

RESOLUTION NO. 2023-____
OF THE CLAY COUNTY REDEVELOPMENT COMMISSION

Clay County Redevelopment Commission Commitment to City of Brazil I-70 / SR-59 Wastewater Project

WHEREAS, the City of Brazil, Indiana (“City”) has and maintains water and wastewater, improvements outside of its corporate limits in and around the area of I-70 and SR-59; and

WHEREAS, the City needs to update certain portions of its wastewater system in order to replace and configure aging lines, increase capacity, and make other necessary changes to the system¹ (“Project”); and

WHEREAS, as of March 23, 2023 the engineer’s estimate for the Project is \$2,115,960²; and

WHEREAS, the City has a shortfall in funding the Project as it only has \$1,500,000 set aside in its 2022 Sewage Bonds for this Project; and

WHEREAS, additionally there is also \$200,000 plus other miscellaneous expenses which makes that gap between Project cost and available funding at approximately \$900,000; and

WHEREAS, the Clay County Redevelopment Commission (“Redevelopment Commission”) acts as the redevelopment commission on behalf of the City pursuant to an Interlocal Agreement; and

WHEREAS, on February 24, 2000 the Redevelopment Commission established, and currently maintains, the I70/S.R. 59 Economic Development Area which expires on February 24, 2030; and

WHEREAS, there is currently no debt outstanding which is payable from the Tax increment collected in the I70/S.R. 59 Economic Development Area; and

WHEREAS, the Redevelopment Commission has funds available in the I70/S.R. 59 Economic Development Area: (1) funds on hand (in its allocation accounts) and (2) funds projected (through the expiration of the Area) for projects such as this Project; and

WHEREAS, the Redevelopment Commission believes the above identified Project would be beneficial to the County at the I-70 / SR59 interchange and would promote growth in this vicinity; and

WHEREAS, the Redevelopment Commission believes that it is in the best interest of both the City and the County to expend and commit funds from the I70/S.R. 59 Economic Development Area for the City’s Project.

¹ Exhibit A is a general description of the project.

Exhibit B are the existing improvements.

Exhibit C are the proposed improvements.

² Exhibit D is the Engineer’s Estimate.

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The Clay County Redevelopment Commission, acting at its regular meeting, at which meeting a quorum was present, which meeting was duly advertised according to law, did, by a majority vote, adopt the following Resolution:

NOW, THEREFORE, **BE IT RESOLVED** as follows:

1. The Redevelopment Commission will commit a total amount of \$900,000 to this Project.
2. Within 60 days of the passage of the instant resolution the Redevelopment Commission shall make payment to the City in the amount of \$300,000 from the following funds:
 - a. \$150,000 from the Jackson Township Allocation Account; and
 - b. \$150,000 from the Posey Township Allocation Account.
3. For the remainder of the \$600,000 commitment to the Project, the Redevelopment Commission shall make the following payments on or before December 31 of each year as reimbursement for Project expenses:
 - a. 2023: \$80,000
 - b. 2024: \$80,000
 - c. 2025: \$80,000
 - d. 2026: \$80,000
 - e. 2027: \$80,000
 - f. 2028: \$80,000
 - g. 2029: \$80,000
 - h. 2030: \$40,000
4. The payments for the years 2023 through 2030 are predicated on the assumption that the collections for the I70/S.R. 59 Economic Development Area will be approximately \$90,530. Additionally, the Redevelopment Commission requires that it retain \$10,000 per year for the Area to cover miscellaneous expenses. Therefore, in any year in which collections are under \$90,000 the Redevelopment Commission shall notify the City as soon as practicable. The Redevelopment Commission may reduce the annual payment to the City by an amount equal to the collections minus \$10,000. The Redevelopment Commission shall notify the City of the reduced payment amount for the subject year and shall adjust the payment schedule to accommodate for the shortfall with higher payments in later years to fully compensate the City for the \$900,000 total commitment to the Project.
5. If the collections for the I70/S.R. 59 Economic Development Area exceed the \$90,530 estimate the Redevelopment Commission may, but is not required to, make payments more than the amount listed above. Said payment shall not increase the total \$900,000 commitment of the Redevelopment Commission to the Project.
6. The City shall provide the Redevelopment Commission with updates on the status of the Project on a quarterly basis. In addition, the City will provide the Redevelopment Commission with copies of the invoices and approved claims for the Project.

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OF THE CLAY COUNTY REDEVELOPMENT COMMISSION

Clay County Redevelopment Commission Commitment to City of Brazil I-70 / SR-59 Wastewater Project

Dated: June 21, 2023.

CLAY COUNTY REDEVELOPMENT COMMISSION

Lance Hoffmann

Vickie Mace

Jan Howell

Fred Nevils

Tom Ames

Attest:

Patricia Foxx, Auditor
Clay County, Indiana

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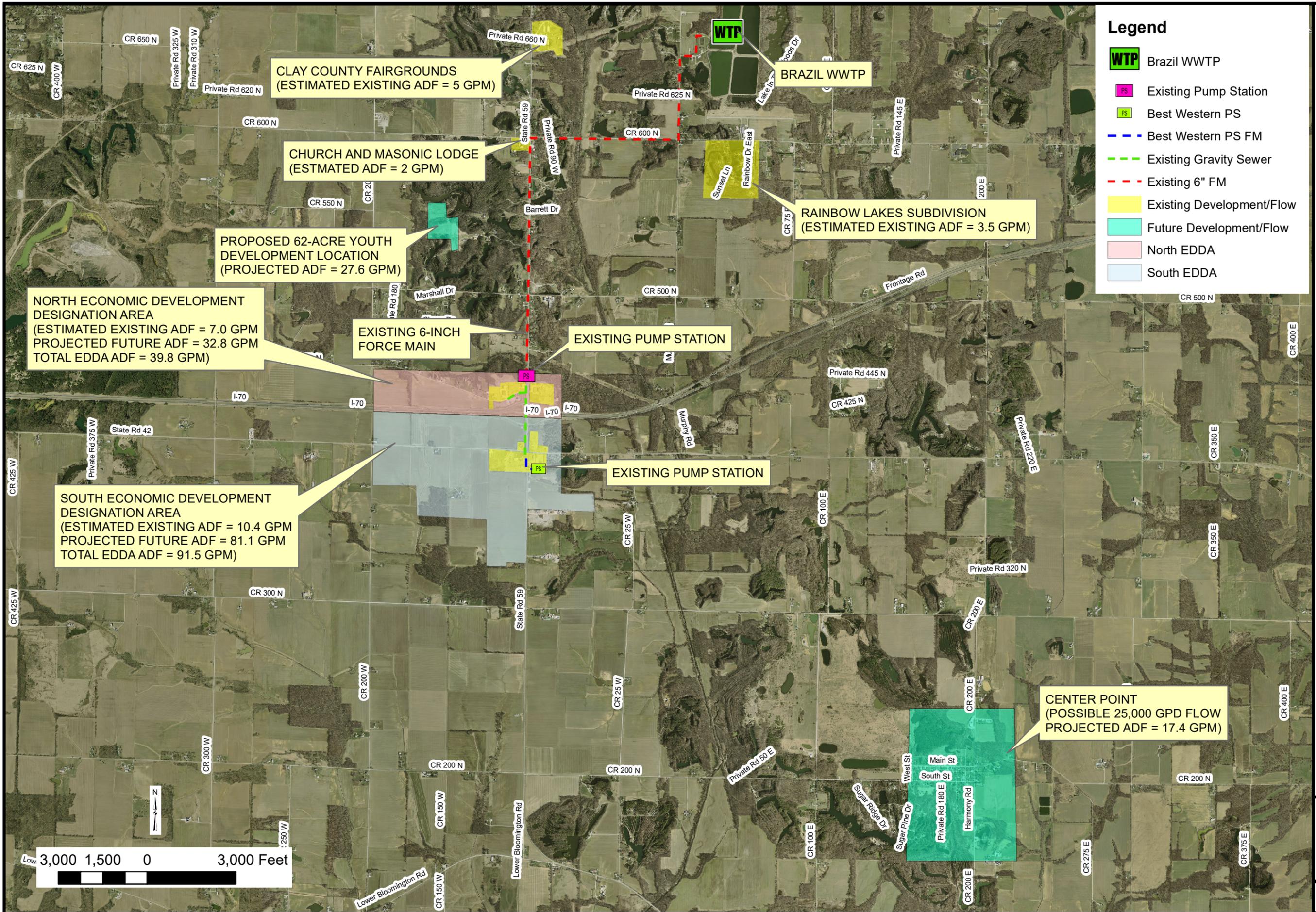
Clay County Redevelopment Commission Commitment to City of Brazil I-70 / SR-59 Wastewater Project

Exhibit A

Southern Area Flow Consolidation, Best Western Lift Station Upgrade, and Force Main at I-70 / SR-59:

Phase 1 involves abandoning approximately 1,500 feet of existing 8-inch sanitary sewer that runs underneath of the I-70 interchange. The City has indicated that this sewer is in poor condition. Rerouting the sanitary flow south of I-70 to the Best western Lift Station will require approximately 670 feet of 8-inch sewer, 520 feet of 10-inch sewer, and 470 feet of 15-inch sewer. In addition, approximately 550 feet of the existing 8-inch sewer that starts at the manhole at County Road 450 and SR 59 intersection and runs to the manhole at the I-70 Lift Station will need to be replaced with 10-inch sewer. Approximately 3,020 feet of 8-inch force main will be installed from the Best Western Lift Station and discharge into the manhole at intersection of CR 450 and SR 59. The existing 4-inch force main that serves the Best Western Lift Station will be abandoned. The existing Best Western Lift Station will need to be upgraded. It is recommended to install intermediary pumps that have the capacity to pump 500 gpm and use variable frequency drive pumps to Avoid overwhelming the existing I-70 Lift Station.

Exhibit B



Legend

- WTP Brazil WWTP
- PS Existing Pump Station
- PS Best Western PS
- Best Western PS FM
- Existing Gravity Sewer
- Existing 6" FM
- Existing Development/Flow
- Future Development/Flow
- North EDDA
- South EDDA

CLAY COUNTY FAIRGROUNDS
(ESTIMATED EXISTING ADF = 5 GPM)

CHURCH AND MASONIC LODGE
(ESTMATED ADF = 2 GPM)

PROPOSED 62-ACRE YOUTH
DEVELOPMENT LOCATION
(PROJECTED ADF = 27.6 GPM)

NORTH ECONOMIC DEVELOPMENT
DESIGNATION AREA
(ESTIMATED EXISTING ADF = 7.0 GPM
PROJECTED FUTURE ADF = 32.8 GPM
TOTAL EDDA ADF = 39.8 GPM)

EXISTING 6-INCH
FORCE MAIN

EXISTING PUMP STATION

RAINBOW LAKES SUBDIVISION
(ESTIMATED EXISTING ADF = 3.5 GPM)

SOUTH ECONOMIC DEVELOPMENT
DESIGNATION AREA
(ESTIMATED EXISTING ADF = 10.4 GPM
PROJECTED FUTURE ADF = 81.1 GPM
TOTAL EDDA ADF = 91.5 GPM)

EXISTING PUMP STATION

CENTER POINT
(POSSIBLE 25,000 GPD FLOW
PROJECTED ADF = 17.4 GPM)



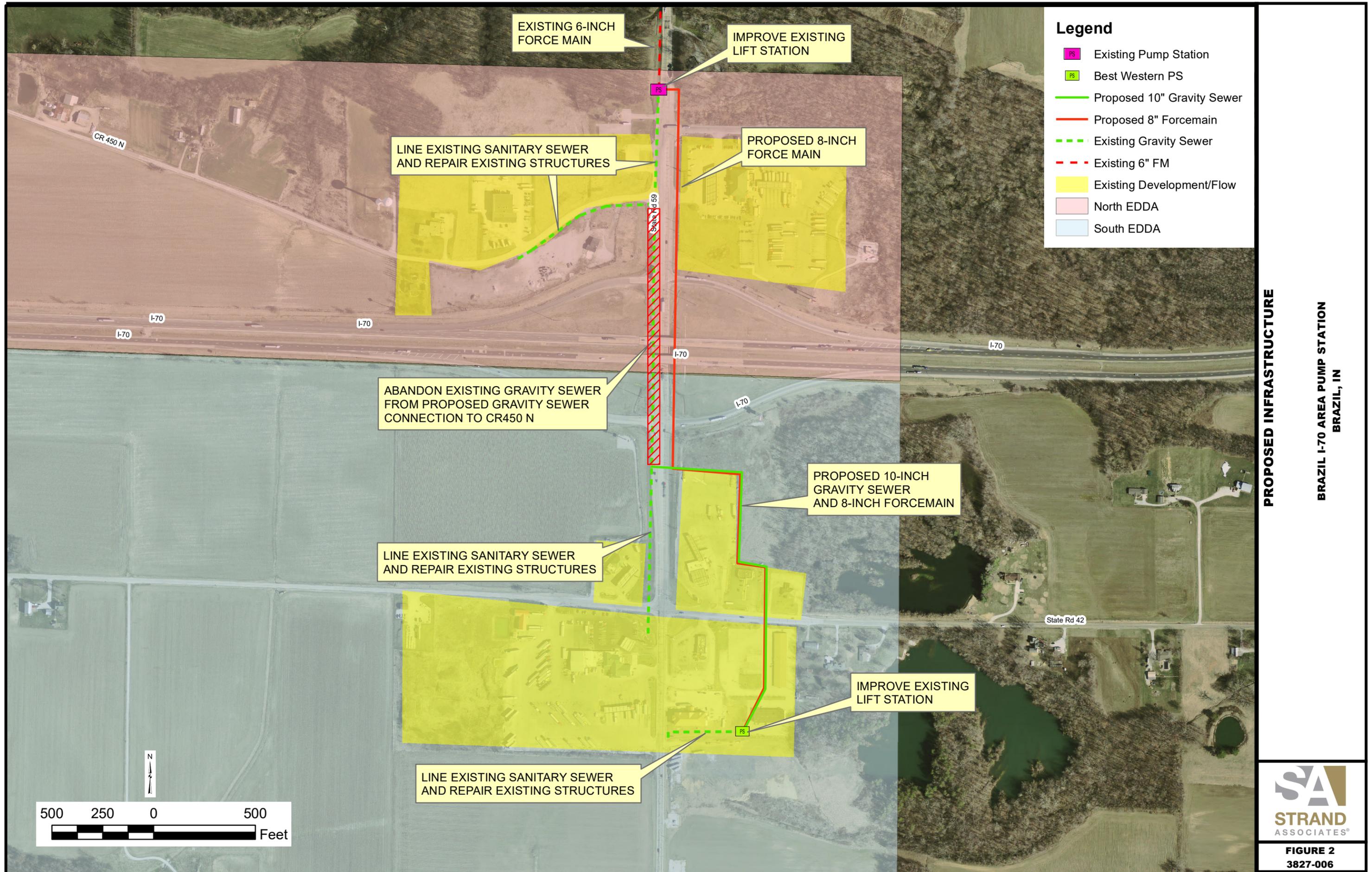
EXISTING INFRASTRUCTURE

BRAZIL I-70 AREA PUMP STATION
BRAZIL, IN



FIGURE 1
3827-006

Exhibit C



Legend

- PS Existing Pump Station
- PS Best Western PS
- Proposed 10" Gravity Sewer
- Proposed 8" Forcemain
- - - Existing Gravity Sewer
- - - Existing 6" FM
- Existing Development/Flow
- North EDDA
- South EDDA

EXISTING 6-INCH FORCE MAIN

IMPROVE EXISTING LIFT STATION

LINE EXISTING SANITARY SEWER AND REPAIR EXISTING STRUCTURES

PROPOSED 8-INCH FORCE MAIN

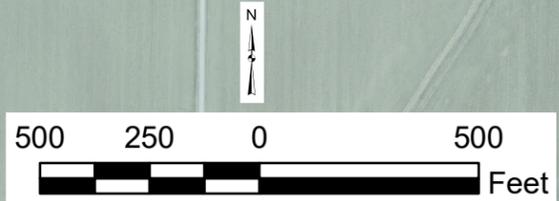
ABANDON EXISTING GRAVITY SEWER FROM PROPOSED GRAVITY SEWER CONNECTION TO CR450 N

PROPOSED 10-INCH GRAVITY SEWER AND 8-INCH FORCEMAIN

LINE EXISTING SANITARY SEWER AND REPAIR EXISTING STRUCTURES

IMPROVE EXISTING LIFT STATION

LINE EXISTING SANITARY SEWER AND REPAIR EXISTING STRUCTURES



PROPOSED INFRASTRUCTURE

BRAZIL I-70 AREA PUMP STATION

BRAZIL, IN



FIGURE 2
3827-006

Exhibit D

**I-70 and I-59 EDDA Sanitary Sewer System Upgrades
March 2023**

Item	Unit	Quantity	Unit Price	Extension
Mobilization/Demobilization	LS	1	\$ 107,100.00	\$ 107,100.00
Bonds and Insurance	LS	1	\$ 122,400.00	\$ 122,400.00
Construction Staking	LS	1	\$ 5,000.00	\$ 5,000.00
Traffic Control and Safety of Construction	LS	1	\$ 18,000.00	\$ 18,000.00
Preconstruction Video Taping	LS	1	\$ 3,000.00	\$ 3,000.00
Erosion Control	LS	1	\$ 6,000.00	\$ 6,000.00
Site Restoration	LS	1	\$ 30,000.00	\$ 30,000.00
8-IN Force Main	LFT	3900	\$ 60.00	\$ 234,000.00
10-IN Sanitary Sewer	LFT	1890	\$ 140.00	\$ 264,600.00
10-IN Sanitary Sewer Highway Crossing	LFT	110	\$ 350.00	\$ 38,500.00
Sanitary Sewer Abandonment	EA	1	\$ 1,500.00	\$ 1,500.00
Sanitary Sewer Manhole	EA	7	\$ 6,800.00	\$ 47,600.00
Sanitary Sewer Manhole Repair	EA	5	\$ 2,000.00	\$ 10,000.00
Sanitary Sewer CIPP Lining	LFT	2100	\$ 36.00	\$ 75,600.00
I-70 Lift Station - Furnish and Install New Submersible Pumping Station, Controls, etc.	LS	1	\$ 550,000.00	\$ 550,000.00
Best Western Lift Station -Furnish and Install New Wastewater Pumps in Pump Station Structure, New Controls, etc.	LS	1	\$ 250,000.00	\$ 250,000.00
Construction Subtotal				\$1,763,300
Contingency (20%)				\$352,660
Construction Total				\$2,115,960