B Bonds are not subject to optional redemption.

(Subject to the comments in the attached Report  
dated January 17, 2019 of Umbaugh.)

**RANDOLPH COUNTY, INDIANA**

**AMORTIZATION OF \$2,505,000 OUTSTANDING PRINCIPAL AMOUNT OF  
FIRST MORTGAGE REFUNDING BONDS, SERIES 2005**

**Bonds dated November 30, 2005**

<u>Debt Service Payment Date</u>	<u>Lease Rental Payment Date</u>	<u>Principal Balance</u>	<u>Principal</u>	<u>Interest Rate</u>	<u>Interest</u>	<u>Total Debt Service</u>	<u>Fiscal Year Lease Rental</u>
1/15/2019	1/1/2019	\$2,505,000	\$155,000	4.000%	\$52,233	\$207,233	\$210,500
7/15/2019	7/1/2019	2,350,000	160,000	4.000%	49,133	209,133	
1/15/2020	1/1/2020	2,190,000	160,000	4.050%	45,933	205,933	420,000
7/15/2020	7/1/2020	2,030,000	165,000	4.050%	42,693	207,693	
1/15/2021	1/1/2021	1,865,000	170,000	4.125%	39,351	209,351	421,000
7/15/2021	7/1/2021	1,695,000	170,000	4.125%	35,845	205,845	
1/15/2022	1/1/2022	1,525,000	180,000	4.150%	32,339	212,339	421,000
7/15/2022	7/1/2022	1,345,000	180,000	4.150%	28,604	208,604	
1/15/2023	1/1/2023	1,165,000	185,000	4.200%	24,869	209,869	422,000
7/15/2023	7/1/2023	980,000	185,000	4.200%	20,984	205,984	
1/15/2024	1/1/2024	795,000	195,000	4.250%	17,099	212,099	422,000
7/15/2024	7/1/2024	600,000	190,000	4.250%	12,955	202,955	
1/15/2025	1/1/2025	410,000	205,000	4.350%	8,918	213,918	420,000
7/15/2025	7/1/2025	205,000	205,000	4.350%	4,459	209,459	211,500
			<u>\$2,505,000</u>		<u>\$415,411</u>	<u>\$2,920,411</u>	<u>\$2,948,000</u>

Note: The 2005 Bonds are not subject to optional redemption.

(Subject to the comments in the attached Report  
dated January 17, 2019 of Umbaugh.)

## RANDOLPH COUNTY, INDIANA

### HISTORICAL SPECIAL INCOME TAX REVENUES

<div>Taxes Payable Year</div>	<div>Special Purpose Income Tax Revenues</div>	
	(1)	
2007	\$933,474	
2008	924,526	
2009	980,816	
2010	977,662	
2011	925,145	(2)
2012	970,517	(3)
2013	1,015,046	
2014	1,051,968	
2015	1,063,479	
2016	1,076,829	
2017	1,082,907	
2018	1,200,382	
2019	1,075,917	

(1) Per the Indiana State Budget Agency.

(2) Includes \$71,120 of undistributed 2011 EDIT distributions that the State had mistakenly withheld and paid to the County in April 2012.

(3) Represents the revised certified 2012 distributions by the State.

(Subject to the comments in the attached Report dated January 17, 2019 of Umbaugh.)

## APPENDIX C





## **APPENDIX C**

### **SUMMARY OF CERTAIN PROVISIONS OF THE LEASE**

**THE FOLLOWING IS A BRIEF SUMMARY OF CERTAIN PROVISIONS CONTAINED IN THE LEASE, DATED OCTOBER 4, 2018, BETWEEN THE COUNTY AND THE BUILDING CORPORATION (THE "LEASE"). THIS SUMMARY DOES NOT PURPORT TO BE A COMPREHENSIVE DESCRIPTION AND IS QUALIFIED IN ITS ENTIRETY BY REFERENCE TO THE LEASE. CAPITALIZED TERMS NOT DEFINED IN THIS SUMMARY WILL HAVE THE MEANINGS SET FORTH ELSEWHERE IN THIS OFFICIAL STATEMENT.**

#### **General, Term and Rent**

Under the Lease, the Building Corporation leases to the County, certain real estate in Randolph County, Indiana, including the new county highway department facility to be constructed thereon by the Building Corporation (collectively, the "Premises"). Except upon the occurrence and continuation of an event of default under the Lease, the term of the Lease will end on January 15, 2038.

Under the Lease, the County agrees to pay the Building Corporation lease rental at the rate per year during the term of the Lease in amounts sufficient to pay the principal of, and interest on the Bonds issued and outstanding under the Trust Indenture. Each rental installment is payable in advance in semi-annual installments on January 1 and July 1 of each year. All rentals payable under the terms of the Lease are paid by the County to the Trustee.

The Lease provides that the County will pay as further rental for the Leased Premises all taxes and assessments levied against or on account of the Leased Premises or the receipt of lease rental payments, and amounts required to be paid, after taking into account other available money, to the United States government to prevent the Bonds from becoming arbitrage bonds under Section 148 of the Code.

#### **Operation, Maintenance and Repair of Premises**

The Lease provides that the County will operate, maintain and repair the Premises in good repair, working order and condition at its own expense. At the end of the term of the Lease, the County must deliver the Premises to the Building Corporation in as good of condition as at the beginning of the term of the Lease, reasonable wear and tear excepted.

The County shall have the right, without the consent of the Building Corporation, to make all alterations, modifications and additions and to do all improvements it deems necessary or desirable to the Premises which do not reduce the rental value thereof.

#### **Insurance**

The Lease provides that the County, at its own expense, will keep the Premises insured against physical loss or damage, however caused, with such exceptions as are ordinarily required by insurer of buildings or improvements of a similar type, which such insurance will be in an amount at least equal to the greater of the option to purchase price (see "Option to Purchase Premises" below) and 100% of the full replacement cost of the Premises. During the full term of this Lease, the County will also, at its own expense, carry combined bodily injury insurance, including accidental death, and property damage with reference to the Premises in an amount not less than One Million Dollars (\$1,000,000) combined single limit on account of each occurrence. The County will also, at its own expense, maintain rent or rental value insurance in an amount equal to the full rental value of the Premises for a period of two years against physical loss or damage. See "Securities Being Offered -- Security and Sources of Payment for

the Bonds” in the main body of this Official Statement.

### **Damage or Destruction of Premises; Abatement of Rent**

The Lease provides that, in the event the Premises are partially or totally destroyed, whether by fire or any other casualty, so as to render the same unfit, in whole or part, for use by the County: (i) it will then be the obligation of the Building Corporation to restore and rebuild the Premises as promptly as may be done, unavoidable strikes and other causes beyond the control of the Building Corporation excepted; provided, the Building Corporation will not be obligated to expend on such restoration or rebuilding more than the amount of the proceeds received by the Building Corporation from the insurance provided for in the Lease, and provided further, the Building Corporation will not be required to rebuild or restore the Premises if the County instructs the Building Corporation not to undertake such work because the County anticipates that either the cost of such work exceeds the amount of insurance proceeds and other amounts available for such purpose, or the work cannot be completed within the period covered by rental value insurance; and (ii) the rent will be abated, for the period during which the Premises or any part thereof is unfit for use by the County, in proportion to the percentage of the area of the Premises which is unfit for use by the County. See “Securities Being Offered -- Security and Sources of Payment for the Bonds” in the main body of this Official Statement.

In certain circumstances, proceeds of insurance may be used for redemption of the Bonds. See “APPENDIX D -- SUMMARY OF CERTAIN PROVISIONS OF THE TRUST INDENTURE -- Insurance -- Use of Proceeds from Insurance.”

### **Option to Purchase Premises**

The County has the right and option, on any date prior to the expiration of the Lease, to purchase the Premises at a price equal to the amount required to enable the Building Corporation to pay all indebtedness related to the Premises, including the Bonds, liquidation expenses and charges if the Building Corporation is to be liquidated, and the costs of transferring the Premises.

### **Transfer of Ownership to the County**

In the event the County has not exercised its option to purchase the Premises prior to the expiration of the Lease, as described above, or its option to renew the Lease, then upon expiration of the Lease and full performance by the County of its obligations under the Lease, the Premises will become the absolute property of the County.

### **Defaults**

The Lease provides that if the County defaults (i) in the payment of any rentals or other sums payable to the Building Corporation under the Lease, or (ii) in the observance of any other covenant, agreement or condition thereof and such default continues for ninety (90) days after written notice to correct the same, then in any of such events, the Building Corporation may proceed to protect and enforce its rights by suit in equity or at law in any court of competent jurisdiction, or may authorize or delegate the authority to file a suit, or the Building Corporation, at its option and without further notice, may terminate the estates and interests of the County thereunder, and the Building Corporation may resume possession of the Premises. The exercise by the Building Corporation of its right to terminate the Lease will not release the County from the performance of any obligation under the Lease maturing prior to the Building Corporation’s actual entry into possession.

## APPENDIX D



## **APPENDIX D**

### **SUMMARY OF CERTAIN PROVISIONS OF THE TRUST INDENTURE**

**THE FOLLOWING IS A SUMMARY OF CERTAIN PROVISIONS CONTAINED IN THE TRUST INDENTURE. THIS SUMMARY DOES NOT PURPORT TO BE A COMPREHENSIVE DESCRIPTION AND IS QUALIFIED IN ITS ENTIRETY BY REFERENCE TO THE TRUST INDENTURE. CAPITALIZED TERMS NOT DEFINED IN THIS SUMMARY WILL HAVE THE MEANINGS SET FORTH ELSEWHERE IN THIS OFFICIAL STATEMENT.**

#### **Trust Estate**

Under the Trust Indenture, the Building Corporation, in order to secure the payment of the principal of and interest on the Building Corporation's Lease Rental Revenue Bonds, Series 2019 (the "2019 Bonds") and all additional bonds issued under the Trust Indenture ("Additional Bonds") (for purposes of this Appendix D, the 2019 Bonds and any such Additional Bonds, collectively, the "Bonds"), as the same become due, and the faithful performance of all the covenants and agreements contained in the Bonds and the Trust Indenture, pledges (i) all proceeds of the Bonds issued under the Trust Indenture and certain other cash and securities now or hereafter held in the funds and accounts (except the Rebate Fund) created and established by the Trust Indenture; (ii) all rights, titles and interests of the Building Corporation under the Lease; and (iii) all other properties and moneys hereafter pledged to the Trustee by the Building Corporation to the extent of that pledge (collectively, the "Trust Estate"), to the Trustee, to have and to hold in trust for the equal and proportionate benefit, security and protection of all registered owners of the Bonds, without preference, priority or distinction.

#### **Creation of Funds and Accounts**

The Trust Indenture establishes the following funds and accounts to be held by the Trustee:

- (i) Project Fund;
- (ii) Sinking Fund;
- (iii) Rebate Fund;
- (iv) Operation Fund; and
- (v) Redemption Fund.

#### **Operation of Funds and Accounts**

Project Fund. The Trust Indenture establishes a fund designated as the "Randolph County Building Corporation Project Fund" (the "Project Fund"). A portion of the proceeds of the Bonds will be deposited in the Bond Interest Account of the Project Fund and used to pay the interest on the Bonds payable on or prior to January 15, 2020. The remaining proceeds of the Bonds will be deposited in the 2019 Construction Account of the Project Fund (the "2019 Construction Account"), and the Trustee shall apply the 2019 Construction Account to the costs of the acquisition, construction, improvement, and/or equipping of a new county highway department facility of the County (the "Facility"), including the completion of any related improvements (collectively, the "Project"), and the acquisition of real estate upon which the Project will be completed (the "Real Estate"). The amounts on deposit in the 2019 Construction Account will be applied to pay: (i) obligations incurred for labor and to contractors,

builders and materialmen in connection with the Project; (ii) the cost of acquiring the Real Estate; (iii) interest on and the principal of the Bonds during the period of construction to the extent that funds in the Sinking Fund are insufficient; (iv) the cost of equipment for the Facility; (v) the cost of all indemnity and surety bonds required by the Trust Indenture, the fees and expenses of the Trustee and any Paying Agent during construction, and premiums on insurance during construction; (vi) expenses and fees of architects, engineers and construction managers; (vii) all costs and expenses incurred in connection with the issuance and sale of the Bonds; (viii) all other incidental costs incurred in connection with the Project; and (ix) any amount required to be deposited in the Rebate Fund. The County will apply the proceeds of the Bonds received in exchange for the Real Estate to the costs of the Project and the costs of the issuance of the Bonds.

The Building Corporation will furnish to the Trustee at the time the Facility is complete and ready for occupancy, and the Lease is endorsed to that effect, an affidavit (the "Affidavit of Completion") executed by an Authorized Representative and the architect or engineer, to the effect that the Project has been completed and is ready for occupancy. One year after the filing of the Affidavit of Completion, the Trustee will hold in the 2019 Construction Account 150% of the amount of any disputed claims of contractors and work to be repaired, or if less shall hold the entire balance of the 2019 Construction Account, and transfer the unobligated balance of the 2019 Construction Account, if any, to the Redemption Fund. Any balance remaining in the 2019 Construction Account after payment of all disputed claims, claims for repair work and obligations for additional improvements or equipment will be transferred to the Redemption Fund within ten days after the last payment of such obligations.

Sinking Fund. The Trustee will deposit in a fund designated as the "Randolph County Building Corporation Sinking Fund" (the "Sinking Fund") from each rental payment received by the Trustee pursuant to the Lease and from proceeds of rental value insurance which represents lease rental payments under the Lease, all of such rental payment or if less an amount which, when added to the amount in the Sinking Fund on the deposit date, equals the sum of (i) principal due on the Bonds on the next principal payment date or sinking fund redemption date and (ii) interest on the Bonds due on the next interest payment date after the date such rental payment becomes due. Any portion of a rental payment remaining after such deposit will be deposited by the Trustee in the Operation Fund. The Trustee will pay from the Sinking Fund the principal of the Bonds at maturity or upon mandatory sinking fund redemption and the interest on the Bonds as the same falls due. Investment earnings may be used for deposits in the Rebate Fund.

Rebate Fund. In order to maintain the exclusion of interest on the Bonds from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986, as amended (the "Code"), the Building Corporation is required to cause to be calculated amounts to be rebated to the United States government, or if applicable and so elected, the amount of the penalty to be paid in lieu of rebate. The Trustee will deposit such amounts, at the direction of the Building Corporation, in the "Randolph County Building Corporation Rebate Fund" (the "Rebate Fund") from the Refunding Fund, the Operation Fund or investment earnings on the Sinking Fund. The Trustee will pay required amounts from the Rebate Fund as directed by the Building Corporation and as required by Section 148 of the Code.

Operation Fund. The "Randolph County Building Corporation Operation Fund" (the "Operation Fund") will be used only for the payment of necessary incidental expenses of the Building Corporation, such as Trustee's, Registrar's and Paying Agent's fees, expenses incurred in connection with any continuing disclosure obligations, the payment of any rebate or penalties to the United States government, to transfer funds to the Redemption Fund if so directed by the Building Corporation, the payment of principal of and premium, if any, and interest on the Bonds upon redemption or the purchase price of Bonds purchased as provided in the Trust Indenture, and if the amount in the Sinking Fund at any time is

less than the required amount, the Trustee will transfer funds from the Operation Fund to the Sinking Fund in an amount sufficient to raise the amount in the Sinking Fund to the required amount. Incidental expenses will be paid by the Trustee upon the presentation of an affidavit (except in the case of amounts owing to the Trustee, which may be withdrawn from the Fund when due without presentation of an affidavit) stating the character of the expenditure, the amount thereof and to whom due.

Notwithstanding anything herein to the contrary, upon receipt by the Trustee of a Request for Release of Funds, as defined below, the Trustee will as soon thereafter as practical release to the County funds in the Operation Fund in accord with such Request. For these purposes, a "Request for Release of Funds" means a written request made by the County which (i) is signed by an appropriate representative of the County, (ii) sets forth the amount requested to be released from the Operation Fund to the County, and (iii) includes a statement, accompanied by supporting schedules prepared by an accountant or firm of accountants which verify the statement, that the balance to be held in the Operation Fund immediately after such amount is released to the County is expected to be sufficient to meet the known and anticipated payments and transfers to be satisfied from the Operation Fund in the succeeding eighteen months. The supporting schedules will identify with particularity the anticipated sources and applications of funds. The statement and supporting schedules required by clause (iii) above will not include anticipated investment earnings based on assumptions about reinvestment rates, but may include known investment earnings scheduled to be received on then current investments, and will include any known or anticipated gain or loss from the disposition of investments. Notwithstanding the foregoing provisions of this paragraph, the Trustee will not so release funds from the Operation Fund to the County during any time that there exists an uncured or unwaived event of default under the Trust Indenture, or an event which with notice or lapse of time or both would become such an event of default, or if the Trustee determines that the information set forth in the Request for Release of Funds (including the supporting schedules) is not reasonably consistent with the books and records of the Trustee or is otherwise not accurate or appropriate.

Redemption Fund. The Trustee and the Building Corporation will use funds in the "Randolph County Building Corporation Redemption Fund" (the "Redemption Fund") to call the Bonds for redemption or to purchase the Bonds.

Investment of Funds. As directed by an Authorized Representative of the Building Corporation all funds will be invested by the Trustee in Qualified Investments. "Qualified Investments" shall mean any of the following to the extent permitted by law:

- (i) direct obligations (other than an obligation subject to variation in principal repayment) of the United States of America ("United States Treasury Obligations"),
- (ii) obligations fully and unconditionally guaranteed as to timely payment of principal and interest by the United States of America,
- (iii) obligations fully and unconditionally guaranteed as to timely payment of principal and interest by any agency or instrumentality of the United States of America when such obligations are backed by the full faith and credit of the United States of America,
- (iv) Federal Housing Administration debentures,
- (v) Federal Home Loan Mortgage Corporation participation certificates and senior debt obligations (excluded are stripped mortgage securities which are purchased at prices exceeding their principal amounts),
- (vi) Farm Credit Bank consolidated system-wide bonds and notes,
- (vii) Federal Home Loan Banks consolidated debt obligations,

- (viii) Federal National Mortgage Association senior debt obligations and mortgage-backed securities (excluded are stripped mortgage securities which are purchased at prices exceeding their principal amounts),
- (ix) commercial paper (having original maturities of not more than 270 days) rated “A-1+” by Standard and Poor’s and “Prime-1” by Moody’s at the time of purchase,
- (x) Demand deposits, including interest bearing money market accounts, time deposits, trust funds, trust accounts, overnight bank deposits, interest-bearing deposits, other deposit products, certificates of deposit, including those placed by a third party pursuant to an agreement between the Trustee and the Corporation, or bankers acceptances of any U.S. depository institution or trust company incorporated under the laws of the United States or any state thereof, including the Trustee, provided that the short-term debt obligations of such depository institution or trust company at the date of purchase thereof have been rated at least “A-1” by Standard & Poor’s and “P-1” by Moody’s,
- (xi) deposits the aggregate amount of which are fully insured by the Federal Deposit Insurance Corporation (FDIC), including CDARS and negotiable certificates of deposit,
- (xii) State and Municipal Obligations, which means:
  - a) Direct general obligations of any state of the United States of America or any subdivision or agency thereof to which is pledged the full faith and credit of a state the unsecured general obligation debt of which is rated in the two highest rating categories by Standard & Poor’s or Moody’s at the time of purchase, or any obligation fully and unconditionally guaranteed by any state, subdivision or agency whose unsecured general obligation debt is so rated.
  - b) Direct general short-term obligations of any state agency or subdivision or agency thereof described in (a) above and rated “A-1+” by Standard & Poor’s or “MIG-1” by Moody’s at the time of purchase.
  - c) Special Revenue Bonds (as defined in the United States Bankruptcy Code) of any state, state agency or subdivision described in (a) above and rated in the two highest rating categories by Standard & Poor’s or Moody’s at the time of purchase.
- (xiii) money market mutual funds, including those for which the Trustee or an affiliate receives and retains a fee for services provided to the fund, whether as a custodian, transfer agent, investment advisor or otherwise, and which funds are rated “AAAm” or “AAAm G” by Standard & Poor’s.

All investment earnings of funds deposited in the Project Fund will be deposited in such Project Fund until the Affidavit of Completion is filed with respect to the projects funded by such series of Bonds. After the filing of such Affidavit of Completion, the Trustee will allocate interest earnings to the fund or account to which the earnings are allocable. Funds invested for the Sinking Fund and Rebate Fund will mature prior to the time the funds invested will be needed for payment of principal of and interest on the Bonds or rebate to the United States government. The Trustee is authorized to sell any securities so acquired from time to time in order to make required payments from a particular fund or account.

Redemption of Bonds. Whenever the amounts contained in the Sinking Fund, Redemption Fund and Operation Fund are sufficient, together with any other funds deposited with the Trustee by the Building Corporation (other than amounts deposited into the Rebate Fund), to redeem, upon the next redemption date, all Bonds then outstanding under the Trust Indenture, after accounting for the intervening uses of such amounts, the Trustee will apply the amounts in such funds to the redemption of the Bonds.



Purchase of Bonds. At the request of the Building Corporation, the Trustee will remove funds from the Operation Fund or the Redemption Fund to be used for the redemption of the Bonds or for the purchase of the Bonds.

### **Covenants of the Building Corporation**

In the Trust Indenture, the Building Corporation makes certain covenants to the Trustee for the benefit of Bondholders, including but not limited to the following.

Payment. The Building Corporation covenants and agrees that it will faithfully observe any and all covenants, undertakings, stipulations and provisions contained in the Trust Indenture and in each and every Bond issued the Trust Indenture, and will duly and punctually pay or cause to be paid the principal of said Bonds and the interest thereon, at the times and places, and in the manner mentioned in said Bonds, according to the true intent and meaning thereof.

Further Security. The Building Corporation covenants that it will promptly make, execute and deliver all supplemental indentures, and take all such action as may reasonably be deemed, by the Trustee or by its counsel, necessary or advisable for the better securing of any Bonds, or for better assuring and confirming to the Trustee the Trust Estate or any part thereof.

Title to Trust Estate. The Building Corporation covenants that it will preserve good and indefeasible title to the Trust Estate. The Building Corporation also covenants that it will not suffer any lien or charge equal or prior to the lien created by the Trust Indenture to be enforced or to exist against the Trust Estate or any part thereof.

Corporate Existence. The Building Corporation covenants that it will maintain its corporate existence. Nothing in the Trust Indenture prevents any consolidation or merger of the Building Corporation with or into, or any conveyance or transfer subject to the Trust Indenture of all the Trust Estate as an entirety to, any other Corporation; provided, however, that such consolidation, merger, conveyance or transfer must not impair the lien of the Trust Indenture or any of the rights or powers of the Trustee or the registered owners under the Trust Indenture; and provided, further, that upon any such consolidation, merger, conveyance or transfer, the due and punctual payment of the principal of and interest on all Bonds, and the performance and observance of all terms and covenants and conditions of the Trust Indenture and of the Lease to be kept or performed by the Building Corporation, must be assumed by the Building Corporation formed by such consolidation or into which such merger has been made, or to which the Trust Estate has been so conveyed and transferred.

Books of Record and Account. The Building Corporation covenants that proper books of record and account will be kept in which full, true and correct entries will be made of all dealings or transactions of or in relation to the properties, business and affairs of the Building Corporation. The Building Corporation will from time to time furnish the Trustee such information as to the property of the Building Corporation as the Trustee reasonably requests and such other information and reports as the Trust Indenture requires.

Incurring Indebtedness. The Building Corporation covenants that it will not incur any indebtedness other than the 2019 Bonds except (i) Additional Bonds as permitted by the Trust Indenture, (ii) indebtedness payable from income of the Building Corporation from some source other than the Trust Estate pledged under the Trust Indenture as long as any Bonds are outstanding, or (iii) indebtedness which is payable from the Trust Estate and subordinate to the rights of the Trustee under this Indenture.

Tax Covenants. In order to preserve the exclusion of interest on the 2019 Bonds from gross income for federal income tax purposes, the Building Corporation represents, covenants and agrees that, among other things, it will not take any action or fail to take any action that would result in the loss of the exclusion from gross income for federal income tax purposes of interest on the 2019 Bonds pursuant to Section 103 of the Code.

## **Insurance**

Insurance Required During Construction. During the construction and equipping of the Project, the Building Corporation is required to carry or cause other persons to carry for its benefit builder's risk insurance in the cumulative amount of 100% of the insurable value of the Facility, physical loss or damage thereto, and bodily injury and property damage insurance. All contracts for the construction and equipping of the Facility will or do, require the contractor to carry such insurance as will protect the contractor from liability under Indiana Worker's Compensation and Worker's Occupations Diseases Acts.

Insurance Required After Completion of Building. In the Lease, the County has agreed to carry (i) insurance on the leased premises under the Lease (the "Premises") against physical loss or damage; (ii) combined bodily injury insurance, including accidental death, and property damage with reference to the Premises in an amount not less than One Million Dollars (\$1,000,000) combined single unit on account of each occurrence; and (ii) rent or rental value insurance in an amount equal to the full rental value of the Premises for a period of two (2) years against physical loss or damage. See APPENDIX C - SUMMARY OF THE LEASE – "Insurance."

Use of Proceeds from Insurance. Subject to the terms of the Lease, the proceeds of such insurance (other than rental value insurance which represents lease rental payments) received by the Trustee will be applied to the repair, replacement or reconstruction of the damaged or destroyed property. In the event the Building Corporation does not commence to repair, replace or reconstruct the Premises within 90 days after damage or destruction, or the Building Corporation abandons or fails diligently to pursue the same, the Trustee may make or complete such repairs, replacements or reconstructions, unless the County instructs the Building Corporation not to undertake such work in accordance with the Lease (which may occur if, for example, the County anticipates that the cost of such repair, replacement or reconstruction exceeds the amount of insurance proceeds and other amounts available for such purpose, or that the repair, replacement or reconstruction cannot be completed within the period covered by rental value insurance). If the Building Corporation does not proceed in good faith with repair, replacement or reconstruction for 120 days or if the County instructs the Building Corporation not to undertake such work in accordance with the Lease, the Trustee, upon receipt of the insurance moneys, must (unless the Trustee proceeds to make such repairs, replacements or reconstructions) apply the proceeds in the following manner: (i) if the proceeds are sufficient to redeem all the Bonds then outstanding under the Trust Indenture, the Trustee will apply the proceeds to the redemption of such Bonds in an extraordinary prepayment in the manner provided in the Trust Indenture as if redemption had been at the option of the Building Corporation, but without premium or penalty, and (ii) if the proceeds are not sufficient to redeem all the Bonds then outstanding under the Trust Indenture, the Trustee will apply the proceeds to the partial redemption of outstanding Bonds in an extraordinary prepayment, without premium or penalty, in the manner provided by the Trust Indenture as described below under the heading "Events of Default and Remedies--Application of Monies." Furthermore, if at any time the Premises is totally or substantially destroyed and the amount of insurance money is sufficient to redeem all the Bonds then outstanding and such Bonds are then subject to redemption, the Building Corporation, at the written request of the County, will direct the Trustee to use said moneys for the purpose of redeeming all such Bonds outstanding at the then current redemption price. See "APPENDIX C - SUMMARY OF THE LEASE - Damage and Destruction of Premises; Abatement of Rent."

## Events of Default and Remedies

Events of Default. The following are each an “event of default” under the Trust Indenture:

- (i) Default in the payment on the due date of the interest on any Bond outstanding under the Trust Indenture;
- (ii) Default in the payment on the due date of the principal of or premium on any such Bond, whether at the stated maturity thereof, or upon proceedings for the redemption thereof, or upon the maturity thereof by declaration;
- (iii) Default in the performance or observance of any other of the covenants or agreements of the Building Corporation in the Trust Indenture or in the Bonds, and the continuance thereof for a period of 60 days after written notice thereof to the Building Corporation by the Trustee;
- (iv) The Building Corporation: (a) admits in writing its inability to pay its debts generally as they become due, (b) files a petition in bankruptcy, (c) makes an assignment for the benefit of its creditors, or (d) consents to or fails to contest the appointment of a receiver or trustee for itself or of the whole or any substantial part of the Premises or Lease rentals due under the Lease;
- (v) (a) The Building Corporation is adjudged insolvent by a court of competent jurisdiction; (b) the Building Corporation, on a petition in bankruptcy filed against the Building Corporation, is adjudged a bankrupt; or (c) an order, judgment or decree is entered by any court of competent jurisdiction appointing, without the consent of the Building Corporation, a receiver or trustee of the Building Corporation or of the whole or any substantial part of the Premises or Lease rentals due under the Lease, and any of the aforesaid adjudications, orders, judgments or decrees is not vacated, set aside or stayed within 60 days from the date of entry thereof;
- (vi) Any judgment is recovered against the Building Corporation or any attachment or other court process issues that becomes or creates a lien upon any of its property, and such judgment, attachment or court process is not discharged or effectually secured within 60 days;
- (vii) The Building Corporation files a petition under the provisions of the United States Bankruptcy Code, or files an answer seeking the relief provided in said Bankruptcy Code;
- (viii) A court of competent jurisdiction enters an order, judgment or decree approving a petition filed against the Building Corporation under the provisions of said Bankruptcy Code, and such judgment, order or decree is not vacated, set aside or stayed within 120 days from the date of the entry thereof;
- (ix) Under the provisions of any other law now or hereafter existing for the relief or aid of debtors, any court of competent jurisdiction assumes custody or control of the Building Corporation or of the whole or any substantial part of the Premises or Lease rentals due under the Lease, and such custody or control is not terminated within 120 days from the date of assumption of such custody or control;
- (x) Failure of the Building Corporation to bring suit to mandate the County to levy a tax to pay the rental provided in the Lease, or such other action to enforce the Lease as is reasonably requested by the Trustee, if such rental is more than 60 days in default; or

- (xi) Any default occurs under the Lease.

Remedies. In the case of the happening and continuance of any of the events of default, the Trustee, by notice in writing mailed to the Building Corporation, may, and upon written request of the registered owners of 25% in principal amount of the Bonds then outstanding under the Trust Indenture must declare the principal of all such Bonds, and the interest accrued thereon, immediately due and payable. However, the registered owners of a majority in principal amount of all outstanding Bonds, by written notice to the Building Corporation and to the Trustee, may annul each declaration and destroy its effect at any time before any sale under the Trust Indenture if all agreements with respect to which default has been made are fully performed and all such defaults are cured, and all arrears of interest upon all Bonds outstanding and the reasonable expenses and charges of the Trustee, the Registrar and Paying Agent, its agents and attorneys, and all other indebtedness secured by the Trust Indenture, except the principal of any Bonds not then due by their terms and interest accrued thereon since the then last Interest Payment Date, are paid or the amount thereof is paid to the Trustee for the benefit of those entitled thereto. Interest will be payable on overdue principal at the rate of interest set forth in each Bond.

In case of the happening and continuance of any event of default, the Trustee may, and shall upon the written request of the registered owners of at least twenty-five percent (25%) in principal amount of the Bonds then outstanding hereunder and upon being indemnified to its reasonable satisfaction, proceed to protect and enforce its rights and the rights of the registered owners of the Bonds by suit or suits in equity or at law, in any court of competent jurisdiction, whether for specific performance of any covenant or agreement contained in the Trust Indenture or in aid of any power granted in the Trust Indenture, or for any foreclosure of or under the Trust Indenture, or for the enforcement of any other appropriate legal or equitable remedy.

Application of Monies. All monies received by the Trustee or any receiver or any owner of the Bonds, will be applied as follows:

- (i) to the payment of all costs and expenses of suit or suits to enforce the rights of the Trustee or the registered owner of the Bonds;
- (ii) to the payment of all other expenses of the trust created by the Trust Indenture, with interest thereon at the highest rate of interest on any of the Bonds issued under the Trust Indenture when sold, whether or not then outstanding;
- (iii) to the payment of all the principal and accumulated and unpaid interest on the Bonds then outstanding under the Trust Indenture in full, if said proceeds are sufficient, but if not sufficient, then to the payment thereof ratably without preference or priority of any one Bond over any other or of interest over principal, or of principal over interest, or of any installment of interest over any other installment of interest; and
- (iv) any surplus thereof remaining, to the Building Corporation, its successors or assigns, or to whomsoever may be lawfully entitled to receive the same.

Limitation on Rights of Bondholders. No owner of any Bond outstanding under the Trust Indenture has the right to institute any proceeding at law or in equity for the enforcement of the Trust Indenture, or for the appointment of a receiver, or for any other remedy under the Trust Indenture, without first giving notice in writing to the Trustee of the occurrence and continuance of an event of default, and unless the registered owners of at least 25% in principal amount of the then outstanding Bonds have made written request to the Trustee and have offered it reasonable opportunity either to proceed to exercise the powers granted under the Trust Indenture or to institute such action, suit or proceeding in its own name,

and without also having offered to the Trustee adequate security and indemnity against the costs, expenses and liabilities to be incurred by the Trustee; and such notice, request and offer of indemnity may be required by the Trustee as conditions precedent to the execution of the powers and trusts of the Trust Indenture or to the institution of any suit, action or proceeding at law or in equity for the enforcement thereof, for the appointment of a receiver, or for any other remedy under the Trust Indenture, or otherwise, in case of any such default. No one or more registered owners of the Bonds outstanding under the Trust Indenture has any right in any manner whatsoever to affect, disturb or prejudice the lien of the Trust Indenture by such owner's or owners' action, or to enforce any right thereunder except in the manner therein provided, and all proceedings at law or in equity must be instituted, had and maintained in the manner therein provided, and for the equal benefit of all registered owners of outstanding Bonds. However, the right of any registered owner of any Bond outstanding under the Trust Indenture to receive payment of the principal of and interest on such Bond on or after the respective due dates therein expressed, or to institute suit for the recovery of any such payment on or after such respective dates, will not be impaired or affected without the consent of such registered owner.

No recourse under or upon any obligation, covenant or agreement contained in the Trust Indenture or in any Bond secured thereby, or because of the creation of any indebtedness thereby secured, may be had against any incorporator, member, officer, director, employee, or agent, present or future, of the Building Corporation or of any successor Corporation, either directly or through the Building Corporation, by the enforcement of any assessment or by any legal or equitable proceeding or by virtue of any statute or otherwise.

### **Supplemental Trust Indentures**

The Building Corporation, Trustee, and the Registrar and Paying Agent may, without notice to or consent of any Bondholder, enter into supplemental indentures:

- (i) to cure any ambiguity or formal defect or omission in the Trust Indenture, or in any supplemental indenture; or
- (ii) to grant to or confer upon the Trustee, for the benefit of the registered owners, any additional rights, remedies, powers, authority or security that may lawfully be granted to or conferred upon the registered owners or the Trustee; or
- (iii) to provide for the issuance of Additional Bonds as provided in the Trust Indenture, or
- (iv) to procure a rating on the Bonds from a nationally recognized securities rating agency designated in such supplemental indenture, if such supplemental indenture will not adversely affect the owners of the Bonds; or
- (v) to secure or maintain bond insurance with respect to the Bonds; or
- (vi) to provide for the refunding or advance refunding of the Bonds; or
- (vii) to evidence the appointment of a separate or co-trustee or the succession of a new Trustee or Paying Agent; or
- (viii) to make any other change which, in the determination of the Building Corporation and the County in their sole discretion, is not to the prejudice of the owners of the Bonds.

In addition, the registered owners of not less than 66-2/3% in aggregate principal amount of the Bonds then outstanding under the Trust Indenture may consent to and approve supplemental indentures as are deemed necessary or desirable by the Building Corporation for the purpose of modifying or amending in any particular any of the terms or provisions contained in the Trust Indenture or in any supplemental indenture; provided, however, that such supplemental indenture does not effect:

- (i) an extension of the maturity of the principal of or interest or premium, if any, on any Bond, or an advancement of the earliest redemption date on any Bond, without the consent of the holder of each Bond so affected; or
- (ii) a reduction in the principal amount of any Bond or the rate of interest thereon or the premium payable upon redemption thereof, or a change in the monetary medium in which such amounts are payable, without the consent of the holder of each Bond so affected; or
- (iii) the creation of a lien upon the Trust Estate ranking prior to or on a parity with the lien created by the Trust Indenture, without the consent of the holders of all Bonds then outstanding; or
- (iv) a preference or priority of any Bond over any other Bond, without the consent of the holders of all Bonds then outstanding; or
- (v) a reduction in the aggregate principal amount of the Bonds required for consent to such supplemental indenture, without the consent of the holders of all Bonds then outstanding.

Notwithstanding the foregoing, the rights, duties and obligations of the Building Corporation and of the registered owners of the Bonds, and the terms and provisions of the Bonds and the Trust Indenture, or any supplemental indenture, may be modified or amended in any respect with the consent of the Building Corporation and the consent of the registered owners of all the Bonds then outstanding under the Trust Indenture.

## **Defeasance**

If, when the Bonds outstanding under the Trust Indenture or a portion thereof have become due and payable in accordance with their terms or have been duly called for redemption or irrevocable instructions to call such Bonds or any portion thereof for redemption have been given by the Building Corporation to the Trustee, and the whole amount of the principal, premium, if any, and the interest so due and payable upon such Bonds or any portion thereof then outstanding are paid or (i) sufficient money, or (ii) noncallable Government Obligations, the principal of and the interest on which when due, without reinvestment, will provide sufficient money, or (iii) a combination thereof, are held for such purpose under the provisions of the Trust Indenture, and provision is also made for paying all Trustee's and Paying Agents' fees and expenses and other sums payable under the Trust Indenture by the Building Corporation, the Building Corporation will be released from all liability on such Bonds or portion thereof and such Bonds will no longer be deemed to be outstanding under the Trust Indenture. In the event the foregoing applies to all Bonds secured by the Trust Indenture, the right, title and interest of the Trustee will thereupon cease, determine and become void. Upon any such termination of the Trustee's title, on demand of the Building Corporation, the Trustee will turn over to the Building Corporation or to such officer, board or body as may then be entitled by law to receive the same, any surplus in the Sinking Fund and in the Operation Fund and all balances remaining in any other funds or accounts, other than moneys and obligations held for the redemption or payment of the Bonds.

If (1) sufficient money, or (2) Government Obligations which are noncallable by the issuer thereof, the principal of and interest on which when due, without reinvestment, will provide sufficient money, or (3) a combination of sufficient money and such Governmental Obligations, are held by the Trustee (or any Paying Agent) for the payment of the whole amount of the principal and the interest upon the Bonds under the provisions of this Indenture, and provision is made for paying all Trustee's and Paying Agents' Fees and expenses related thereto and other sums payable hereunder by the Corporation, such Bonds shall not be deemed outstanding under the Indenture and the registered owners of the Bonds shall be entitled to payment of principal and interest from such funds and income of such obligations and not from the Sinking Fund or the Corporation.

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## APPENDIX E



January 31, 2019

Randolph County Building Corporation  
Winchester, Indiana

The Bank of New York Mellon Trust Company, N.A., as Trustee  
Indianapolis, Indiana

Re: \$5,000,000 Randolph County Building Corporation  
Lease Rental Revenue Bonds, Series 2019

Ladies and Gentlemen:

We have acted as bond counsel to the Board of Commissioners of Randolph County, Indiana (the “County”) in connection with the issuance by the Randolph County Building Corporation (the “Issuer”) of \$5,000,000 aggregate principal amount of its Lease Rental Revenue Bonds, Series 2019 (the “Bonds”), pursuant to Indiana Code 36-1-10-1 *et seq.* (the “Act”), and pursuant to a Trust Indenture, by and between the Issuer and The Bank of New York Mellon Trust Company, N.A, as trustee, dated as of January 1, 2019 (the “Indenture”), and a Lease, between the Issuer, as lessor, and the County, as lessee, dated October 4, 2018, as amended (the “Lease”). In such capacity, we have examined such law and such certified proceedings, certifications and other documents as we have deemed necessary to render this opinion.

Regarding questions of fact material to our opinion, we have relied upon representations of the Issuer and the County contained in the Indenture and the Lease, the certified proceedings and other certifications of public officials furnished to us, and certifications, representations and other information furnished to us by or on behalf of the Issuer and the County and others, including, without limitation, certifications contained in the tax and arbitrage certificate of the Issuer and the County, dated the date hereof, without undertaking to verify the same by independent investigation. We have relied upon the legal opinion of Cockerill & Cockerill, Winchester, Indiana, counsel to the Issuer and the County, dated the date hereof, as to the matters stated therein.

Based on the foregoing, we are of the opinion that, under existing law:

1. The Issuer is a nonprofit corporation validly existing under the laws of the State of Indiana (the “State”), with the corporate power to enter into the Indenture and the Lease and perform its obligations thereunder and to issue the Bonds.

2. The Lease has been duly authorized, executed and delivered by the parties thereto and is a valid and binding obligation of the parties thereto, enforceable against the parties thereto in accordance with its terms. The rental payments due under the Lease are payable from revenues derived by the Issuer from the income tax authorized and imposed pursuant to Indiana Code Section 6-3.6-7-19 (the “Special Purpose Income Tax Revenues”). To the extent such Special Purpose Income Tax Revenues are insufficient to pay the rental payments due under the Lease, the rental payments due under the Lease are payable from an *ad valorem* property tax levied by the County on all taxable property in the County.

3. The Issuer has duly authorized, issued, executed and delivered the Bonds and has duly authorized, executed and delivered the Indenture. The Indenture is a valid and binding agreement of the Issuer enforceable against the Issuer in accordance with its terms. The Bonds are valid and binding special and limited obligations of the Issuer, enforceable in accordance with their terms and payable solely from the Trust Estate (as defined in the Indenture).

4. Under Section 103 of the Internal Revenue Code of 1986, as amended and in effect on this date (the “Code”), the interest on the Bonds is excludable from gross income for federal income tax purposes. The opinion set forth in this paragraph is subject to the condition that the Issuer and the County comply with all requirements of the Code that must be satisfied subsequent to the issuance of the Bonds in order that interest thereon be, or continue to be, excludable from gross income for federal income tax purposes. The Issuer and the County have covenanted or represented that they will comply with such requirements. Failure to comply with certain of such covenants may cause the inclusion of interest on the Bonds in gross income for federal income tax purposes retroactively to the date of issuance of the Bonds.

5. The interest on the Bonds is not an item of tax preference for purposes of the federal alternative minimum tax.

6. The interest on the Bonds is exempt from income taxation in the State for all purposes except the State financial institutions tax.

We have not been engaged or undertaken to review the accuracy, completeness or sufficiency of the Final Official Statement, dated January 17, 2019 or any other offering material relating to the Bonds, and we express no opinion relating thereto.

We express no opinion regarding any tax consequences arising with respect to the Bonds, other than as expressly set forth herein.

With respect to the enforceability of any document or instrument, this opinion is subject to the qualifications that: (a) the enforceability of such document or instrument may be limited by bankruptcy, insolvency, reorganization, receivership, moratorium, fraudulent conveyance and similar laws relating to or affecting the enforcement of

Randolph County Building Corporation  
The Bank of New York Mellon Trust Company, N.A.  
January 31, 2019

creditors' rights; (b) the enforceability of equitable rights and remedies provided for in such document or instrument is subject to judicial discretion, and the enforceability of such document or instrument may be limited by general principles of equity; (c) the enforceability of such document or instrument may be limited by public policy; and (d) certain remedial, waiver and other provisions of such document or instrument may be unenforceable, provided, however, that in our opinion the unenforceability of those provisions would not, subject to the other qualifications set forth herein, affect the validity of such document or instrument or prevent the practical realization of the benefits thereof.

This opinion is given only as of the date hereof, and we assume no obligation to revise or supplement this opinion to reflect any facts or circumstances that may hereafter come to our attention, or any changes in law that may hereafter occur.

Very truly yours,

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## APPENDIX F





## CONTINUING DISCLOSURE AGREEMENT

This Continuing Disclosure Agreement (this “Agreement”) is made this 31<sup>st</sup> day of January, 2019, from Randolph County, Indiana (the “Promisor”), to each registered owner or holder of any Bond (as hereinafter defined) (each, a “Promisee”);

WITNESSETH THAT:

WHEREAS, the Randolph County Building Corporation, an Indiana nonprofit corporation (the “Issuer”), is issuing its Lease Rental Revenue Bonds, Series 2019, issued on the date hereof (the “Bonds”), pursuant to a Trust Indenture, dated as of January 1, 2019 (the “Indenture”), by and between the Issuer and The Bank of New York Mellon Trust Company N.A., as trustee (the “Trustee”); and

WHEREAS, The Baker Group, LP and Middlegate Securities Ltd., as the underwriters (collectively, the “Underwriter”) are, in connection with an offering of the Bonds directly or indirectly by or on behalf of the Issuer, purchasing the Bonds from the Issuer and selling the Bonds to certain purchasers; and

WHEREAS, Rule 15c2-12 (the “Rule”), promulgated by the Securities and Exchange Commission (the “Commission”) under the Securities Exchange Act of 1934, as amended (the “Act”), provides that, except as otherwise provided in the Rule, a participating underwriter (as defined in the Rule) shall not purchase or sell municipal securities in connection with an offering (as defined in the Rule) unless the participating underwriter has reasonably determined that an issuer of municipal securities (as defined in the Rule) or an obligated person (as defined in the Rule) for whom financial or operating data is presented in the final official statement (as defined in the Rule) has undertaken, either individually or in combination with other issuers of such municipal securities or obligated persons, in a written agreement or contract for the benefit of holders of such securities, to provide certain information; and

WHEREAS, the Promisor desires to enter into this Agreement in order to assist the Underwriter in complying with subsection (d)(2) of the Rule; and

WHEREAS, any registered owner or holder of any Bond shall, by its payment for and acceptance of such Bond, accept and assent to this Agreement and the exchange of (i) such payment and acceptance for (ii) the promises of the Promisor contained herein;

NOW, THEREFORE, in consideration of the Underwriter’s and any Promisee’s payment for and acceptance of the Bonds, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Promisor hereby promises to each Promisee as follows:

Section 1. Definitions. The terms defined herein, including the terms defined above and in this Section 1, shall have the meanings herein specified unless the context or use clearly indicates another or different meaning or intent. Any terms defined in the Rule, but not otherwise defined herein, shall have the meanings specified in the Rule unless the context or use clearly indicates another or different meaning or intent.

- (a) “Beneficial Owner” shall mean any person which has or shares power, directly or indirectly, to make investment decisions concerning the ownership of any Bonds (including any person holding Bonds through nominees, depositories or other intermediaries).
- (b) “Bond” shall mean any of the Bonds.
- (c) “Bondholder” shall mean any registered owner or Beneficial Owner of any Bond.
- (d) “EMMA” shall mean the Electronic Municipal Market Access system established by the MSRB.
- (e) “Final Official Statement” shall mean the Official Statement, dated January 17, 2019, relating to the Bonds, including any document included therein by specific reference which is available to the public on the MSRB’s Internet Web site or filed with the Commission.
- (f) “Fiscal Year” of any person shall mean any period from time to time adopted by such person as its fiscal year for accounting purposes, which as of the date of this Agreement is December 31 of each year.
- (g) “MSRB” shall mean the Municipal Securities Rulemaking Board.
- (h) “Obligated Person” shall mean any person who is either generally or through an enterprise, fund or account of such person committed by contract or other arrangement to support payment of all or part of the obligations on the Bonds (other than any providers of municipal bond insurance, letters of credit or liquidity facilities), for whom financial information or operating data is presented in the Final Official Statement.
- (i) “State” shall mean the State of Indiana.

Section 2. Term. The term of this Agreement shall commence on the date of delivery of the Bonds by the Issuer to the Underwriter and shall expire on the earlier of (a) the date of payment in full of principal of and premium, if any, and interest on the Bonds, whether upon scheduled maturity, redemption, acceleration or otherwise, or (b) the date of defeasance of the Bonds in accordance with the terms of the Indenture.

Section 3. Obligated Person(s). The Promisor hereby represents and warrants that, as of the date hereof:

- (a) The only Obligated Person with respect to the Bonds is the Promisor; and
- (b) Although there have been instances in the five (5) years prior to the date of the Final Official Statement in which the Promisor failed to comply with one or more of its previous undertakings in a written contract or agreement

specified in paragraph (b)(5)(i) of the Rule, it has taken steps to correct all such failures and to assure compliance in the future.

Section 4. Undertaking to Provide Information.

(a) The Promisor hereby undertakes to provide the following information to the MSRB, solely by transmitting such information to EMMA (currently at [www.emma.msrb.org](http://www.emma.msrb.org)), in an electronic format as prescribed by the MSRB, either directly or indirectly through a registrar or a designated agent:

(i) Annual Financial Information. Within one hundred eighty (180) days after the close of each Fiscal Year of the Obligated Person beginning with the Fiscal Year ending on or after December 31, 2018, the following financial information and operating data for such Obligated Person:

(A) the audited financial statements of the Obligated Person for its fiscal year, immediately preceding the due date of the Annual Financial Information (as defined herein); provided, however, such financial statements shall not be included if State law does not require the Obligated Person to prepare such statements for its immediately preceding fiscal year by the due date of the Annual Report for such fiscal year; and

(B) financial and operating data of the type provided in the following tables under the heading “GENERAL ECONOMIC AND FINANCIAL INFORMATION” in APPENDIX A of the Final Official Statement: “Schedule of Indebtedness – Direct Debt,” “Debt Ratios” (but only the second and third lines under the column “Direct Tax Supported Debt”), “Schedule of Historical Net Assessed Valuation,” “Detail of Net Assessed Valuation,” “Comparative Schedule of Certified Tax Rates,” “Property Taxes Levied and Collected,” and “Large Taxpayers;

(the financial information set forth in Section 4(a)(i)(A) hereof and the financial and operating data set forth in Section 4(a)(i)(B) hereof, collectively, the “Annual Financial Information”);

(ii) If not available by the deadline for filing the Annual Financial Information, then, when and if available, audited financial statements for such Obligated Person;

(iii) In a timely manner not in excess of 10 business days after the occurrence of the event, notice of any of the following events with respect to the Bonds:

- (A) Principal and interest payment delinquencies;
- (B) Non-payment related defaults, if material;
- (C) Unscheduled draws on debt service reserves reflecting financial difficulties;
- (D) Unscheduled draws on credit enhancements reflecting financial difficulties;
- (E) Substitution of credit or liquidity providers, or their failure to perform;
- (F) Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the security, or other material events affecting the tax status of the security;
- (G) Modifications to rights of security holders, if material;
- (H) Bond calls, if material, and tender offers;
- (I) Defeasances;
- (J) Release, substitution or sale of property securing repayment of the securities, if material;
- (K) Rating changes;
- (L) Bankruptcy, insolvency, receivership or similar event of the obligated person;
- (M) The consummation of a merger, consolidation, or acquisition involving an obligated person or the sale of all or substantially all of the assets of the obligated person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material; and
- (N) Appointment of a successor or additional trustee or the change of name of a trustee, if material;

For the purpose of the event set forth in clause (L) above, such event is considered to occur when any of the following occur:

(I) the appointment of a receiver, fiscal agent or similar officer for an obligated person in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the obligated person, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority; or

(II) the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the obligated person; and

(iv) In a timely manner, notice of a failure of such Obligated Person to provide required Annual Financial Information or audited financial statements, on or before the date specified in this Agreement.

(b) Any audited financial statements of the Obligated Person provided pursuant to subsection (a)(i) or (ii) of this Section (i) shall be audited and prepared pursuant to accounting and reporting policies conforming in all material respects to generally accepted accounting principles as applicable to governments with such changes as may be required from time to time in accordance with State law, or (ii) shall be audited (only if required by State law) and prepared in accordance with State law.

(c) Any Annual Financial Information or audited financial statements may be set forth in a document or set of documents, or may be included by specific reference to a document or set of documents available to the public on the MSRB's Internet Web site or filed with the Commission.

(d) If any Annual Financial Information otherwise required by subsection (a)(i) of this Section 4 no longer can be generated because the operations to which it relates have been materially changed or discontinued, a statement to that effect shall be deemed to satisfy the requirements of such subsection.

(e) All documents provided to the MSRB under this Agreement shall be accompanied by identifying information as prescribed by the MSRB.

Section 5. Termination of Obligation. The obligation to provide Annual Financial Information, audited financial statements and notices of events under Section 4(a) hereof shall terminate with respect to any Obligated Person, if and when such Obligated Person no longer remains an obligated person (as defined in the Rule) with respect to the Bonds.

Section 6. Bondholders. Each Bondholder is an intended beneficiary of the obligations of the Promisor under this Agreement, such obligations create a duty in the Promisor to each Bondholder to perform such obligations, and each Bondholder shall have the right to enforce such duty.

Section 7. Limitation of Rights. Nothing expressed or implied in this Agreement is intended to give, or shall give, to the Issuer, the Underwriter, the Commission or any Obligated Person, or any underwriters, brokers or dealers, or any other person, other than the Promisor, each Promisee and each Bondholder, any legal or equitable right, remedy or claim under or with respect to this Agreement or any rights or obligations hereunder. This Agreement and the rights and obligations hereunder are intended to be, and shall be, for the sole and exclusive benefit of the Promisor, each Promisee and each Bondholder.

Section 8. Remedies.

- (a) The sole and exclusive remedy for any breach or violation by the Promisor of any obligation of the Promisor under this Agreement shall be the remedy of specific performance by the Promisor of such obligation. Neither any Promisee nor any Bondholder shall have any right to monetary damages or any other remedy for any breach or violation by the Promisor of any obligation of the Promisor under this Agreement, except the remedy of specific performance by the Promisor of such obligation.
- (b) No breach or violation by the Promisor of any obligation of the Promisor under this Agreement shall constitute a breach or violation of or default under the Bonds or the Indenture.
- (c) Any action, suit or other proceeding for any breach or violation by the Promisor of any obligation of the Promisor under this Agreement shall be instituted, prosecuted and maintained only in a court of competent jurisdiction in Randolph County, Indiana.
- (d) No action, suit or other proceeding for any breach or violation by the Promisor of any obligation of the Promisor under this Agreement shall be instituted, prosecuted or maintained by any Promisee or any Bondholder unless, prior to instituting such action, suit or other proceeding: (i) such Promisee or such Bondholder has given the Promisor notice of such breach or violation and demand for performance; and (ii) the Promisor has failed to cure such breach or violation within sixty (60) days after such notice.

Section 9. Waiver. Any failure by any Promisee or any Bondholder to institute any suit, action or other proceeding for any breach or violation by the Promisor of any obligation of the Promisor under this Agreement, within three hundred sixty (360) days after the date such Promisee or such Bondholder first has knowledge of such breach or violation, shall constitute a waiver by such Promisee or such Bondholder of such breach or violation and, after such waiver, no remedy shall be available to such Promisee or such Bondholder for such breach or violation.

Section 10. Annual Appropriations. This Agreement and the obligations of the Promisor hereunder are subject to annual appropriation by the fiscal body of the Promisor.

Section 11. Limitation of Liability. The obligations of the Promisor under this Agreement are special and limited obligations of the Promisor, payable solely from the trust estate under the Indenture. The obligations of the Promisor under this Agreement are not and shall never constitute a general obligation, debt or liability of the Promisor or the State, or any political subdivision thereof, within the meaning of any constitutional limitation or provision, or a pledge of the faith, credit or taxing power of the Promisor or the State, or any political subdivision thereof, and do not and shall never constitute or give rise to any pecuniary liability or charge against the general credit or taxing power of the Promisor or the State, or any political subdivision thereof.

Section 12. Immunity of Officers, Directors, Members, Employees and Agents. No recourse shall be had for any claim based upon any obligation in this Agreement against any past, present or future officer, director, member, employee or agent of the Promisor, as such, either directly or through the Promisor, under any rule of law or equity, statute or constitution.

Section 13. Amendment of Obligations. The Promisor may, from time to time, amend any obligation of the Promisor under this Agreement, without notice to or consent from any Promisee or any Bondholder, if: (a)(i) such amendment is made in connection with a change in circumstances that arises from a change in legal requirements, change in law or change in the identity, nature or status of any Obligated Person, or type of business conducted, (ii) this Agreement, after giving effect to such amendment, would have complied with the requirements of the Rule on the date hereof, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances, and (iii) such amendment does not materially impair the interests of any Bondholders, as determined either by (A) any person selected by the Promisor that is unaffiliated with the Promisor, the Issuer or any Obligated Person (such as any trustee under the Indenture) or (B) an approving vote of the Bondholders pursuant to the terms of the Indenture at the time of such amendment; or (b) such amendment is otherwise permitted by the Rule.

Section 14. Assignment and Delegation. Neither any Promisee nor any Bondholder may, without the prior written consent of the Promisor, assign any of its rights under this Agreement to any other person. The Promisor may not assign any of its rights or delegate any of its obligations under this Agreement to any other person, except that the Promisor may assign any of its rights or delegate any of such obligations to any entity (a) into which the Promisor merges, with which the Promisor consolidates or to which the Promisor transfers all or substantially all of its assets or (b) which agrees in writing for the benefit of Bondholders to assume such rights or obligations.

Section 15. Communications. Any information, datum, statement, notice, certificate or other communication required or permitted to be provided, delivered or otherwise given hereunder by any person to any other person shall be in writing and, if such other person is the Promisor, shall be provided, delivered or otherwise given to the Promisor at the following address:

Randolph County, Indiana  
c/o Board of Commissioners of Randolph County, Indiana  
Randolph County Courthouse  
100 South Main Street #205  
Winchester, Indiana 47394

(or at such other address as the Promisor may, by notice to the MSRB, provide), or, if such other person is not the Promisor, shall be provided, delivered or otherwise given to such other person at any address that the person providing, delivering or otherwise giving such information, datum, statement, notice, certificate or other communication believes, in good faith but without any investigation, to be an address for receipt by such other person of such information, datum, statement, notice, certificate or other communication. For purposes of this Agreement, any such information, datum, statement, notice, certificate or other communication shall be deemed to be provided, delivered or otherwise given on the date that such information, datum, notice, certificate or other communication is (a) delivered by hand to such other person, (b) deposited with the United States Postal Service for mailing by registered or certified mail, (c) deposited with Express Mail, Federal Express or any other courier service for delivery on the following business day, or (d) sent by facsimile transmission, telecopy or telegram.

Section 16. Knowledge. For purposes of this Agreement, each Promisee and each Bondholder shall be deemed to have knowledge of the provision and content of any information, datum, statement or notice provided by the Promisor to the MSRB on the date such information, datum, statement or notice is so provided, regardless of whether such Promisee or such Bondholder was a registered or beneficial owner or holder of any Bond at the time such information, datum, statement or notice was so provided.

Section 17. Performance Due on other than Business Days. If the last day for taking any action under this Agreement is a day other than a business day, such action may be taken on the next succeeding business day and, if so taken, shall have the same effect as if taken on the day required by this Agreement.

Section 18. Waiver of Assent. Notice of acceptance of or other assent to this Agreement is hereby waived.

Section 19. Governing Law. This Agreement and the rights and obligations hereunder shall be governed by and construed and enforced in accordance with the internal laws of the State, without reference to any choice of law principles.

Section 20. Severability. If any portion of this Agreement is held or deemed to be, or is, invalid, illegal, inoperable or unenforceable, the validity, legality, operability and enforceability of the remaining portions of this Agreement shall not be affected, and this Agreement shall be construed as if it did not contain such invalid, illegal, inoperable or unenforceable portion.

Section 21. Rule. This Agreement is intended to be an agreement or contract in which the Promisor has undertaken to provide that which is required by paragraph (d)(2) of the Rule. If and to the extent this Agreement is not such an agreement or contract, this Agreement shall be deemed to include such terms not otherwise included herein, and to exclude such terms not



otherwise excluded herefrom, as are necessary to cause this Agreement to be such an agreement or contract.

Section 22. Interpretation. The use herein of the singular shall be construed to include the plural, and vice versa, and the use herein of the neuter shall be construed to include the masculine and feminine. Unless otherwise indicated, the words “hereof,” “herein,” “hereby” and “hereunder,” or words of similar import, refer to this Agreement as a whole and not to any particular section, subsection, clause or other portion of this Agreement.

Section 23. Captions. The captions appearing in this Agreement are included herein for convenience of reference only, and shall not be deemed to define, limit or extend the scope of intent of any rights or obligations under this Agreement.

IN WITNESS WHEREOF, the Promisor has caused this Agreement to be executed on the date first above written.

RANDOLPH COUNTY, INDIANA

By: Board of Commissioners of Randolph  
County, Indiana

\_\_\_\_\_  
Commissioner

\_\_\_\_\_  
Commissioner

\_\_\_\_\_  
Commissioner

ATTEST:

\_\_\_\_\_  
County Auditor

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