

Hancock County Board of Commissioner's Minutes

July 12, 2016

The Hancock County Commissioners reconvened their meeting July 12, 2016 from their July 5, 2016 meeting at 7:03 p.m. The meeting is in regards to the County Fairgrounds Public Hearing at the H.J. Ricks Centre 122 W Main St. Greenfield, Indiana.

Those present were Board of Commissioners President Brad Armstrong, Vice President Commissioner Marc Huber, and Commissioner Tom Stevens.

County Attorney Ray Richardson and Auditor Robin D. Lowder were also present.

The President of the 4-H Agricultural Association Board Barb Pescitelli and Board Representatives were also present.

The 4-H Agricultural Association Board stated the timeline of the process since 2011 for the new County Fairgrounds.

Lou Savka a representative from Triad Engineering presented two new plans for moving the fairgrounds. Alternate # 1 and Alternate # 2.

Alternate # 1-is a basic plan to move the fair grounds. The plan includes Site work/Infrastructure Buildings & Facilities at a cost of \$18,187,721.00.

For details of plan please see pages 4 & 5 of Alternate #1 Plan submitted by Triad Engineering.

Alternate # 2- is an upgrade of Alternate # 1. The plan includes Site work/Utility Work/Buildings & Facilities at a cost of \$27,810,522.00.

For details of plan please see pages 6 & 7 of Alternate #2 Plan submitted by Triad Engineering.

Commissioner Armstrong stated he was concerned if they did not have a finite business plan costs can run away. Then they might not have the funds to finish the project. The 4-H Agriculture Association's stance was they need a lease in order to do fundraising. They needed to raise funds to pay for the business plan.

There was a discussion of the possible ways to finance.

Bond with a referendum, Bond without a referendum (2 million at a time), Food and Beverage Tax (provided new legislation is passed) and Innkeepers Tax (through the Tourism Commission).

The Commissioners stated they are against using Property Tax.

Barb Pescitlli president of the 4-H Agricultural Association stated they have never requested property taxes.

Commissioner Huber stated he too was concerned about the project starting without a business plan. If they don't have a plan they may not be able to complete the project.

The 4-H Agricultural Association gave the following statistics:

They presently have 90 to 95 paid events per year and 165 non-paid events per year.

The question was asked what the cost per year for the maintenance of the new facility and grounds would be. They didn't know the answer but thought the business plan would answer that question.

There is a plan to submit the dedicated one percent additional Food and Beverage Tax to the legislature again next year. If it passes it will generate approximately 12 million dollars and then the group would need to raise the 6 million with other funding and donations for the Alternate # 1 Plan. Commissioner Stevens did mention concern that construction costs will go up quickly but he thought Food and Beverage Tax and Innkeepers Tax will also increase.

The 4-H Agricultural Association made a final proposal to the County Commissioners. If the County Commissioners will do a Resolution in support of the new County Fairgrounds the 4-H Agricultural Association will raise the 18 million dollars in funds within three years. During that time they will not start the project "no dirt will be turned" until they have the total 18 million dollars. Upon raising the 18 million dollars within the 3 year timeline the Commissioners will sign a lease for \$10.00 a year for 75 years. The Association will continue to maintain their present location. If they do not raise the 18 million dollars at the end of 3 years the agreement will be null and void.

There was an agreement that the County Attorney Ray Richardson would draft a Resolution between the County Commissioners and the 4-H Agricultural Association which would be subject to approval from both groups, in addition to the County Council. It will be submitted to the Commissioners for review at their August 21, 2016 meeting.

The Commissioners Meeting adjourned at 8:58 p.m.

Hancock County Commissioners

Commissioner Brad Armstrong, President

Commissioner Marc Huber, Vice President

Commissioner Tom Stevens

Attest: _____

Robin D. Lowder

Hancock County Auditor

Hancock County Exposition Complex

Phase One Alternative #1

Prepared October, 2015

SITework/INFRASTRUCTURE

<u>ITEM</u>	<u>COST</u>	
1. Storm Drainage	\$1,700,000.00	
2. Roads & Parking	\$1,550,000.00	
3. Earthwork (Midway, Derby Site)	\$ 120,000.00	
4. Off-Site Water	\$ 127,500.00	
5. On-Site Water	\$ 165,000.00	
6. Off-Site Sewer (includes Lift Station)	\$ 459,600.00	
7. On-Site Sewer	\$ 165,000.00	
8. Walks	\$ 50,000.00	
9. Fence Allowance	\$ 100,000.00	
10. Lighting Allowance	\$ 80,000.00	
11. Landscaping Allowance	\$ 55,000.00	
12. Signage	\$ 25,000.00	
Sub-Total	\$4,597,100.00	
<u>5% Contingency</u>	<u>\$ 229,855.00</u>	
Construction Total	\$4,826,955.00	
Engineering/Permitting/Bidding/CE	\$ 482,000.00	
<u>Inspection</u>	<u>\$ 120,000.00</u>	
TOTAL SITework	\$5,428,955.00	\$5,428,955.00

BUILDINGS & FACILITIES

<u>ITEM</u>	<u>COST</u>	
1. Large Arena	\$ 3,437,302.00	
2. Two Large Barns	\$ 3,219,436.00	
3. One Medium Barn	\$ 1,168,228.00	
4. Multi-Purpose Facility	\$ 3,500,000.00	
5. <u>50% of 4H Equipment Bldg.</u>	<u>\$ 580,000.00</u>	
Construction Total	\$11,904,966.00	
Architectural/Permitting/Bidding/CE	\$ 773,800.00	
<u>Inspection</u>	<u>\$ 80,000.00</u>	
TOTAL BUILDINGS & FACILITIES	\$12,758,766.00	\$12,758,766.00

\$18,187,721.00

HCEC Cost Estimate to Minimally Move the Fair Alternative #2				
Prepared September 22, 2015				
Site & Utility Work				
	<u>Description</u>		<u>Cost</u>	<u>Total</u>
1).	Off-Site Water Main Extension		\$127,500.00	
2).	On-Site Water		\$359,000.00	
3).	Off-Site Gravity Sewer, LS, FM		\$459,600.00	
4).	On-Site Sewer		\$345,500.00	
5).	Drainage/Pond/Structures		\$1,900,000.00	
6).	North Perimeter Road (not extended)		\$200,000.00	
7).	On-Site Roads, Parking, Grade Midway		\$4,800,000.00	
8).	Walks		\$180,000.00	
9).	Site Lighting		\$200,000.00	
10).	Landscaping (allowance)		\$180,000.00	
11).	Entry & Site Signage		\$45,000.00	
12).	Fencing & Gates		\$200,000.00	
	Sub-Total Site & Utilities			\$8,996,600.00
	<u>Engineering</u>			<u>\$899,660.00</u>
	Total Site & Utilities			\$9,896,260.00
Buildings & Facilities				
	<u>Description</u>		<u>Cost</u>	<u>Total</u>
1).	Multi-Purpose Facility		\$3,500,000.00	
2).	Large Show Arena		\$3,437,302.00	
3).	Small Show Arena		\$1,767,380.00	
4).	Large Livestock Barns (2)		\$3,219,436.00	
5).	Small Livestock Barns (2)		\$1,711,886.00	
6).	4H & Equipment Building		\$1,160,000.00	
7).	Food Building #2		\$350,000.00	
8).	Restroom Facility		\$150,000.00	
9).	Amphitheater		\$604,258.00	
10).	Dirt Track		\$842,000.00	
	Sub-Total Buildings & Facilities			\$16,742,262.00
	<u>Engineering/Architecture</u>			<u>\$1,172,000.00</u>
	Total Buildings & Facilities			\$17,914,262.00
	Total Site & Utility			\$9,896,260.00
	Total Buildings & Facilities			\$17,914,262.00
	TOTAL			\$27,810,522.00