

**NOTICE OF HEARING ON PROPOSED LEASE
METROPOLITAN SCHOOL DISTRICT OF WABASH COUNTY**

You are hereby notified that a public hearing will be held before the Board of Education (the "Board") on March 12, 2024 at the hour of 6:00 p.m. (Local Time) at 204 N. 300 W. Wabash, Indiana, upon, a proposed Lease Agreement (the "Lease") to be entered into between the MSD of Wabash County Multi-School Building Corporation (the "Building Corporation"), as lessor, and the Metropolitan School District of Wabash County (the "School Corporation"), as lessee.

The proposed Lease upon which the hearing will be held is for a term of twenty-two (22) years, commencing with the acquisition of title to the real estate upon which school facilities will be constructed and renovated by the Building Corporation. The Lease provides for rental during renovation of the leased premises in the amount of up to \$3,000,000 per payment payable on June 30 and December 31 beginning on June 30, 2025 until completion of the construction renovations. Thereafter, the Lease provides for a maximum annual rental of \$6,000,000, payable on June 30 and December 31 of each year during the term of the Lease, commencing with the completion of the construction and renovations or June 30, 2026, whichever is later. As additional rental, the School Corporation shall maintain insurance on the buildings as required in the Lease, shall pay all taxes and assessments against such property, as well as the cost of alterations and repairs, and shall pay rebate amounts to the United States Treasury, as necessary. After the sale by the Building Corporation of its ad valorem property tax first mortgage bonds to pay for the cost of the construction and renovations, including the acquisition of real estate and other expenses incidental thereto, the annual rental shall be reduced to an amount equal to the multiple of \$1,000 next higher than the sum of principal and interest due on such bonds in each

twelve-month period ending on January 15 plus \$5,000, payable in equal semiannual installments.

The Lease gives an option to the School Corporation to purchase the property on any rental payment date. The building to be renovated will be the Northfield Junior/Senior High School campus, including classroom and gymnasium additions thereon, which are all located in the boundaries of School Corporation, located at 154 West 200 North, Wabash, Indiana.

The plans and specifications, including the estimates for the cost of said construction and renovations, as well as a copy of the proposed Lease, are available for inspection by the public on all business days, during business hours, at the Administration Building of the School Corporation, 204 North 300 West, Wabash, Indiana.

At such hearing all persons interested shall have a right to be heard upon the necessity for the execution of the Lease, and upon whether the Lease rental provided for therein to be paid to the Building Corporation is a fair and reasonable rental for the proposed construction and renovation. Such hearing may be adjourned to a later date or dates, and following such hearing the Board of the School Corporation may either authorize the execution of the Lease as originally agreed upon or may make modifications therein as may be agreed upon with the Building Corporation.

Dated this 8th day of February, 2024.

/s/ Secretary, Board of Education
Metropolitan School District of Wabash County