

I. Background.

The City of Lebanon, Indiana, created the Lebanon Economic Development Commission, by Ordinance No. 3-68. The Economic Development is authorized to act and to prepare this report by Public Law 182 of the 1973 Acts of the Indiana General Assembly (IC 18-6-4.5).

The purpose of the Lebanon Economic Development Commission and the Act is to provide for employment opportunities, diversification of industry, abatement and control of pollution and generally provide for the health, prosperity and economic stability which will be beneficial to the development of the area. The financing of economic development and pollution control facilities is such a public purpose of the Lebanon Economic Development Commission.

On May 18, 1976, the Lebanon Economic Development Commission adopted its Resolution No. 176 which, among other things, provided an inducement for L. Jack Stough and Nancy J. Stough ("Stoughs") to proceed with the acquisition and construction of a commercial office building.

II. Location of Facility.

The location of the facility to be financed is on an approximately one acre tract of real estate, located on West Main Street, near its intersection with Road 32. A legal description of the tract is attached hereto as Exhibit A.

III. Nature of the Project and Employment.

The Stoughs are husband and wife who have been long time residents of Boone County, with a current address of Route 1, Box 121, Kirklin, Indiana 46050. They own the real estate involved, along with approximately 31 additional acres in that area.

The Stoughs propose to build a single story office building approximately 70 feet by 90 feet. The building will be leased by the Stoughs to the Western Casualty and Surety Company as a regional office.

This company presently employs 40 people in their Lebanon office, with an annual payroll of approximately \$295,000. The company has outgrown its existing office and has to relocate.

It is anticipated, following relocation, the annual payroll will be approximately \$440,000, with a full-time complement of approximately 60 people.

The cost of the proposed building, and expenses incident to the financing is projected at approximately \$170,000.

It is expected that most of these jobs will be filled by personnel now residing in Lebanon or Boone County.

IV. Liability of City.

The City, its residents and their property will not be liable directly or indirectly for or under the bonds to be issued in financing the facility. Under the Act, the bonds may not be in any respect the general obligation of the City nor shall they be payable in any manner from funds raised by taxation.

V. Effect upon the Community and Provision for Public Services.

The services to be required of and placed upon the City of Lebanon and other governmental units by the presence of the facility are as follows:

A. Streets and Roads

The existing public roads will be adequate to serve the facility with normal maintenance.

B. Water and Sanitary Facilities

The existing municipal water and sanitary facilities will be adequate and the regular rates and charges will be paid.

C. Sidewalks

No public sidewalks will be required.

D. Schools

The existing school systems should not be affected because most of the expected employment will be drawn from the local available labor pool.

E. Street Lights

No street lights would be required. The building exterior and parking areas will be lighted by the Stoughs for security purposes.

F. Fire Protection

Fire protection would be available from existing fire stations, at no additional expense to the City.

G. Police Protection

Current manpower and patrols covering the area would serve the new building, at no additional expense to the City.

CONCLUSION

It appears to the Economic Development Commission that the increased employment potential and the diversification of commerce will give the City and the other governmental units a greater benefit by the addition of the proposed facility than any additional costs or burdens imposed by the facility. Accordingly, the City should enter into the necessary agreements to issue the proposed \$170,000 Economic Development Revenue Bonds.

The above report was adopted by the Lebanon Economic Development Commission on the 18th day of May, 1976.