

**NOTICE OF CONSOLIDATED PUBLIC HEARINGS BY THE BOARD OF
SCHOOL TRUSTEES OF SCHOOL TOWN OF MUNSTER, LAKE COUNTY, INDIANA**

The citizens of the School Town of Munster, Lake County, Indiana (the “School Corporation”), are hereby notified that the Board of School Trustees of the School Corporation (the “Board”) proposes to enter into negotiations with the Munster School Building Corporation, which is a non-profit school building corporation controlled by, and operating on behalf of, the School Corporation (the “Building Corporation”), for funding all or any portion of (1) the renovation, remodeling and upgrading of certain portions of the existing Munster High School, including, but not limited to, replacing and upgrading all or a portion of the existing heating and air conditioning system, upgrading of the theatre and athletic fields lighting and make certain other updates to certain technology throughout the High School campus, (2) certain security upgrades at all facilities operated by the School Corporation, (3) the renovation, remodeling and upgrading of certain portions of the existing Wilbur Wright Middle School, including, but not limited to, certain renovations and upgrades to the Guidance Counseling area, (4) renovations and/or upgrade of the playground/outdoor recreational area and equipment at the existing Wilbur Wright Middle School, (5) the purchase and/or installation of equipment to be used in one or more of the school facilities operated by the School Corporation, including, but not limited to, replacement of all or any portion of the existing phone system, (6) other capital improvement, renovation and/or equipping projects at one or more facilities operated or to be operated by the School Corporation, and (7) all projects related to any of the foregoing projects, all at a cost not to exceed \$6,105,000 (clauses (1) through and including (7), collectively, the “2023 High School Renovation and District-Wide Facility Improvement Project”).

The estimated cost of the 2023 High School Renovation and District-Wide Facility Improvement Project will be in excess of One Million Dollars (\$1,000,000), but not more than Six Million One Hundred Five Thousand Dollars (\$6,105,000), all or a portion of which will be financed by entering into an amendment to an existing lease, dated as of September 20, 1995, as previously amended (collectively, the “Lease”), with the Building Corporation, which in turn will allow the Building Corporation to issue one or more series of first mortgage bonds (collectively, the “Bonds”) in an original aggregate principal amount not to exceed Six Million One Hundred Five Thousand Dollars (\$6,105,000), for the purpose of procuring funds to pay for all or a portion of the costs of the 2023 High School Renovation and District-Wide Facility Improvement Project and the costs associated therewith, including, but not limited to, the expenses in connection with or on account of the issuance of the Bonds. The Bonds will have a term of no longer than July 15th or January 15th which is eight (8) years after the date they are issued, and will bear interest at a rate or rates not exceeding six percent (6.00%) per annum, the exact rate or rates to be determined by bidding or negotiation.

Pursuant to the proposed amendment to Lease, the Building Corporation will do all or any portion of the following:

(1) Continue to lease to the School Corporation all of the premises subject to the Lease, which is the existing Munster High School, its related outdoor facilities and the real property upon which the High School and outdoor facilities are location, all of which is located in Lake County, Indiana, as more specifically described in the Lease (the “Premises”);

(2) Undertake all or any portion of the 2023 High School Renovation and District-Wide Facility Improvement Project;

(3) Reimburse the School Corporation for improvements made at the Premises since the Building Corporation has owned the Premises which were paid by the School Corporation; and

(4) Increase the annual lease rental not to exceed One Million Seven Hundred Thirteen Thousand Dollars (\$1,713,000), with respect to the Bonds, for a term not to exceed eight (8) calendar years after the first series of the Bonds are issued, with all of such annual lease rental payable in semiannual installments commencing no earlier than June 30, 2024, and thereafter on June 30 and December 31 of each year during such term.

As additional rental, the Lessee will maintain insurance on that portion of the Premises which is subject to the Lease as required in the Lease and will pay all taxes and assessments against such property, as well as the cost of alterations and repairs, all rebate costs associated with the obligations issued by the Building Corporation, and all utility costs incurred in connection with such property. Simultaneous with the issuance of each series of the Bonds, the annual lease rental will be reduced to an amount equal to an amount sufficient to pay the principal and interest due on all of the Bonds outstanding after the issuance of such Bonds in each twelve-month period together with annual incidental costs as determined by the Building Corporation at the time of the issuance of each such series of the Bonds, payable in semiannual installments.

The Lease gives an option to the Lessee to purchase that portion of the Premises which is subject to the Lease.

As stated above, the Building Corporation will be paying (a) the School Corporation as reimbursement for improvements made at the Premises since the Building Corporation has owned the Premises which were paid by the School Corporation, and (b) the School Corporation for an extension of the Building Corporation's ownership of the Premises. The School Corporation intends to use the money it receives to pay for that portion of the 2023 High School Renovation and District-Wide Facility Improvement Project not funded by the Building Corporation.

The drawings, plans and specifications, including cost estimates, for the 2023 High School Renovation and District-Wide Facility Improvement Project, as well as a copy of the proposed amendment to Lease, are currently available for inspection by the public on all business days during business hours, at the Administration Center of the School Corporation located at 8616 Columbia Avenue, Munster, Indiana 46321.

Notice is hereby given by the undersigned that the Board will, on April 24, 2023, at 6:00 p.m. (local time), in the Board Room of the Administration Center of the School Corporation, which is located at 8616 Columbia Avenue, Munster, Indiana 46321, conduct a public hearing (1) to explain the potential value of the 2023 High School Renovation and District-Wide Facility Improvement Project to the School Corporation and the community, (2) regarding the matter of appropriating the proceeds of the Bonds and investment earnings thereon, and (3) upon the necessity for the execution of the amendment to Lease, and upon whether the lease rental provided for therein to be paid by School Corporation to the Building Corporation is a fair and reasonable rental for that portion of the Premises which is subject to the Lease. All interested parties are entitled and encouraged to attend to present their testimony and ask any questions

relative to all or any of the 2023 High School Renovation and District-Wide Facility Improvement Project, the amendment to Lease or the Bonds.

Such hearing may be adjourned to a later date or dates, and subsequent to such hearing the Board may (1) either authorize the execution of such amendment to Lease as originally agreed upon, rescind the proposed amendment to Lease, or make modifications therein as may be agreed upon with the Building Corporation, but in no event may the rental exceed the amounts set forth in this notice, (2) consider adoption of a resolution regarding the nature of the 2023 High School Renovation and District-Wide Facility Improvement Project, and (3) consider adoption of a resolution regarding the issue of appropriating the proceeds of the Bonds and the investment earnings thereon for the purposes described herein.

Dated this 14th day of March, 2023.

SCHOOL TOWN OF MUNSTER, LAKE
COUNTY, INDIANA

By: Bret Heller, Superintendent

**[TO BE PUBLISHED ONE (1) TIME ON MARCH 14, 2023, IN THE NEWSPAPER,
PUBLISHED, OR OF GENERAL CIRCULATION, IN THE SCHOOL CORPORATION]**