The Board of School Trustees of Madison Consolidated Schools conducted a Project and Second Preliminary Determination Hearing on Wednesday, April 9, 2025, at the Administration Building, 2421 Wilson Avenue, Madison, Indiana, at 6:00 p.m.

The following members of the Board of School Trustees were present:

Mr. John Wallace, President
Mr. David Storie, Vice-President
Mr. Dustin Bentz, Secretary
Mrs. Jodi Yancey, Member
Mr. Mike Scott, Member

The following Central Office Administrators were present:

Dr. Teresa Brown, Superintendent
Mrs. Tara McKay, Assistant Superintendent
Mr. Jay Roney, Director of Facilities
Mrs. Janet McCreary, Director of Curriculum, Instruction, and Assessment
Mrs. Danica Houze, Chief Financial Officer
Ms. Shannon Allman, Director of Human Resources
Mrs. Lori Slygh, Assistant Director of Programs
Mr. Josh Taylor, Technology Director
Mrs. Kim Lyons, Director of Early Childcare
Mr. Shaun Pennington, Grants & Compliance Specialist

Present were:

Mr. Jason Tanselle, Baker Tilly Municipal Advisor
Mr. Cory Brandenburg, Baker Tilly Municipal Advisor
Amy Corsaro, Ice Miller, Bond Counsel
Mr. Kyle Miller, Architect, Schmidt Associates
Mr. Richard Roll, CEO, eSolve

CALL TO ORDER

PLEDGE OF ALLEGIANCE

PROJECT HEARING AGENDA

PROJECT HEARING

Mr. Wallace said the next item on the agenda was for the Board to hold a project and preliminary hearing on the proposed project. He said if anyone was interested in speaking at the hearing, please make sure to sign the sign-in sheet at the back of the room which should include your name and address. Mr. Wallace said after a presentation by the administration and its advisors, there would be an opportunity for the public to make comments about the project. Mr. Wallace asked each person limit their comments to three minutes and that the topic be limited to the proposed project under consideration.

Mr. Wallace said the Notice of this Preliminary Determination Hearing was published as legally required. He said the first Preliminary Determination Hearing was held on April 9, 2025. Mr. Wallace asked that Amy Corsaro, Bond Counsel explain the purpose of this hearing.

PROJECT AND SECOND PRELIMINARY DETERMINATION HEARING

Ms. Amy Corsaro, Bond Counsel said Pursuant to Indiana Code § 20-26-7-37, before a school corporation may spend more than $1,000,000 to build, repair or alter a school building that will be financed by a lease or bonds, it must hold a public hearing at which explanations of the potential value of the project to the school corporation and community are given. She said similarly, pursuant to Indiana Code § 6-1.1-20-3.5, a school corporation must hold two public hearings and adopt a resolution to preliminarily determine to issue bonds or enter a lease for a project which has a total project cost in excess of a non-controlled project, or if the School Corporation has a debt service fund tax rate above a certain amount.

Ms. Corsaro said these public hearings and the adoption of resolutions are the very beginning of the legal process. These resolutions establish the maximum financial terms for the proposed project.

Mr. Wallace said we will now hear from the Dr. Brown about the process of determining and communicating the project to the community and the need for the project and how this project meets the needs.

Dr. Brown said: “Good evening, Tonight, we stand before you not just to present a project, but to share a story—a story of our community, our children, and our unwavering commitment to their future. This year, we've dedicated ourselves to aligning every action with our district's heart: student achievement, valuing every individual, and a relentless pursuit of staff and student well-being. It’s this very heart that brings us to the critical issue at hand: the need for a comprehensive Early Learning Center.

Imagine our dedicated teachers, the very backbone of our educational system, facing the heartbreaking choice between their passion for teaching and the impossible reality of inaccessible childcare. We've witnessed firsthand the loss of valuable educators, driven away not by a lack of dedication, but by a lack of support. This isn't just a district problem; it's a community crisis.

The data paints a vivid picture. Our successful $750,000 grant, awarded in winter 2024, wasn't just a win; it was a lifeline, allowing us to launch a pilot program for our employees of three birth to three classrooms that immediately filled to capacity, proving the desperate need. Our community survey echoed this urgency: From 349 community respondents, 58 of them reported a collective loss of 158 workdays in a single month due to childcare issues. Additionally, 120 out of 349 respondents anticipate needing childcare within the next two years. Families are driving 50 miles to find high-quality birth-3 childcare, highlighting the stark reality of Jefferson County's childcare desert. Brighter Futures Indiana identifies 1,119 children under six in our county who may be in need of care. And a recent housing study funded by Madison Economic Development Commission projects 630 new housing units by 2030, signaling a future surge in young families. However, our elementary schools do not have the space to accommodate any growth in enrollment or additional programs. We are at capacity in our schools as we identified in our 2023 facility study.

But amidst these challenges, we see an opportunity. An opportunity to build upon our proven success. Our existing preschool program isn't just good; it's transformative, with students consistently outperforming their peers by 20-30% on key assessments. We have the knowledge, the passion, and the data to create something truly exceptional.

We envision an Early Learning Center, a beacon of hope, born from the vacant EO Muncie site, a place currently representing disrepair and a safety concern. This center will be more than just classrooms; it will be an oasis of growth, providing 23 nurturing classroom spaces for children from birth to five. It will consolidate our successful preschool model, currently serving 182 children in 13 classrooms, expanding access to high-quality care for our youngest learners and freeing up much needed room in our current elementary schools.

This isn't just about bricks and mortar; it's about building futures. It's about ensuring our children have the best possible start, and that our dedicated staff can thrive in their careers. It's about investing in a community where every child has the opportunity to thrive.

And here's the most remarkable part: we can achieve this without placing an additional burden on our taxpayers. Upcoming debt repayments in 2026 and 2031 create a unique window of opportunity, allowing us to make a tax-neutral investment in our community's future.

We've seen the transformative power of our preschool program, and we know our children deserve the best. We have a site, a need, and a path to success. We urge you to join us in writing the next chapter of our district's story —a story of hope, opportunity, and unwavering commitment to our youngest learners. Let's create a legacy they will carry with them for generations."

Mr. Wallace said we will now hear from Jason Tanselle, Baker Tilly Municipal Advisors, LLC, our municipal advisor about how the proposed project will be financed, as well as information about the effect on the typical property taxpayer.

Jason Tanselle, Baker Tilly provided financial information as shown in resolutions (hard and soft construction costs of issuance, to equal total project costs; principal and estimated interest, annual lease rental, interest rates, tax rate increase & impact) on how the proposed project will be financed, as well as information about effect on the typical property taxpayer.

Schedule of Existing Annual Debt Service/Lease Rental Payments

Payment	First Mortgage Bonds, Series 2019	First Mortgage Bonds, Series 2020	GO Bonds of 2020	First Mortgage Bonds, Series 2021	GO Bonds o f 2022	GO Bonds of 2023	Total Annual Payment
2025	$732,000	$717,000	$1,565,700	$897,000	$585,200	$751,750	$5,248,650
2026	733,000	714,000		901,000	707,900	446,875	3,502,775
2027	733,000	716,000		900,00	707,300	447,250	3,503,550
2028	730,000	716,000		898,000	705,600	451,375	3,500,975
2029	732,000	717,000		900,000			2,349,000
2030				898,000			1,614,000
2031				900,000			900,000
Totals	$3,660,000	$4,296,000	$1,565,700	$6,294,000	$2,706,000	$2,097,250	$20,618,950

Summary of Proposed Financing
Proposed Maximum Parameters and Estimates

Maximum Borrowing Amount:	$28,000,000
Proceeds Available for Project:	$27,110,000
Maximum Repayment Term (1):	20 Years per Bond Issue
Estimated Total Interest Expense (2):	$18,009,250
Maximum Annual Debt Service/Lease Rental Payment (2):	$5,395,000
Estimated Increase Over 2025 Total Tax Rate (3):	$0,0000
2025 Debt Service Fund Tax Rate (4):	$0.3622
2025 Debt Service Fund Levy (4):	$4,644,517
Current and Proposed Annual Debt Service/NAV:	0.41%
Direct and Overlapping Debt/NAV:	6.68%

(1) Assumes Bonds dated October 15, 2025. The Bonds will have a maximum term not to exceed 20 years. The maximum term of the lease is 22 years.

(2) Estimated interest costs are based upon an assumed 5.0% interest rate. The maximum allowable interest

rate is 6.0%. Actual interest rates received at the time of sale could very materially from those assumed in this analysis.

(3) The 2025 certified total tax rate of the School Corporation is $0.9558 per the Department of Local Government Finance. Based upon the 2025 certified net assessed value for the School Corporation of $1,282,307,197 with no growth assumed in 2026 and thereafter. Assumes a financial institutions/license excise factor of 5.753%.

(4) Per the Department of Local Government Finance.

Maximum Borrowing Amount:	$28,000,000
Maximum Repayment Term per bond Issue (1):	20 Years
Total Estimated Interest Expense (2):	$18,009,250
Estimated Increase Over 2025 Total Tax Rate:	$0.0000

Mr. Wallace said we will now open the public hearing. He said to remember if you would like to speak, please sign in on the sheet which is located on the table in the back of the boardroom. Mr. Wallace said as I mentioned earlier, we ask that you state your name and address, limit your comments to the proposed project and financing, keep any comments to 3 minutes, and avoid being repetitive, if possible. Mr. Wallace asked for the sign-in sheet now and I will begin calling the names of those who are interested in speaking?

PUBLIC COMMENTS

Dr. Amanda Harsin, 6152 N Graham Road, Chancellor, Ivy Tech Community College, said Ivy Tech fully supports the Early Learning Center. She said Ivy Tech stands ready to help and the need for childcare is urgent. Dr. Harsin said Ivy Tech (Statewide) received a $21.9M grant from Eli Lilly and Company and the Madison campus will use a portion of the grant for early childhood educators. She said the Early Learning Center is more than bricks and mortar. Dr. Harsin said she is proud of this initiative. She said the early learning center will have a generalized impact on our community. Dr. Harsin thanked the Board for their commitment to our community.

Dr. Holly Robinson, Infants in BLOOM, said "This investment will pay dividends not only in our schools but throughout our community. Research and experience continue to confirm that our relationships and care in the first years lay the foundation not only for that child's life but can be passed on through our DNA to future generations.

Early infancy is a time of rapid brain and behavioral development. This period is VERY sensitive to environmental conditions. Providing stable and safe care can build a brain capable of loving and learning and even mitigate long-term negative consequences. Secure attachment is linked to a range of positive social, emotional, and cognitive developmental outcomes.

Studies show that a baby can develop lifelong mistrust of the world within the first 3 months of life if their care is unreliable.

By investing in early childhood, we can also support our local industry by providing a solution to the number one barrier women note to working."

Dora Anim, CEO, Bethany Legacy Foundation, said at their Strategic Planning meeting childcare was at the main concern. She said affordable, high quality childcare for three shifts is needed. Ms. Anim said the lack of childcare is a real workforce issue. She said there is a need for a safe, nurturing childcare facility that enables parents to work. Ms. Anim said Bethany Legacy is 100% in support of this initiative.

Mayor Bob Courtney, 101 W Main Street, said the City of Madison is in full support of the proposed Early Learning Center. He said there is no greater investment than early childcare. Mayor Courtney said in the next 10 years $100M would be spent on new housing in the City of Madison. He said he hopes the public will support this and barriers need to be broken down.

Mrs. Jane Williams, 5567 N SR 62, addressed the Board by saying she was speaking tonight to voice her support for the proposed childcare investment planned by Madison Consolidated Schools.

Mrs. Williams said she had several reasons for her support:

1) Her family owns a local manufacturing company, Royer Corporation. She said their company is blessed to employ many excellent employees that have families and need quality childcare. She said they want that for them.

2) Her family believes in Madison Schools. She said they support Madison Consolidated Schools. Her three children are graduates of Madison Consolidated High School.

3) Has two of three children living in the district and four of seven grandchildren. Family will benefit in many ways over the time if the investment is made now to provide reliable, licensed, accessible childcare to our youngest citizens and their families.

Mrs. Williams said our community is incredibly blessed to have Dr. Teresa Brown leading Madison Schools. She said her vision and energy are rare and she has surrounded herself with a superlative staff. Mrs. Williams said the childcare programming, she was able to implement at the junior high in such a short period of time is miraculous. We feel she deserves our full support as she tackles this key issue for our community.

Mrs. Williams said Royer has already enjoyed the positive outcomes of the excellent childcare provided by MCS for their employees. She said one of their key employees is married to a MCS teacher and they have utilized the childcare located at the Junior High this year for their infant son. Mrs. Williams said his dad describes his experience as “totally awesome. Our son is always happy to arrive and happily reaches for Miss Tracy every morning. The facility is beautiful and always spotless. The staff is highly professional and we get thorough paperwork daily describing his activities. I leave relaxed and ready to work.”

Mrs. Williams said we believe that high quality, reliable childcare will help attract and retain high quality employees, as it has already attracted high quality teachers. She said Madison is currently benefiting from energetic city and community leadership that is helping to bring many new amenities to our area including (hopefully), a state-of-the-art community center to serve all ages. Mrs. Williams said these new amenities, along with comprehensive childcare led by the schools, will take Madison and Jefferson County to the next level and improve the quality of life for everyone and we enthusiastically support Dr. Brown and her excellent staff, as well as this school board in their efforts. We urge all of our citizens to do the same.”

Mr. Wallace asked Amy Corsaro, Bond Counsel, to please summarize the Project Resolution.

Amy Corsaro said The Project Resolution is required when the school is planning to spend more than $1,000,000 per building. It contains the estimated hard & soft construction cost and the costs of issuance and establishes the total project cost. It also contains the estimated tax impact.

APPROVAL TO ADOPT PROJECT RESOLUTION

Mr. Wallace asked for a motion, a motion was given by Mr. Scott, seconded by Mr. Storie, the Board voted, 5-0, and the motion carried to Adopt the Project Resolution, a copy of which is attached hereto and made a part of these minutes:

PROJECT RESOLUTION

WHEREAS, the Board of School Trustees (the "Board") of Madison Consolidated Schools (the "School Corporation") at a meeting on April 16, 2025 held a public hearing in accordance with Indiana Code § 20-26-7-37

for the purpose of answering questions and listening to taxpayers' comments and any evidence they may present about the proposed renovation of and improvements to facilities throughout the School Corporation, including the construction of a new childcare and preschool building, demolition of EO Muncie, site improvements throughout the School Corporation and the purchase of equipment, buses, real estate and technology (collectively, the "Project"); and

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

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

BE IT FURTHER RESOLVED, that the estimated hard and soft construction costs of the Project are $27,110,000, with estimated costs of issuance (including capitalized interest less interest earnings and interim lease rental) of $890,000, resulting in total estimated Project costs of $28,000,000.

BE IT FURTHER RESOLVED, that the estimated $28,000,000 will be funded by one or more of the following: Operations Fund, common school fund loan, and state and/or federal grant monies, general obligation bond issue, and/or a building corporation bond issue with an anticipated impact on the Debt Service Fund tax rate of $0.3997 per $100 assessed valuation based on an estimated $1,282,307,197 assessed valuation beginning in 2025. However, as existing obligations mature, the anticipated increase to the Total Tax Rate of the School Corporation is expected to be $0.00 above the current total school corporation tax rate of $0.9558.

BE IT FURTHER RESOLVED, the Debt Service Fund tax rate as of the date hereof is $0.3622.

Passed and adopted this 16th day of April, 2025.

Mr. Wallace asked Amy Corsaro, Bond Counsel, to please summarize the Preliminary Determination Resolution.

Ms. Corsaro said the Preliminary Determination Resolution is required when a school is planning to finance more than a certain amount for a given facility. She said it contains the total project cost, maximum annual payment and lease term, and other financial terms such as the estimated principal amount and tax impact.

APPROVAL TO ADOPT PRELIMINARY DETERMINATION RESOLUTION

Mr. Wallace asked for a motion, a motion was given by Mr. Storie, seconded by Mr. Bentz, the Board voted, 5-0, and the motion carried to Adopt the Preliminary Determination Resolution, a copy of which is attached hereto and made a part of these minutes:

PRELIMINARY DETERMINATION RESOLUTION

WHEREAS, Madison Consolidated Schools (the School Corporation") published a Notice of Preliminary Determination Hearings on March 25, 2025 in the Madison Courier and mailed such notice to the Jefferson County Clerk and any organizations requesting such notice as provided in Indiana Code § 6-1.1-20-3.5 with respect to the renovation of and improvements to facilities throughout the School Corporation, including the construction of a new childcare and preschool building, demolition of EO Muncie, site improvements throughout the School Corporation and the purchase of equipment, buses, real estate and technology (collectively, the "Project"); and

WHEREAS, the first preliminary determination hearing was held on April 9, 2025 and the second preliminary determination hearing was held on April 16, 2025 in accordance with the notice and the law of the State of Indiana (the "State"); and

WHEREAS, the School Corporation has made the following information available to the public at the public hearings: (a) the result of the School Corporation's current and projected annual debt service payments divided by the net assessed value of taxable property within the School Corporation, which is 0.41%; (b) the result of (i) the sum of the School Corporation outstanding long-term debt plus the outstanding long-term debt of other taxing units that include any of the territory of the School Corporation; divided by (ii) the net assessed value of taxable property within the School Corporation, which is 6.68%; now, therefore,

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

BE IT FURTHER RESOLVED that each lease agreement will be for a maximum term of twenty-two (22) years with a maximum annual lease rental of $5,395,000. The maximum annual lease rental has been estimated based upon an estimated principal amount of bonds of $28,000,000, estimated maximum interest rate of 6.00%, and estimated total interest costs of $18,009,250. The School Corporation may issue general obligation bonds to fund the Project and if such bonds are issued, they will fit into the parameters listed above. If the School Corporation issues general obligation bonds, the principal amount of the bonds associated with the Lease, as described above, would be reduced by the principal amount of the general obligation bonds issued, such that the total principal amount of bond issued to finance the Project would not exceed the aggregate estimated principal amount of $28,000,000.

The School Corporation's current Debt Service Fund levy is $4,644,517 and the current Debt Service Fund tax rate is $0.3622. After the School Corporation enters into the proposed lease agreement and the bonds are issued, the Debt Service Fund levy will increase by a maximum of $5,395,000 and the Debt Service Fund tax rate will increase by a maximum of $0.3997. However, as existing obligations mature, the anticipated increase to the total school corporation tax rate is expected to be $0.00 above the current total school corporation rate of $0.9558. The maximum annual debt service for the Project for any year in which the Bonds are outstanding is $5,395,000. The estimated amount of the School Corporation's Debt Service Fund levy and Debt Service Fund tax rate that will result during the following ten years if the School Corporation enters into the lease and issues the bonds, after considering any changes that will occur to the Debt Service Fund levy and Debt Service Fund tax rate during that period on account of any outstanding bonds or lease obligation that will mature or terminate during that period is as follows:

Year	Estimated Total Debt Service Levy	Estimated Total Debt Service Rate
2025	$4,644,517	$0.3622
2026	$4,644,517	$0.3622
2027	$4,644,517	$0.3622
2028	$4,644,517	$0.3622
2029	$3,905,000	$0.3044
2030	$3,905,000	$0.3044
2031	$3,240,000	$0.2527
2032	$2,510,000	$0.1956
2033	$2,510,000	$0.1956
2034	$2,510,000	$0.1956
2035	$2,510,000	$0.1956

The purpose of the lease agreement is to provide for the completion of the Project. The Project involves the opening of new school facility space; however, the new school facility space will be more efficient than the school facility space which is being replaced. Therefore, the School Corporation does not expect to annually incur an increase to operate such new facility space.

BE IT FURTHER RESOLVED that all capital improvement projects addressed in the

most recent threat assessment and school safety plan have been completed.

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

BE IT FURTHER RESOLVED that if a valid petition pursuant to Indiana Code § 6-1.1.-20-3.5 is received by the School Corporation, the Secretary of the Board is hereby authorized pursuant to Indiana Code § 6-1.1.-20-3.5(c) to submit the notice required by Indiana Code § 6-1.1-20-3.5(b)(2) and any other required information to the Jefferson County Auditor.
Passed and adopted this 16th day of April, 2025.

Mr. Wallace asked Amy Corsaro, Bond Counsel, to please summarize the Reimbursement Resolution.

Ms. Corsaro, said the next resolution is a Reimbursement Resolution relating to the financing of the construction project. She said this resolution permits the school corporation to reimburse itself from bond proceeds for any cash which it might spend on the project prior to the closing on the bonds. Ms. McClellan say It is required by Federal tax law in order to preserve the School Corporation's ability to reimburse itself.

APPROVAL TO ADOPT REIMBURSEMENT RESOLUTION

Mr. Wallace asked for a motion, a motion was given by Mrs. Yancey, seconded by Mr. Scott, the Board voted, 5-0, and the motion carried to Adopt the Reimbursement Resolution, a copy of which is attached hereto and made a part of these minutes:

DECLARATION OF OFFICIAL INTENT TO REIMBURSE EXPENDITURES

WHEREAS, Madison Consolidated Schools (the "School Corporation") intends to finance the renovation of and improvements to facilities throughout the School Corporation, including the construction of a new childcare and preschool building, demolition of EO Muncie, site improvements throughout the School Corporation and the purchase of equipment, buses, real estate and technology (collectively, the "Project"); and

WHEREAS, the School Corporation reasonably expects to reimburse certain costs of the Project with proceeds of obligations to be incurred on behalf of the School Corporation in an amount not to exceed $28,000,000; and

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

NOW, THEREFORE, BE IT RESOLVED that the School Corporation declares its official intent to acquire, construct or rehabilitate the Project with proceeds of obligations incurred on behalf of the School Corporation in an amount not to exceed $28,000,000 for the purpose of paying or reimbursing costs of the Project; and to approve obligations issued by a leasing entity that will lease the Project to the School Corporation.

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

Passed and Adopted this 16th day of April, 2025.

ADJOURN PROJECT HEARING

Mr. Bentz moved to adjourn Project Hearing, seconded by Mrs. Yancey, the Board voted, 5-0, and the Project Hearing was adjourned.

_____
Secretary
BY: ps

ATTEST:

_____ _____

_____ _____