

**NOTICE OF CONSOLIDATED PUBLIC HEARINGS BY THE
BOARD OF SCHOOL TRUSTEES OF WESTERN SCHOOL
CORPORATION, HOWARD COUNTY, INDIANA**

Interested persons, taxpayers and residents of the Western School Corporation, Howard County, Indiana (the “School Corporation”), are hereby notified that the Board of School Trustees of the School Corporation (the “Board”), in connection with financing of (a) all or any portion of the 2024-2026 District-Wide Buildings and Facilities Renovation/Repair/Upgrade and Equipment and Site Improvement Project, as defined and described in the resolution adopted by the Board on January 2, 2024, and (b) the payment of the costs associated therewith, all of which are not expected to exceed \$13,220,000 (clauses (a) and (b), collectively, the “2024 Project”) will hold a consolidated public hearing upon (1) a proposed amendment to lease and addenda related thereto which amends an existing lease agreement dated as of May 4, 2006, as previously amended (collectively, the “Lease”), to be entered into between the Western School Building Corporation, an Indiana nonprofit corporation (the “Building Corporation”), as lessor, and the School Corporation, as lessee, and (2) the matter of appropriating the proceeds received by the School Corporation for the extension of the Building Corporation’s ownership of the facilities and land subject to the Lease and as the reimbursement for improvements made to such facilities and land since they have been owned by the Building Corporation and investment earnings thereon to pay for all or any portion of the 2024-2026 District-Wide Buildings and Facilities Renovation/Repair/Upgrade and Equipment and Site Improvement Project.

The proposed amendment to an existing lease (the “2024 Amendment to Lease”) will allow the Building Corporation to issue one or more series of first mortgage bonds (the “Bonds”), in an original aggregate principal amount not to exceed Thirteen Million Two Hundred Twenty Thousand Dollars (\$13,220,000), for the purpose of procuring funds to pay (1) all or a portion of the costs of 2024 Project, (2) the cost of reimbursing the School Corporation for improvements previously made to the premises subject to the Lease (the “Premises”), (3) the costs of paying the School Corporation for an extension of the ownership of the Premises by the Building Corporation, and (4) all or a portion of the costs associated therewith, including, but not limited to, the expenses in connection with or on account of the issuance of the Bonds therefor. Each series of the Bonds shall have a term of no longer than twenty (20) years, and shall bear interest at a rate or rates which have a coupon not exceeding six and four-tenths of one percent (6.40%) per annum, the exact rate or rates to be determined by bidding or negotiation.

Pursuant to the 2024 Amendment to Lease, the Building Corporation will do all or any portion of the following:

- (1) Undertake all or any portion of the 2024 Project;
- (2) Reimburse the School Corporation for improvements to the Premises since the date of acquisition thereof by the Building Corporation; and
- (3) Extend the term of the Lease with respect to all or any portion of the Premises, with an increased term not to exceed twenty-two (22) years from the date the proposed 2024 Amendment to Lease is recorded by the Building Corporation and the School Corporation (which is an additional fourteen (14) years from the current final term of the Lease, assuming the

proposed 2024 Amendment to Lease is recorded in 2024), with an increased annual lease rental not to exceed One Million Two Hundred Eighty-Five Thousand Dollars (\$1,285,000), with all of such annual lease rental payable in semiannual installments commencing no earlier than June 30, 2025, and thereafter on June 30 and December 31 of each year during the remaining term of the proposed 2024 Amendment to Lease.

As additional rental, the School Corporation 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 School Corporation to purchase that portion of the Premises which is subject to the Lease.

As described above, a portion of the proceeds of the 2024 Bonds issued by the Building Corporation will be paid to the School Corporation as reimbursement from the Building Corporation for improvements previously made by the School Corporation to the Premises since the acquisition thereof by the Building Corporation and for an extension of the Building Corporation's ownership of the Premises. The School Corporation intends to use the money it receives from the Building Corporation to pay for that portion of the 2024 Project not funded by the Building Corporation.

The drawings, plans and specifications, including cost estimates, for the 2024-2026 District-Wide Buildings and Facilities Renovation/Repair/Upgrade and Equipment and Site Improvement Project, as well as a copy of the proposed 2024 Amendment to Lease, are currently available for inspection by the public on all business days during business hours, at the School Corporation's Administration Building, located at 2600 South 600 West, Russiaville, Indiana.

Notice is hereby given by the undersigned that the Board will, on April 16, 2024, at 6:00 p.m. (local time), in the Administration Building of the School Corporation, which is located at 2600 South 600 West, Russiaville, Indiana, conduct a public hearing (1) to explain the potential value of the 2024 Project to the School Corporation and the community, (2) regarding the matter of appropriating a portion of the proceeds of the Bonds and investment earnings thereon, and (3) upon the necessity for the execution of the proposed 2024 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 2024 Project, the proposed 2024 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 proposed 2024 Amendment to Lease as originally agreed upon, rescind the proposed 2024 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 2024-2026 District-Wide Buildings and Facilities Renovation/Repair/Upgrade and Equipment and Site Improvement Project, and (3) consider adoption of a resolution regarding the issue of appropriating all or a portion of the proceeds of the Bonds and the investment earnings thereon for the purposes described herein.

Dated this 21st day of February, 2024.

WESTERN SCHOOL CORPORATION,
HOWARD COUNTY, INDIANA

By: Mark DuBois, Superintendent

**[TO BE PUBLISHED ONE (1) TIME IN A NEWSPAPER OF
GENERAL CIRCULATION OR PUBLICATION IN THE SCHOOL CORPORATION]**