

**MINUTES OF THE JOINT WORK SESSION ABOUT THE SHANKLIN POOL**  
**Goshen Common Council and Parks & Recreation Board**  
10 a.m., June 14, 2024  
Held at Goshen Chamber of Commerce, 232 S. Main Street, Goshen, IN

**Common Council members present:**

Phil Lederach (District 5)	Doug Nisley (District 2)	Megan Peel (District 4)
Donald Riegsecker (District 1)	Matt Schrock (District 3)	Brett Weddell (At-Large)
Absent: Linda Gerber (At-Large)		

**Park & Recreation Board members present:**

Megan Hessel (Member)	Roger Nafziger (President)	Jenni Samuel (Secretary)
Jennifer Shell (Vice President)		Absent: Jim Wellington (Member)

**City staff members present included:**

Deputy Mayor Mark Brinson  
Superintendent of Parks & Recreation Tanya Heyde  
Parks & Recreation Maintenance Director Kevin Yoder  
City Redevelopment Director Becky Hutsell  
City Attorney Bodie Stegelmann  
Assistant City Attorney Don Shuler  
City Director of Public Works & Utilities Dustin Sailor

**Others present:**

Kyle Lueken, Landscape Architect with HWC Engineering  
Jeremy Stewart, Architect & Principal with 4021 Architecture  
Sam Blake, Vice President of Business Development with Spear Corp.  
Jason G. Semler, CPA & Principal with Baker Tilly Municipal Advisers

**BACKGROUND:**

Shanklin Pool is nearly 50 years old and has a bather capacity of 625 patrons. The pool is 7,500 square feet and has about 2,000 square feet dedicated to diving and slides. It has an open swimming area, a diving well, wading and toddler pools and seating areas. It also has a bathhouse, a mechanical building and a concessions building. Over the years, the Mayor and City staff have advised Common Council members that the pool, which had been renovated once before, needed extensive renovations or replacement. A work session was held June 14, 2024 by the Common Council and the Park & Recreation Board to discuss the future of Shanklin Pool. The work session was open to the public, but no votes or official actions were taken and no public comments were accepted. This work session consisted solely of presentations and discussions about the current status and future of the pool, which is located in Shanklin Park.



## **WORK SESSION SUMMARY:**

The 89-minute meeting focused on the replacement of the Shanklin Pool. There was the presentation of a comprehensive plan developed by diverse group, including city officials, architects, engineers, and community representatives. The project, estimated at costing a maximum of \$14.3 million, would result in a family-friendly and inclusive facility with such amenities as a zero-entry pool, play structures, rentable cabanas and a new bathhouse. If approved, the new pool has a potential opening by Memorial Day 2026. Financing discussions highlighted the consideration of lease financing over traditional bond financing alongside additional funding through grants, donations and partnerships. The pool would include energy-efficient systems, and affordable access, resulting in increased attendance and revenue. The meeting concluded with a broad consensus about the importance of a community pool for future generations and a commitment to developing a project that will enhance the City's quality of life.

## **PRESENTATIONS & DISCUSSION BY PARTICIPANTS:**

### **1) Welcome by Mayor Leichty, Introductions & Overview**

**Mayor Gina Leichty called the work session to order at 10:00 a.m.**

**Mayor Leichty** thanked everyone for being presented and described this as an "exciting" day. "You all have been working on this project for a long time prior to many of us being elected to office. So, we're excited to see this project continue," the Mayor said. She invited all those present to introduce themselves, which they did.

**Superintendent of Parks & Recreation Tanya Heyde provided the background of the pool and the process of developing a replacement. Key points of her overview presentation:**

- Shanklin Pool is an aging facility that was built in the late-1960s to early-1970s.
- Almost all of the pool's mechanics are original and have been maintained well beyond their expected life expectancy.
- Last year the City replaced the pool's pump impeller and the pump was reconditioned in the hopes it would last a few more years. but it already is experiencing some problems.
- The pool is requiring additional repairs and there are concerns about a major mechanical failure.
- To address the outdated pool facility, a task force was formed to consider alternatives.
- After engaging in an in-depth planning process, the task force recommended completely rebuilding the pool facility and bringing it into the 21st century.
- The City then entered into a preliminary design process with a consultant team from HWC Engineering.
- The task force has now endorsed a conceptual plan it would like the City to move forward with.
- HWC will discuss the master planning process, the conceptual design process and the proposed design.
- Afterward, Jason G. Semler with Baker Tilly Municipal Advisers will discuss possible funding through a pool bond and different bond scenarios.
- City staff will then discuss some additional funding opportunities and next steps.



**2) HWC Engineering presentation about the pool master plan overview, final schematic design, construction timeline, cost estimate, market analysis and the proposed project delivery method**

Kyle Lueken, a Landscape Architect with HWC Engineering, gave a comprehensive presentation using a 30-slide PowerPoint presentation titled "Shanklin Park Pool Design Update," dated June 14, 2024 (EXHIBIT #1).

Key points of his presentation:

- In 2022, HWC conducted an "existing conditions analysis" prior to starting the master plan process, which included a walk-through of the pool facility with park staff and Sam Blake of Spear Corporation.
- The analysis included various options, including rehabilitation and replacement.
- In November 2023, HWC entered into the schematic design phase, which was a more detailed design phase for the pool facility.
- During its systematic design process, HWC had preliminary meetings with the Elkhart County Health Department and the Indiana Department of Natural Resources.
- One of the big challenges of the existing site is that it is the flood plain, so a pool renovation or replacement will require a new state permit, which could take many months to obtain.
- Keeping the same general "footprint" for the pool facility could expedite approval and reduce the possibility of unintended consequences.
- Besides its location in the flood plain, another site constraint is that electric lines are located to the west of the pool and these prevent a major expansion or a shift to the west.
- The current pool has a diving well, an open swim area, a wading pool and a toddler pool.
- As for its condition, the pool membrane is past its lifespan, the pool vessel concrete is starting to show wear and tear, and the pool gutter system needs upgrades or replacement.
- The piping system also needs upgrades as does the mechanical system, which includes the pump, the filtration equipment and the chemical disinfection equipment.
- The pool's concrete deck has areas that need repair or replacement, the deck drainage needs repair or replacement, and the pool slides are passed their lifespan.
- In addition, the mechanical building needs upgrades to support new equipment, the bathhouse needs updating and improvement and the concessions building needs to be replaced.
- During the master plan process there was a desire for a new all-inclusive facility that would serve children, parents, preteens, young adults and older adults.
- Currently, the facility serves 300 to 500 kids a day on some days with clubs, camps and field trips.
- Desired new amenities include more lockers and storage space, more shade options, including rentable cabanas, play structures in the pool for children and a beach or zero entry pool without steps.
- There were also undesired amenities, including a preference against a lap pool for swimming competitions, no diving well, no wave pool and no splash pad.
- Three options were considered – renovating the existing pool to bring it up to code and make it more functional; renovating the pool using the existing footprint and buildings or replacing the pool facility with a completely new design.
- Ultimately the task force determined that an upgrade or renovation wouldn't meet the needs of the community, would be costly to maintain and eventually the entire facility would need to be replaced.



- The preferred design would feature a new bathhouse, a new concessions and administration building, a zero-entry pool, a play structure, and a dedicated area for toddlers with a shade structure over it.
- Children would have a dedicated area away from some of the more active areas that could frighten or be uncomfortable for them.
- The new pool would have a maximum five-foot depth in the main part of the pool with a slide patch area of two slides, and a rentable cabanas area and group gathering areas, which would generate revenue.
- A market analysis, based on existing demographic data, demographic trends and national recreation trends, showed there would be no similar facility within a 30-minute drive to Goshen and that a facility that included such entertainment opportunities would be more successful than one focused on fitness or competition.
- The new pool would be positioned as a family-friendly, affordable and modern pool reflective of the local character with a primary intent to serve the Goshen market.
- As the work continued, HWC brought in Jeremy Stewart, an Architect & Principal with 4021 Architecture, to design the new buildings as well as structural consultants to help better meet the City's needs and refine the plans.
- Although there have been significant changes, the proposed design still has the main elements of the earlier design.
- The combined concessions and administration building would serve both visitors to the pool and the park and a potential party rental pavilion would raise revenue from birthday parties and other special events.
- HWC is recommending a Construction Manager at Risk (CMc) method to develop the project.
- Under this method, the City would select a contractor, before bidding, to manage the design process which would include collaborating with the designers, providing budget updates and proposing cost savings.
- The contractor would then solicit bids from sub-contractors for scopes of work and manage the project like they might if they were the general contractor.
- Under this method the City would not be caught off guard by the final cost or price and this also would result in a faster process because there would be more communication throughout the design process.
- Although the City would still be responsible for financing, the majority of the risks of unknowns in this process would be transferred to the contractor because at the conclusion of that design process, as bids were being sought, the contractor would enter into a contract with the City for a guaranteed maximum price with the contractor taking on the risk for potential change orders (cost increases).
- If approved soon, the projected opening day of the new pool would be Memorial Day 2026.
- However, to meet that timeline the City would need to retain a CMc contractor by July 2024, apply for a permit with the state to build a new pool in the flood plain by September 2024, seek bids in December 2024 or January 2025, start demolition in Spring 2025 and close the existing pool for the 2025 season.
- The most important step is applying for the state permit to build a new pool in the flood plain because it would likely be a six-month approval process.

**3) Baker Tilly Municipal Advisers presentation about bond scenarios, the role of a building corporation and bond authorization**



Jason G. Semler of Baker Tilly Municipal Advisors made a presentation about the financing of the pool project in which he reviewed information in a seven-page report, titled "Proposed Pool Project," dated June 14, 2024 that was distributed during the work session.(EXHIBIT #2). Key points of his presentation:

- Baker Tilly has served as the City's financial adviser for several decades and it was providing a timetable for potential financing and some preliminary costs.
- Based on the size of the project, Semler normally would recommend a traditional bond.
- Historically, such bonds count against the City's debt limit, which is based upon the tax base – the assessed value of the City, which is really 2% of the City's debt limit.
- Many smaller projects the City has done in the past have been funded this way and the bond has been repaid from property taxes.
- For larger projects that go above and beyond a City's debt limit, a different financing mechanism must be used, such as lease financing.
- Many communities, schools and counties complete larger projects using the lease financing method because of their debt restrictions.
- As an example, the City of Goshen's current debt limit, which is calculated taking that 2% of the City's assessed value, would be a little over \$11 million.
- The City has a bond issue, issued in 2021, that is still outstanding and counts against that City's debt limit.
- So, that leaves about \$9 million left while the proposed cost of the pool project could be \$14 million, which would be above that \$9 million that the City would have available.
- As a result, lease financing is a good option because a separate building corporation would be created to issue bonds to pay for the pool, with the Common Council's approval, and the new corporation would build the pool and then lease it to the City.
- The City would make lease payments instead of bond payments to pay the pool's costs.
- Currently, the City makes bond payments every six months to bond purchasers to pay the principal and interest on its bonds for past projects.
- Under lease financing, the City would make lease payments.
- From the controller standpoint, this arrangement would look identical to bond payments, but from a legal standpoint, the City would be making lease payments instead of bond payments.
- Still, lease payments, which don't count against the City's debt, would be payable from the property taxes that would be levied on the City's taxpayers.

Semler answered a series of questions from Council members, Park and Recreation Board members, Deputy Mayor Brinson and Clerk-Treasurer Richard R. Aguirre about:

- The impact of a lease finance bond on the City's property tax cap (it would still be below the cap),
- The rates for a traditional bond vs. a lease finance bond (the same because of the City's strong credit);
- What would happen when all lease finance payments are paid (the pool would be transferred to the City);
- The impact on a proposed bond to pay for renovations at the Goshen Public library (no affect on its own debt limit restrictions);
- Would the lease financing go through the same bond rating process as with traditional bonds (yes);



- What corporation would build and lease the pool (a new three-member board appointed by the City);

**City Redevelopment Director Becky Hutsell described three handouts distributed to Councilors and Park and Recreation Board members.**

**Hutsell** said that at the City's request, **Baker Tilly** conducted an **analysis** based on a worst case scenario if the City was funding the entire pool project. The analysis was included in **EXHIBIT #2**.

**Hutsell** said **Ice Miller LLP**, which is the bond counsel, put together a three-page **memorandum**, dated June 14, 2024 (**EXHIBIT #3**), about the role of a building corporation, which would be new to Goshen, and what the steps are needed to create that. The memorandum also explored using a construction manager as constructor, which is the delivery method being consider.

**Hutsell** said she also provided those present with a **lease financing timetable**, also prepared by **Ice Miller LLP**, and dated June 14, 2024 (**EXHIBIT #4**), which described the long process of issuing bond to build the pool..

**Hutsell** said, "So assuming that we started our July 8th Council meeting with first approvals, there are multiple steps between now and May of next year when we're ready to actually close on bonds and proceed. And so, our timetables always shifts a little bit, but what you see with this one is, there's not a lot of time to shift, there's a lot of deadlines that's scheduled to follow. So that's important."

**Semler** said that in order to issue the appropriate amount of bonds it will be necessary to convene many meetings over the summer and fall to secure the needed approval, adding, "That way when we do receive the guaranteed maximum price, we can sell the bonds very soon after that and have money in hand to start construction."

In response to a question from **Deputy Mayor Brinson**, **Semler** described the reimbursement process. He said the Council would need to approve a reimbursement resolution to pay professional fees that would be reimbursed from bond proceeds. But if the City wanted to expedite the process by paying for any construction costs ahead of time, **Semler** said the Council would need to approve the resolution earlier, which would allow the City to use cash on hand from existing sources and then reimburse them after the bond proceeds arrived.

#### **4) City of Goshen discussion about additional funding opportunities, action items and next steps:**

**Superintendent of Parks & Recreation Tanya Heyde** said the estimate that the pool would cost the City \$14.3 million was the "worst case scenario." She outlined these additional funding opportunities:

- A possible \$1 million grant from the Community Foundation of Elkhart County. The application deadline is July 1 and a funding decision should be made in two or three months.
- The pool project has also been included in Goshen College's application to the Lilly Endowment and a decision on the \$1.5 million request should be made in a few months.
- The City intends to apply for \$2.5 million in state READI 2.0 funds.
- The City has already redirected the \$300,000 that was received from the state for the proposed multi-purpose pavilion or ice rink project, which were canceled.
- And the City plans to seek donations from individuals.



**Heyde** said all those funds will reduce the amount of the bond that will be sought or at least will be able to be used to make the lease or bond payments.

**Council President Weddell** added, "For those of you who may not know, the Goshen Rotary Club paid for the first pool and the second pool. Goshen Rotary will not pay for the third pool, but has committed to making this a major project ... We've done major projects in the range of low end of \$35,000 up, so I think \$75,000 ... Goshen Rotary is committed to being a partner in this."

**During the subsequent discussion work session participants:**

- Discussed possible state funding for the project and when it might arrive (possibly in the fall);
- Learned that it may be a few more months before a final guaranteed price for the pool is determined;
- Discussed the support of Common Council members for the project;
- Learned that if a Council decision is made soon to proceed with the project, the City pool may only need to be closed for a year, but if there are delays it could be closed for two years;
- Were told that the CMC constructor model is often used to build public schools;
- Learned that the City will be launching community fundraising for the pool and there will be sponsorship opportunities for various aspects of the project;
- Were told that City staff may soon be seeking authorization from the Council to spend cash on hand to pay for pool design costs so the project can move forward and that those funds later will be reimbursed from the eventual bond;
- Learned that one source for the short-term loans was the City's Major Moves Fund;
- Because planning for the pool is so far along and the City is committing funds, they learned the City was in a good position to receive grants and state funding.
- If the Council moves forward with the project, participants learned the City will be making lease bond payments for many years and that this will require the City to raise about \$390,000 in additional yearly revenue or make general fund budget cuts of that amount to offset the economic impact of the bond;
- Were told that although individual property taxes would not be increased if the bond was approved, commercial properties would face property tax increases.
- And learned that a new pool would be expected to generate additional revenue for the City from admissions, concessions and rentals;

**Superintendent Heyde** discussed with participants four color "story maps" she distributed with detailed demographic information about 2023 Shanklin Park users from areas with depression prevalence, social vulnerability, obesity prevalence, and minority populations (**EXHIBIT #5**).

**Heyde** said the story maps were submitted as part of Goshen College's application to the Lilly Endowment. She also said the maps document the current pool's impressive range of users from throughout the community.

In response to a question from **Council President Weddell** about the reason for the college's proposal, **Mayor Leichty** said the Lilly Endowment was providing the grant to build relationships between colleges and communities that have to do with health and wellness. She added, "This is part of their overall initiative and they are asking for



something that's an important community asset, not only for students but for families of professors who would live in the area, and is something that would make the community more attractive. So, it's part of that overall initiative."

**Other issues discussed or points made during the work session:**

- The impact of the bond on the property taxes paid by commercial property owners;
- The project interest rate for the bond;
- The likely higher cost of obtaining the bond from the Indiana Bond Bank vs. the rate the City could obtain on the open market because of its strong credit;
- Other City funds that could be used to provide short-term loans, between this fall and next spring, to pay for pool project costs;
- Although one of the most important services that the pool offers is swimming lessons, when the pool is closed next year it is unlikely the City will be able to find another pool to provide lessons;
- And the City is at the end of its current contract with HWC Engineering, so it will be necessary for the Common Council to approve moving forward for project work to continue.

**There was a consensus among participants that the City of Goshen is committed to maintaining a public pool.** As **Council President Weddell** stated, "I don't know Goshen without a pool and I can't imagine the future of Goshen without a pool." **Councilor Nisley** added, "I support it pretty much. And I think, like Brett, that Goshen needs a pool."

**City Redevelopment Director Hutsell** responded, "I think Goshen government is different in one way. A private entity would build a pool, but then they're going to have to generate revenues from the pool to cover the costs. We are not looking to increase the fees of the pool to cover all of these costs, but we want to be creative and search for partnerships so that it continues to be a very affordable amenity. I mean, that's what's always made it great. And so, I think it's really important that we preserve that.

**Additional issues discussed and points made during the work session:**

- The City of Goshen is allowed to charge enough to pay its costs, but isn't allowed to make a profit;
- A new pool could be expected to save the City money on utility costs through more efficient equipment;
- A new pool would like prompt a substantial increase in users;
- Pools today have a lifespan of about 40 years;
- A new pool would be an attractive amenity for residents and would probably attract people who live a 30-minute drive away or more because there are no similar public pools;
- Federal funding and NIPSCO energy rebates could be available to offset some of the costs of energy-efficient pool equipment;
- City staffing for the new pool would not change much because the pool facility would be close to the same size as the current pool and maintenance costs would likely remain about the same.

**Mayor Leichty concluded the work session with the following comments:**





"One of the things that excites me the most is that pools are the great equalizer of the community. It's a place where the entire community comes together. And as Becky (Hutsell) mentioned, we want to continue to make sure that this is something that's available to everybody at every economic level.

**Mayor Leichty continued:**

"And we know that it's already utilized that way. We have the data on the demographics already to show how important this is to so many segments of our community. At the same time, we would be increasing the potential revenue for this pool and creating something that really is a legacy project, too.

"We know that we're looking at another 40 years of a great asset and when you think about how much kids are inclined to spend their summers on their screens, here's an opportunity. This is a driver that gets kids outside and connecting with each other."

**The Mayor concluded:**

"So, I'm really excited about the opportunity that's in front of us. And I know that we're all taking that responsibility of taking on additional debt very seriously. And I commit to you that we are going to work tirelessly to make sure that we're exploring every possible financial opportunity to make sure that this is as close to cash flow positive as it can possibly be. So, thanks for your time today. Thank you."

**Adjournment:**

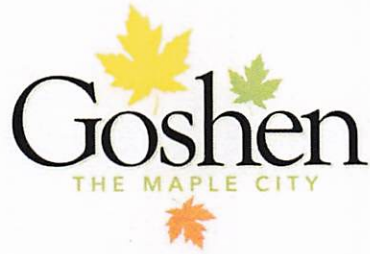
Mayor Leichty adjourned the meeting at 11:29 a.m.

***EXHIBIT #1: A 30-slide PowerPoint presentation, titled "Shanklin Park Pool Design Update," dated June 14, which was presented at the work session by Kyle Lueken, a Landscape Architect with HWC Engineering.***


***EXHIBIT #2: A seven-page report, titled "Proposed Pool Project," dated June 14, 2024, about pool financing options that was prepared and summarized by Jason G. Semler of Baker Tilly Municipal Advisors during the work session.***

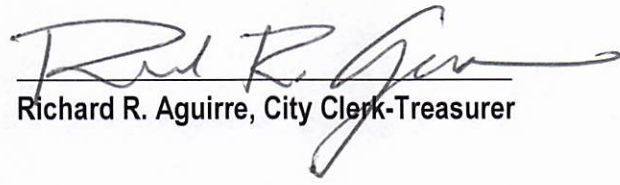
***EXHIBIT #3: A three-page memorandum by Ice Miller LLP, dated June 14, 2024, about the role a building corporation and what the steps are needed to create that and the use of a construction manager as constructor. City Redevelopment Director Becky Hutsell distributed the memorandum to participants at the work session.***

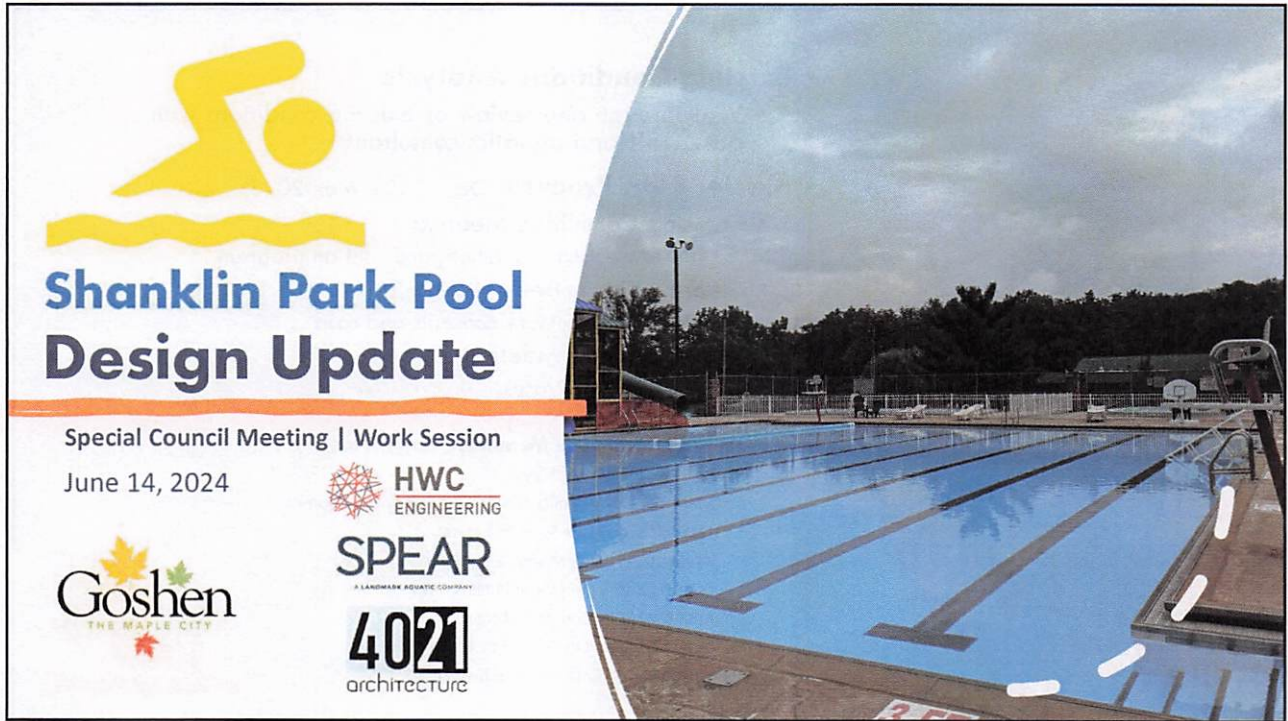
***EXHIBIT #4: A three-page lease financing timetable, also prepared by Ice Miller LLP, and dated June 14, 2024, which described the long process of issuing bond to build the pool. City Redevelopment Director Becky Hutsell distributed the timetable to participants at the work session.***



**EXHIBIT #5: Four color "story maps" with detailed demographic information about 2023 Shanklin Park users from areas with depression prevalence, social vulnerability, obesity prevalence, and minority populations. Superintendent Heyde distributed to work session participants the maps, which were submitted as part of Goshen College's pool grant application to the Lilly Endowment.**

**APPROVED:**   
Gina Leichty, Mayor of Goshen

**ATTEST:**   
Richard R. Aguirre, City Clerk-Treasurer



The slide features a yellow swimmer icon above the title "Shanklin Park Pool Design Update". Below the title is an orange horizontal line. To the right of the text is a photograph of an outdoor swimming pool with lane markers and a diving board. Logos for Goshen, HWC Engineering, SPEAR, and 4021 architecture are displayed in the bottom left corner.

# Shanklin Park Pool Design Update

Special Council Meeting | Work Session  
June 14, 2024

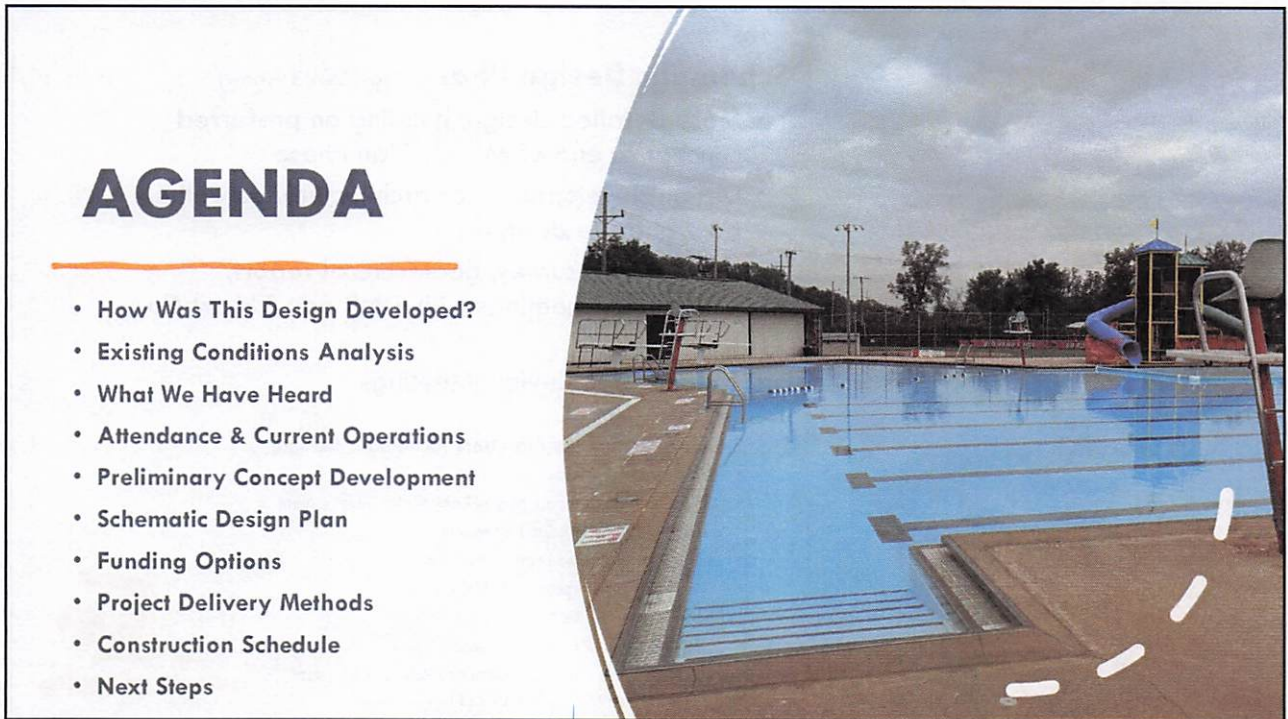
**Goshen**  
THE MAPLE CITY

**HWC**  
ENGINEERING

**SPEAR**  
A LANDMARK AQUATIC COMPANY

**4021**  
architecture

1



The slide features the word "AGENDA" in large, bold, dark blue letters. Below it is an orange horizontal line. To the right of the text is a photograph of the same outdoor swimming pool as in the first slide. A bulleted list of agenda items is on the left side.

# AGENDA

- How Was This Design Developed?
- Existing Conditions Analysis
- What We Have Heard
- Attendance & Current Operations
- Preliminary Concept Development
- Schematic Design Plan
- Funding Options
- Project Delivery Methods
- Construction Schedule
- Next Steps

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## How was this design developed?

- **Existing Conditions Analysis**

- Walkthrough and review of existing conditions with park staff and aquatics consultant

- **Master Plan Process** (Oct. 2022 – Mar. 2023)

- **Steering Committee Meeting 1**
  - Review existing conditions and confirm program
- **Steering Committee Meeting 2**
  - Review preliminary concepts and costs
- **Special Council Meeting**
  - Summary of Process

**Steering Committee Members** (Master Plan)

- Jeremy Stutsman, Mayor
- Mark Brinson, Deputy Mayor, Community Development
- Tanya Heyde, Park Superintendent
- Kevin Yoder, Park Maintenance Director
- Dustin Sailor, Director of Public Works
- Julia King, City Council At-Large
- Matt Schrock, City Council District 3
- Lynn Morris, Rotary Club of Goshen



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## How was this design developed?

- **Schematic Design Phase** (Nov. 2023 – now)

- More detailed design, building on preferred concept at end of Master Plan Phase
- Design development for architecture, as well as pool and site design.
- Topographic survey, geotechnical report, preliminary meetings with IDNR and Elkhart Co. Health Dept.
- 5 Committee Review Meetings

**Steering Committee Members** (Schematic Design)

- Gina Leichty, Mayor
- Mark Brinson, Deputy Mayor, Community Development
- Tanya Heyde, Park Superintendent
- Kevin Yoder, Park Maintenance Director
- Dustin Sailor, Director of Public Works
- Kim Stephens, Recreation Director
- Megan Hessl, Park and Recreation Board
- Hannah Scott-Carter, Community Relations Manager
- Anthony Powell, Assistant Fire Chief



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**Existing Conditions Analysis**

- Pool membrane is past its lifespan
- Pool vessel concrete shows signs of wear
- Pool gutter system needs upgrades/ replacement
- Mechanical and piping system needs upgrades
- Filtration system needs upgrades in wading and toddler pools
- Concrete deck needs repairs/ replacements
- Deck drainage needs repairs/ replacement
- Pool slides are past their lifespan
- Mechanical building needs upgrading to support a new system
- Bathhouse needs improvements
- Concessions building needs rebuilt

**Site Constraints**

- Pool is in the floodway – permitting required
- Electric utility easement – limits expansion to the west
- Site grading – limits expansion

**Quick Stats:**

- Pool is nearly 50 years old
- Bather capacity is 625 patrons
- Pool Size: 7,500 SF
- With about 2,000 SF dedicated to diving and slides

**Existing Conditions Analysis**

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**Existing Photos**

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## What we Heard: Aquatics Programming

- **Target Audience** – Children, Parents, Pre-teens, Young Adults, and Older Adults
- **300-500 Kids a Day** – Clubs, Camps, Field Trips
- **Inclusive Features are a need of the community**
- **Programming Opportunities** – Movie Night, Gathering/ Event Space



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## What we Heard: Aquatics Programming

### Desired Amenities

- Lockers/ Storage Space
- Shade Options
- Rentable Cabanas/ Space
- Slides
- Beach Entry with Play Feature
- Toddler Play Features

### Undesired Amenities


- Lap Pool
- Diving Well
- Wavepool
- Splashpad



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## Attendance & Current Operations

	2018	2019	2020	2021	2022	2023
Daily Admission	8858	10432	Closed COVID	7066	7553	8462
Pass Visits	3300	3871		2200	3267	3413
Swim Lessons	234	191		222	246	285
Revenue	\$63,087	\$65,336		\$59,626	\$74,392	\$94,417
Expenses	\$123,470	\$142,194	\$3,957	\$132,133	\$163,228	\$220,200




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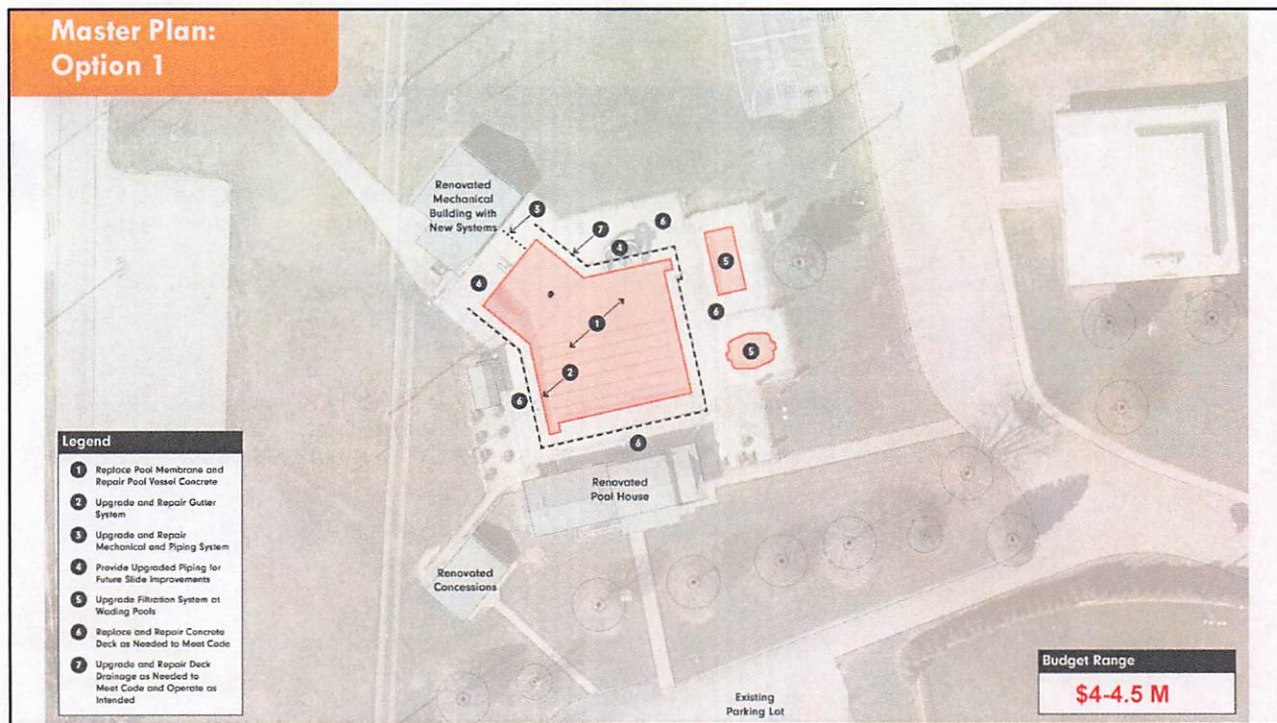
## Master Plan: Preliminary Concept Development

### Option 1

- What can be done to the existing pool to bring it up to code and make it more functional?




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11

## Why we don't recommend just repairing the pool as is.

- A repaired pool in its current configuration **doesn't meet the needs of the community** currently and into the future
- There are **too many unknowns** with the pool to fully understand the current condition = **HIDDEN COSTS**
- Repairing the pool would only expand the life by **10-15 years**



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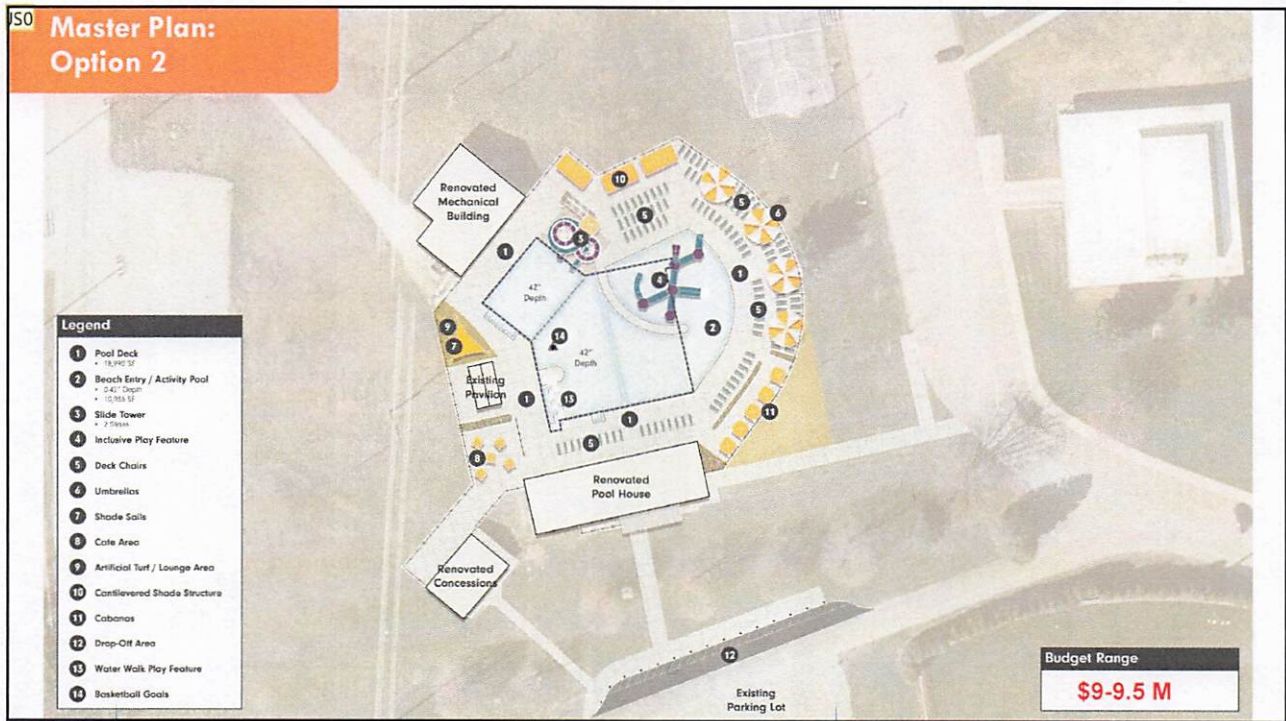
# Master Plan: Preliminary Concept Development

## Option 2

- What can be done within the existing footprint and with the existing support buildings?



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**JS0 Update Budget Range - \$9-10 M**  
Jonathan Smith, 2023-02-21T13:40:21.969

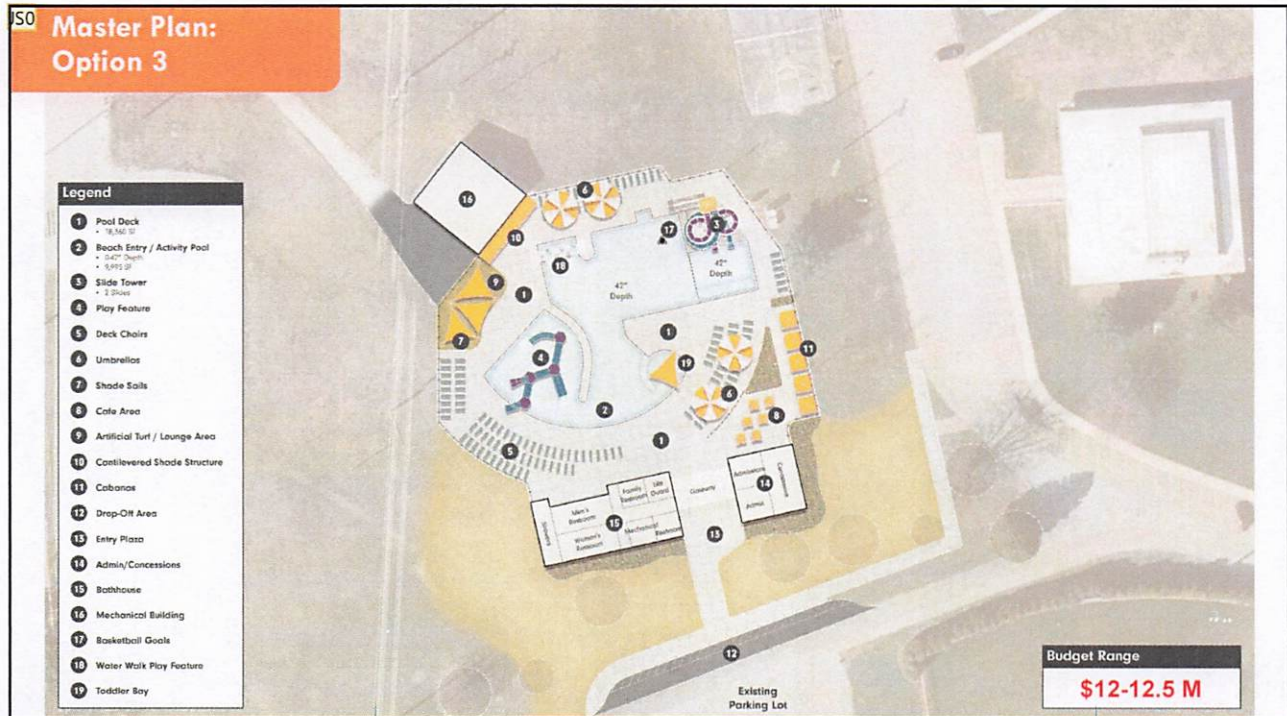
# Master Plan: Preliminary Concept Development

## Option 3

- What can be done if we reimagine the entire pool facility?



15



16

**JS0** Update budget range to \$11.5-12.5 M  
Jonathan Smith, 2023-02-21T13:41:17.359

### Precedent Imagery



17

### Precedent Imagery



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## Market Analysis:

### Summary

- Completed by Zec Eight Insights.
- Considered existing demographics and demographic trends for Goshen.
- Considered national recreation trends.
- Market potential for spending on various recreational categories reviewed.
- Considered similar facilities within a 30 minute drive time of Goshen.



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## Market Analysis:

### Key Findings

- A facility program that includes leisure/entertainment opportunities may be more successful than a program that focuses primarily on fitness and competition.
- Recommended that the facility be positioned in the market as a destination that is family-friendly, affordable, modern, and reflective of local character – specifically aiming to serve the Goshen market.




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## Schematic Design: Final Plan

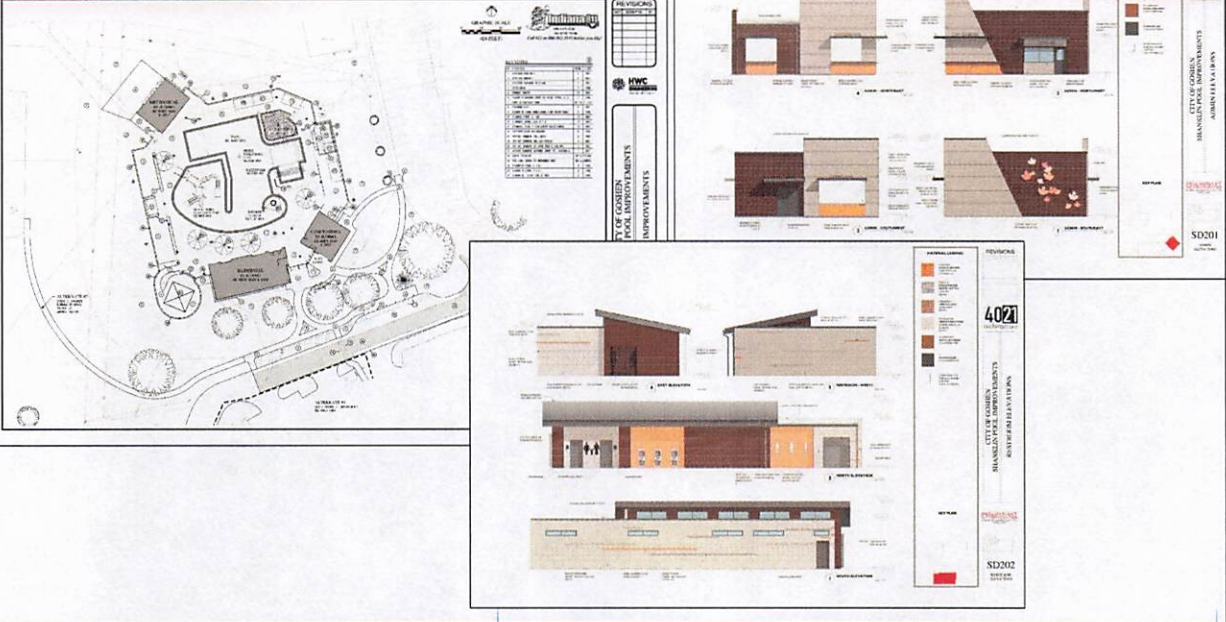
## Final Plan

- Revised to respond to more detailed site information from topographic survey, geotech, and architectural development.
- Revised to allow maximum flexibility of programming options, including a 5' deep end to allow for swim lessons and ability to utilize pool for exercise (lap swimming).

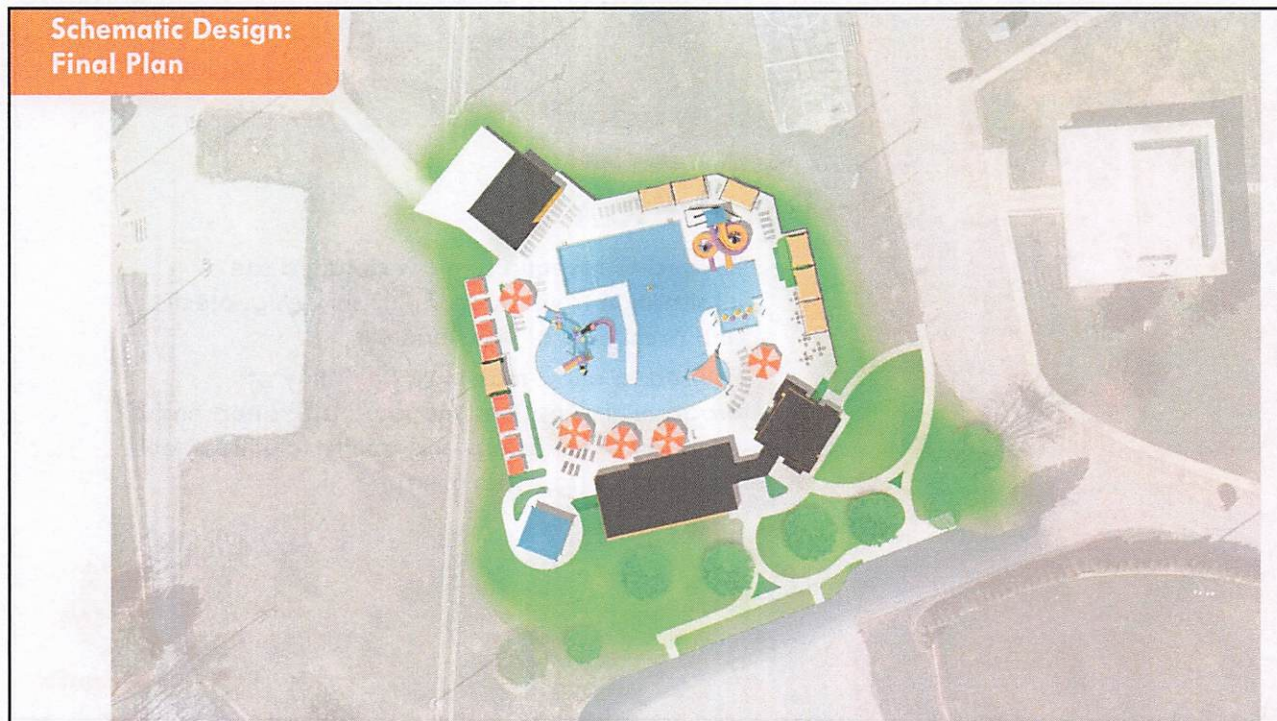


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### Schematic Design: Final Plan



22



23



24





25



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## Project Delivery Approach

- **Construction Manager at Risk (CMc).**
  - Qualifications based selection per IC 5-32
  - Publicly bid by the CMc per IC 5-32
  - Guaranteed maximum price is established
  - CMc collaborates on design, budget, methods and materials during design and during construction
  - Owner is still responsible for financing
  - Majority of risk for unknowns is transferred to the CMc (part of CMc establishing a guaranteed maximum price).


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**Construction Schedule**  
2026 Opening

- **2026 Opening – Memorial Day**
  - Continue construction documents starting in June
  - Involve CMc contractor by July 2024
  - Submit Construction in a Floodway Permit by September 2024
  - Bid in December 2024/January 2025
  - Start demolition in spring 2025
  - Pool closed for 2025 season

**Critical Path**


- Existing pool is in a floodway and will need to be approved by **DNR** before construction starts
- This is typically a **6 month minimum** process



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**Next Steps**

- **Issue an RFP for a Construction Manager as Constructor**
- **Continue with construction documents**
- **Submit Construction in a Floodway Permit**
- **Review Business Plan for Pool**



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# EXHIBIT #2



June 14, 2024

Mr. Mark Brinson, Deputy Mayor  
City of Goshen  
202 South 5th Street, Suite 2  
Goshen, Indiana 46528

Re: Proposed Pool Project

Baker Tilly Municipal Advisors, LLC  
8365 Keystone Crossing, Ste 300  
Indianapolis, IN 46240  
United States of America

T: +1 (317) 465 1500  
F: +1 (317) 465 1550  
bakertilly.com

Dear Mr. Brinson:

Per your request, we have prepared this illustrative analysis to assist you in the discussion and consideration of the proposed pool project. The attached schedules (listed below) present unaudited and limited information. The use of these schedules should be restricted to this purpose, for internal use only, as the information is subject to future revision and final report.

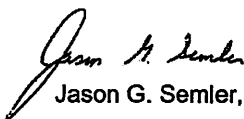
<u>Page</u>	
2	Illustrative Project Costs and Funding
3	Illustrative Amortization of \$14,320,000 Principal Amount of Lease Rental Bonds, Series 2025
4	Comparison of Illustrative Annual Debt Service
5	Illustrative Tax Bill
6	Illustrative Allocation of Circuit Breaker
7	Illustrative Circuit Breaker Impact from the Illustrative Financing

In the preparation of these schedules, certain assumptions were made as noted regarding certain future events. As is the case with such assumptions regarding future events and transactions, some or all may not occur as expected and the resulting differences could be material. We have not examined the underlying assumptions nor have we audited or reviewed the historical data. Consequently, we express no opinion thereon nor do we have a responsibility to prepare subsequent reports.

We would appreciate your questions or comments on this information and would provide additional information upon request.

Very truly yours,

BAKER TILLY MUNICIPAL ADVISORS, LLC

  
Jason G. Semler, Principal

**CITY OF GOSHEN, INDIANA**

***Proposed Pool Project***

**ILLUSTRATIVE PROJECT COSTS AND FUNDING**

**Illustrative Project Costs:**

Net proceeds available for the Project (1)	\$14,000,000
Allowance for Underwriter's discount/placement fee (1.0%)	143,200
Allowance for Bond issuance costs and contingencies	<u>176,800</u>
Total Illustrative Project Costs	<u><u>\$14,320,000</u></u>

**Illustrative Project Funding:**

Illustrative Lease Rental Bonds, Series 2025	<u><u>\$14,320,000</u></u>
--	----------------------------

(1) Assumes the City will lease existing City-owned property and, therefore, capitalized interest will not be required. Represents bond proceeds, net of issuance costs, that will be available to fund capital costs related to the Project.

Note: The estimated debt limit as of February 1, 2025 is \$9,330,774.

(Subject to the attached letter dated June 14, 2024)  
(Preliminary - Subject to Change)  
(For Internal Use Only)

**CITY OF GOSHEN, INDIANA**

**Proposed Pool Project**

**ILLUSTRATIVE AMORTIZATION OF \$14,320,000 PRINCIPAL AMOUNT OF  
LEASE RENTAL BONDS, SERIES 2025**  
Assumes Bonds dated March 13, 2025

Payment Date	Principal Outstanding*	Principal*	Illustrative Interest Rates (1)	Illustrative Interest	Illustrative Total Debt Service	Illustrative Budget Year Debt Service	Illustrative Annual Lease Rentals (2)
02/01/26	\$14,320,000			\$642,810	\$642,810		
08/01/26	14,320,000			363,855	363,855	\$1,006,665	\$1,012,000
02/01/27	14,320,000	\$120,000	4.75%	363,855	483,855		
08/01/27	14,200,000	125,000	4.70%	361,005	486,005	969,860	975,000
02/01/28	14,075,000	120,000	4.70%	358,067	478,067		
08/01/28	13,955,000	125,000	4.68%	355,247	480,247	958,315	964,000
02/01/29	13,830,000	130,000	4.68%	352,322	482,322		
08/01/29	13,700,000	130,000	4.65%	349,280	479,280	961,603	967,000
02/01/30	13,570,000	135,000	4.65%	346,258	481,258		
08/01/30	13,435,000	140,000	4.63%	343,119	483,119	964,377	970,000
02/01/31	13,295,000	205,000	4.63%	339,878	544,878		
08/01/31	13,090,000	330,000	4.63%	335,132	665,132	1,210,010	1,216,000
02/01/32	12,760,000	340,000	4.63%	327,493	667,493		
08/01/32	12,420,000	350,000	4.63%	319,622	669,622	1,337,115	1,343,000
02/01/33	12,070,000	355,000	4.63%	311,519	666,519		
08/01/33	11,715,000	365,000	4.63%	303,301	668,301	1,334,820	1,340,000
02/01/34	11,350,000	370,000	4.63%	294,851	664,851		
08/01/34	10,980,000	380,000	4.65%	286,286	666,286	1,331,137	1,337,000
02/01/35	10,600,000	390,000	4.65%	277,451	667,451		
08/01/35	10,210,000	400,000	4.75%	268,383	668,383	1,335,834	1,341,000
02/01/36	9,810,000	410,000	4.75%	258,883	668,883		
08/01/36	9,400,000	420,000	4.85%	249,146	669,146	1,338,029	1,344,000
02/01/37	8,980,000	430,000	4.85%	238,961	668,961		
08/01/37	8,550,000	440,000	4.90%	228,533	668,533	1,337,494	1,343,000
02/01/38	8,110,000	450,000	4.90%	217,753	667,753		
08/01/38	7,660,000	460,000	5.00%	206,728	666,728	1,334,482	1,340,000
02/01/39	7,200,000	470,000	5.00%	195,228	665,228		
08/01/39	6,730,000	485,000	5.07%	183,478	668,478	1,333,707	1,339,000
02/01/40	6,245,000	495,000	5.07%	171,184	666,184		
08/01/40	5,750,000	510,000	5.12%	158,635	668,635	1,334,819	1,340,000
02/01/41	5,240,000	520,000	5.12%	145,579	665,579		
08/01/41	4,720,000	535,000	5.50%	132,267	667,267	1,332,847	1,338,000
02/01/42	4,185,000	550,000	5.50%	117,555	667,555		
08/01/42	3,635,000	565,000	5.57%	102,430	667,430	1,334,985	1,340,000
02/01/43	3,070,000	580,000	5.57%	86,695	666,695		
08/01/43	2,490,000	595,000	5.63%	70,542	665,542	1,332,236	1,338,000
02/01/44	1,895,000	615,000	5.63%	53,792	668,792		
08/01/44	1,280,000	630,000	5.70%	36,480	666,480	1,335,272	1,341,000
02/01/45	650,000	650,000	5.70%	18,525	668,525	668,525	671,500
<b>Totals</b>		<b>\$14,320,000</b>		<b>\$9,772,128</b>	<b>\$24,092,128</b>	<b>\$24,092,128</b>	<b>\$24,199,500</b>

\*Preliminary, subject to change.

(1) We have prepared the interest rate assumptions using our evaluation of the underlying credit pledge to this financing and current market conditions. These factors are subject to change. Changes may result in the actual interest rates varying from the interest rates assumed for this analysis and that variance may be material.

(2) Represents the annual debt service rounded up to the next \$1,000 plus \$5,000 for Trustee and administrative fees.

(Subject to the attached letter dated June 14, 2024)  
(Preliminary - Subject to Change)  
(For Internal Use Only)

**CITY OF GOSHEN, INDIANA**

***Proposed Pool Project***

**COMPARISON OF ILLUSTRATIVE ANNUAL DEBT SERVICE**

Budget Year	Debt Service (1)			Total Debt Levy (3)	Illustrative Debt Tax Rate (4)
	Outstanding	Illustrative	Total Debt Service		
	2021 Bonds	Lease Rental Bonds (2)			
2024	\$368,600	\$0	\$368,600	\$344,080 (5)	\$0.0202 (5)
2025	372,150	0	372,150	353,543	0.0208
2026	370,550	1,012,000	1,382,550	1,313,423	0.0771
2027	368,800	975,000	1,343,800	1,276,610	0.0749
2028	371,950	964,000	1,335,950	1,269,153	0.0745
2029	369,950	967,000	1,336,950	1,270,103	0.0746
2030	367,800	970,000	1,337,800	1,270,910	0.0746
2031	121,200	1,216,000	1,337,200	1,270,340	0.0746
2032		1,343,000	1,343,000	1,275,850	0.0749
2033		1,340,000	1,340,000	1,273,000	0.0747
2034		1,337,000	1,337,000	1,270,150	0.0746
2035		1,341,000	1,341,000	1,273,950	0.0748
2036		1,344,000	1,344,000	1,276,800	0.0750
2037		1,343,000	1,343,000	1,275,850	0.0749
2038		1,340,000	1,340,000	1,273,000	0.0747
2039		1,339,000	1,339,000	1,272,050	0.0747
2040		1,340,000	1,340,000	1,273,000	0.0747
2041		1,338,000	1,338,000	1,271,100	0.0746
2042		1,340,000	1,340,000	1,273,000	0.0747
2043		1,338,000	1,338,000	1,271,100	0.0746
2044		1,341,000	1,341,000	1,273,950	0.0748
2045		671,500	671,500	637,925	0.0375
<b>Totals</b>	<b>\$2,711,000</b>	<b>\$24,199,500</b>	<b>\$26,910,500</b>	<b>\$25,558,885</b>	

- (1) Represents total debt service of the City payable from the property tax levy.
- (2) See page 3.
- (3) Assumes a license excise/financial institutions factor of 5%.
- (4) Per \$100 of net assessed value. Unless otherwise noted, based on the 2024 certified net assessed valuation of \$1,703,366,032 for the City, per Gateway, with no growth assumed thereafter.
- (5) Per the 2024 Elkhart County Budget Order.

(Subject to the attached letter dated June 14, 2024)  
(Preliminary - Subject to Change)  
(For Internal Use Only)

**CITY OF GOSHEN, INDIANA**

***Proposed Pool Project***

**ILLUSTRATIVE TAX BILL**

	Residential Taxpayer		Commercial Taxpayer	
	Current Tax Rate	During Bond Repayment	Current Tax Rate	During Bond Repayment
Property Value	\$200,000	\$200,000	\$200,000	\$200,000
Net Assessed Value (after deductions) (1)	98,800	98,800	200,000	200,000
District Tax Rate (2)	\$3.4988	\$3.5557	\$3.4988	\$3.5557
Tax Bill (3)	3,278	3,331	6,635	6,742
Circuit Breaker Tax Credit	(745)	(798)	0	0
Net Tax Bill	<u>\$2,533</u>	<u>\$2,533</u>	<u>\$6,635</u>	<u>\$6,742</u>

(1) The residential taxpayer impact includes standard deduction at the lesser of \$48,000 or 60% of home value and the 35% supplemental homestead deduction. Assumes the Circuit Breaker Tax Credit, which limits property tax liability to 1% of gross assessed value for a residential parcel, is applied.

(2) Based on the City of Goshen (015) taxing district.

(3) Accounts for the application of the pay 2024 6.1240% LIT PTRC.

(Subject to the attached letter dated June 14, 2024)

(Preliminary - Subject to Change)

(For Internal Use Only)



**CITY OF GOSHEN, INDIANA**

***Proposed Pool Project***

**ILLUSTRATIVE ALLOCATION OF CIRCUIT BREAKER**

\$200k Residential Taxpayer

Taxing Unit:	Current			During Bond Repayment			Circuit Breaker Increase
	Property Tax Rate	% of Total Rate	Allocation of Circuit Breaker Tax Credits	Property Tax Rate	% of Total Rate	Allocation of Circuit Breaker Tax Credits	
Elkhart County	\$0.4014	13.57%	\$101	\$0.4014	13.31%	\$108	\$7
Elkhart Township	0.0139	0.47%	4	0.0139	0.46%	4	0
City of Goshen	1.4056	47.49%	354	1.4625	48.48%	379	25
Goshen Community School Corporation (2)	1.0261	34.67%	258	1.0261	34.02%	277	19
Goshen Public Library	0.1125	3.80%	28	0.1125	3.73%	30	2
<b>Net Tax Bill</b>	<b>\$2.9595</b>	<b>100.00%</b>	<b>\$745</b>	<b>\$3.0164</b>	<b>100.00%</b>	<b>\$798</b>	<b>\$53</b>

(1) See page 5.

(2) Does not include the Goshen Community School Corporation referendum rates of \$0.5393.

(Subject to the attached letter dated June 14, 2024)  
(Preliminary - Subject to Change)  
(For Internal Use Only)

**CITY OF GOSHEN, INDIANA**

*Proposed Pool Project*

**ILLUSTRATIVE CIRCUIT BREAKER IMPACT  
FROM THE ILLUSTRATIVE FINANCING**

Taxing Unit	Illustrative Annual Increase in Circuit Breaker Tax Credits (1)
ELKHART COUNTY	\$58,660
BAUGO TWP	32
BENTON TWP	0
CLEVELAND TWP	239
CLINTON TWP	6
CONCORD TWP	372
ELKHART TWP	1,714
HARRISON TWP	13
JACKSON TWP	0
JEFFERSON TWP	38
LOCKE TWP	6
MIDDLEBURY TWP	202
OLIVE TWP	0
OSOLO TWP	38
UNION TWP	6
WASHINGTON TWP	0
YORK TWP	6
ELKHART CIV. CITY	11,184
GOSHEN CIV. CITY	390,645
NAPPANEE CIV. CITY	561
BRISTOL CIV. TOWN	88
MIDDLEBURY CIV. TOWN	221
MILLERSBURG CIV. TOWN	32
WAKARUSA CIV. TOWN	158
SYRACUSE CIVIL TOWN	0
FAIRFIELD COM SCHL CORP	38
BAUGO COM SCHL CORP	447
CONCORD COM SCHL CORP	24,995
MIDDLEBURY COM SCHL CORP	1,386
WA-NEE COM SCHL CORP	2,501
ELKHART COM SCHL CORP	4,574
GOSHEN COM SCHL CORP	114,724
BRISTOL PUB. LBRY	6
ELKHART PUB. LBRY	3,308
GOSHEN PUB. LBRY	13,988
NAPPANEE PUB. LBRY	69
WAKARUSA-OLIVE-HARRISON TWP	221
MIDDLEBURY PUB. LBRY	50
<b>Total</b>	<b>\$630,526</b>

(1) Illustrated based on a \$969,343 levy increase in the City of Goshen.

Note: Changes to the assumptions outlined above could materially change the data.

(Subject to the attached letter dated June 14, 2024)  
(Preliminary - Subject to Change)  
(For Internal Use Only)

MEMORANDUM

TO: City of Goshen

FROM: Ice Miller LLP

DATE: June 14, 2024

RE: Goshen Pool Project - Role of the Building Corporation and Construction Manager as Constructor

---

**BUILDING CORPORATION:**

Under the Indiana Constitution, a municipal corporation, such as the City of Goshen ("City"), has a debt limitation of two (2%) percent of one-third (1/3) of the net assessed valuation of property within the City corporate boundaries. A 3-member building corporation is formed through the Indiana Secretary of State's Office ("Corporation") during a lease financing to assist the City in the financing of the construction or reconstruction of the City pool ("Project"), which the City would not have the debt limit capacity to do without using the lease financing structure. In this way the Corporation acts as a conduit and it is the overall role of the members of the Corporation to assist the City with financing the Project.

From the Corporation's perspective, there are two phases to the Project. During the first phase, the members of the Corporation will need to meet and organize to elect officers and adopt by-laws. At this phase the City, through the Board of Public Works and Safety ("Board") or the Common Council (as determined by the City), will approve a form of lease agreement for the Project as a basis for a public hearing and provide notice of a public hearing on the Project. The Corporation's role with respect to the lease is to review the terms of the lease and, if it approves of the form of the lease presented, authorize execution of the lease agreement. Notice of the execution of the lease is then published and begins a 30-day objecting period that runs before any bonds are sold to finance construction of the project.

The second phase is the financing of the Project. The Board or Common Council will meet and approve matters related to the financing of the Project (e.g. continuing disclosure agreement, construction bids or guaranteed maximum price) and will agree to cooperate with the Corporation in all matters pertaining to the sale and closing of the bonds. The Corporation will meet and approve the financial terms of the bonds to finance the Project, the trust indenture and the official statement. The official statement is a document describing the Corporation, the overall financial health and statistics of the City and details of the Project. The official statement is used by the City's municipal advisor to market the bonds. During this phase, the bonds are sold and a closing occurs.

Following construction of the Project the City, as lessee, will be responsible for all insurance and maintenance costs of the Project. Local counsel is typically the registered agent of the Corporation and receives all notices regarding any filings that may need to be made to maintain the Corporation's existence during the term of the bonds. Once the bonds are paid in full, the Project is required to be conveyed to the City and the Corporation will be administratively dissolved.

As with any other type of corporation, the members do not have individual liability for debts or obligations of the corporation. Indiana Code 23-17-13-1(d) states that "[a] director is not liable for an action taken as a director, or failure to take such action, unless . . . the breach or failure to perform constitutes willful misconduct or recklessness." However, the City's insurer should provide a certificate of insurance to show that each Corporation member is covered under the City's policy.

### **CONSTRUCTION MANAGER AS CONSTRUCTOR:**

Generally speaking, a Construction Manager as Constructor is a general contractor that is brought in early to a construction project to provide preconstruction services and then is also contracted to construct the Project. The City/Corporation still separately contracts with the architect/engineer to design the Project, but also directly contracts with the Construction Manager as Constructor. Indiana Code 5-32 ("CMc Statute") uses the nomenclature of "Construction Manager as Constructor" but a Construction Manager as Constructor is also commonly referred to in the industry as a Construction Manager at Risk. In addition, Construction Manager as Constructor is commonly abbreviated as "CMc".

The CMc project delivery method can be used on any construction, remodeling, rehabilitation or repair of public buildings or other facilities owned by a public agency, other than highways, bridges or potable water or wastewater infrastructure projects. The City is required to issue a written Request for Proposals ("RFP") and to publish notices of the issuance of the RFP. The RFP must include the criteria, process and procedures by which the potential CMc responders will be evaluated, selected and a contract awarded. The City must form an evaluation committee who will consider the responses to the RFP and the proposed fees as well as conduct any interviews. The City shall then enter into negotiations with the CMc whose proposal was selected by the evaluation committee. Of note and unlike the traditional design-bid-build public works statute, the City is not required to select the CMc that is the lowest bidder or that submits the lowest fee.

The CMc Statute specifically provides that the CMc contract may or may not include a guaranteed maximum price ("GMP"). If a GMP is used, then all clarifications and assumptions of the GMP shall be identified in the CMc contract. The CMc Statute does not specify when, during the design or subcontractor bidding phase, any GMP must be determined and agreed to by the CMc and the City. The CMc Statute does require that the CMc publicly bid the work to be awarded to all first-tier subcontractors in accordance with the applicable public bidding requirements. First-tier subcontractors are those subcontractors that will have a direct contract

with the CMc. The CMc must comply with all of the public works requirements, including awarding the subcontract to the lowest responsive and responsible bidder. Unlike the traditional design-bid-build delivery method, the CMc and the City may also prequalify first tier subcontractors. However, any such prequalification must be done before the award of a first tier subcontract and must be based on written criteria established and published by the City. The CMc may also self-perform portions of the work if the City approves and only if the CMc would have been awarded a contract for the work under the applicable contract award standard. Also, the self-performed work cannot exceed 20% of the value of the project.

The CMc statute provides another available tool in the City's tool belt. In addition to other available project delivery methods, including the traditional design-bid-build project delivery method (with or without a construction manager as adviser) and the design-build project delivery method, the City now has available the CMc project delivery method. A major advantage is that the City receives added input during the design phase including from the CMc through the CMc providing its cost estimating, value engineering and constructability reviews. The City also has more control in the selection of the CMc as the City is not statutorily obligated to select the lowest bid by a CMc. In addition, the City and the CMc can prequalify subcontractors prior to the bidding process.

Please let us know if you would like to discuss either of these topics further. Thank you.

GOSHEN BUILDING CORPORATION  
IC 36-1-10 LEASE FINANCING

Controlled Project  
Subject to Petition/Remonstrance Process

TIMETABLE

<u>Date</u>	<u>Activity</u>
July 8, 2024	Common Council: (i) adopts reimbursement resolution; (ii) authorizes circulation of supporting taxpayer petition; and (iii) authorizes two independent appraisals of real property on which project is to be acquired and will be constructed
Week of July 15, 2024	Circulate supporting taxpayer petitions under IC 36-1-10 (need at least 50 supporting taxpayers' signatures)
Week of July 29, 2024	Submit taxpayer petitions to Auditor for certification; provide copy of petitions, affidavits and auditor's certification to Ice Miller
<i>By August 1, 2024</i>	<i>Form new Building Corporation; file Articles of Incorporation with Secretary of State's office</i>
August 12, 2024	Common Council: (i) receives taxpayer petitions; (ii) adopts resolution of need for facility; and (iii) receives joint appraisals
<i>By August 30, 2024</i>	<i>Building Corporation holds organizational meeting; elects officers; receives information on project and financing; apply for FEIN for Building Corporation</i>
By September 1, 2024	Begin process of ordering title insurance (Local Counsel)
By September 16, 2024	Preliminary budget and lease parameters provided
September 30, 2024	Notice of public hearings on preliminary determination <u>delivered</u> to newspaper
October 4, 2024	Notice of public hearings on preliminary determination <u>published</u> in <i>The Goshen News</i> and <u>sent</u> by first class mail to the circuit court clerk and to organizations that submitted requests to receive notices by January 1 (one time, at least 10 days prior to hearing)

October 14, 2024	Common Council meeting to: (i) conduct <i>first</i> public hearing on preliminary determination; and (ii) introduce preliminarily lease approval (including preliminary determination) <b>(TAX LEVY/FINANCIAL INFO REQUIRED BY IC 6-1.1-20-3.1(b) MUST BE PROVIDED AT BOTH HEARINGS)</b>
October 28, 2024	Common Council meeting to: (i) conduct <i>second</i> public hearing on preliminary determination; and (ii) preliminarily approve lease (including preliminary determination) <b>(TAX LEVY/FINANCIAL INFO REQUIRED BY IC 6-1.1-20-3.1(b) MUST BE PROVIDED AT BOTH HEARINGS)</b>
October 29, 2024	Notice of determination to issue lease bonds and notice of public hearing on lease <u>delivered</u> to newspaper <b>(BY 2:00 p.m.)</b>
November 1, 2024	Notice of preliminary determination to issue bonds <u>published</u> in <i>The Goshen News</i> (two times, one week apart) ( <i>first time</i> ), <u>posted</u> in 3 public places in the City and <u>sent</u> by first class mail to the circuit court clerk and to organizations that submitted requests to receive notices by January 1 (commences 30-day application period for petition/remonstrance process)
November 1, 2024	Notice of public hearing on lease <u>published</u> in <i>The Goshen News</i> (at least 10 days prior to hearing)
November 8, 2024	Notice of preliminary determination <u>published</u> in <i>The Goshen News</i> (second time)
November 11, 2024	Common Council: (i) holds public hearing on lease; and (ii) authorizes execution of lease
November 11, 2024	Building Corporation approves form and execution of lease and plans and specifications
November 11, 2024	Lease executed
November 12, 2024	Notice of execution of lease <u>delivered</u> to newspaper <b>(BY 2:00 p.m.)</b>
November 15, 2024	Notice of execution of lease <u>published</u> in <i>The Goshen News</i> (begins 30-day objecting period for lease)
December 2, 2024	30-day application period for petition/remonstrance ends
December 16, 2024	30-day objecting period for lease expires

Week of March 24, 2025	Draft Preliminary Official Statement (POS) distributed to working group for comment
By March 31, 2025	Guaranteed Maximum Price determined
Week of March 31, 2025	Comments received and POS distributed to rating agency
Week of April 7, 2025	Ratings Call
Week of April 14, 2025	Final Budget determined and provided to Ice Miller
Week of April 28, 2025	Rating received and Preliminary Official Statement distributed
May 12, 2025	Common Council meeting to: (i) approve matters relating to financing; and (ii) ratify and approve distribution of POS
May 12, 2025	Building Corporation meeting to: (i) approve issuance of Bonds and Trust Indenture; and (ii) deem official statement nearly final and ratify distribution of POS
May 14, 2025	Bond sale negotiated; Bond Purchase Agreement executed
Week of May 19, 2025	Final Official Statement distributed
May 28, 2025	Closing on Bonds; give notice to proceed

**ASSUMPTIONS:**

- All bodies comply with Indiana Open Door Law
- Common Council meets 2nd and 4th Monday of the month at 6:00 p.m.
- 3-Member Building Corporation *to be incorporated*; will meet as needed
- Assumes no special meetings
- Controlled project – subject to petition/remonstrance application process
- Lease rentals payable solely from property taxes
- Bonds sold by negotiated sale; may be sold by competitive sale
- *The Goshen News* published Monday, Wednesday, Thursday, Friday and Saturday

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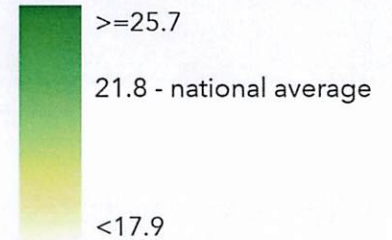
In 2023, approximately

# 100%

of Shanklin Park Community pool users live in a census tract with depression prevalence above the national average.

Depression

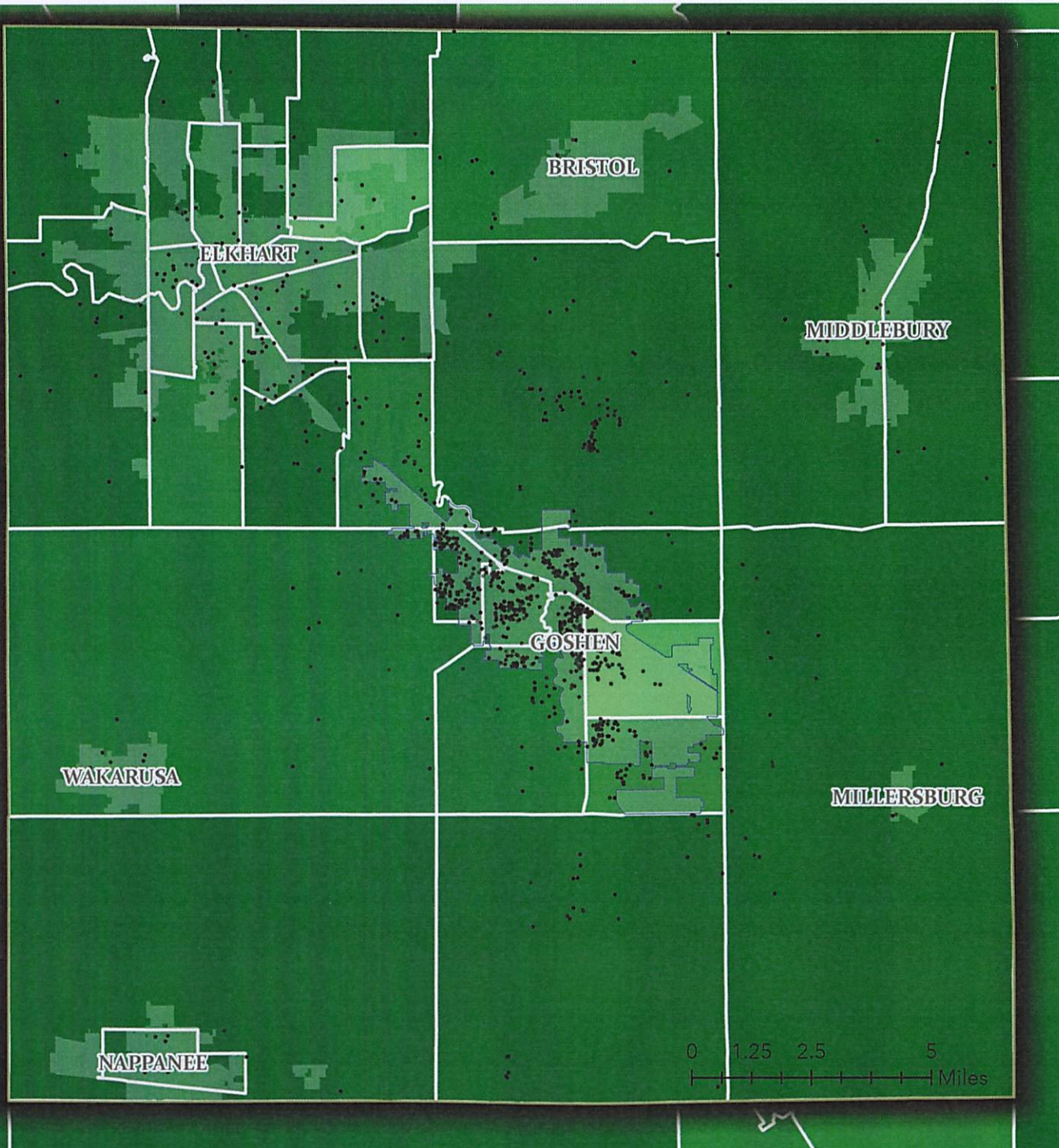
crude prevalence (%)



2023 Pool Users

● Households

EXHIBIT #5



Shanklin Park Community Pool 2023 user data from the City of Goshen Parks and Recreation Department. Depression health outcome data from the Center for Disease Control's (CDC) "PLACES: Local Data for Better Health" program.

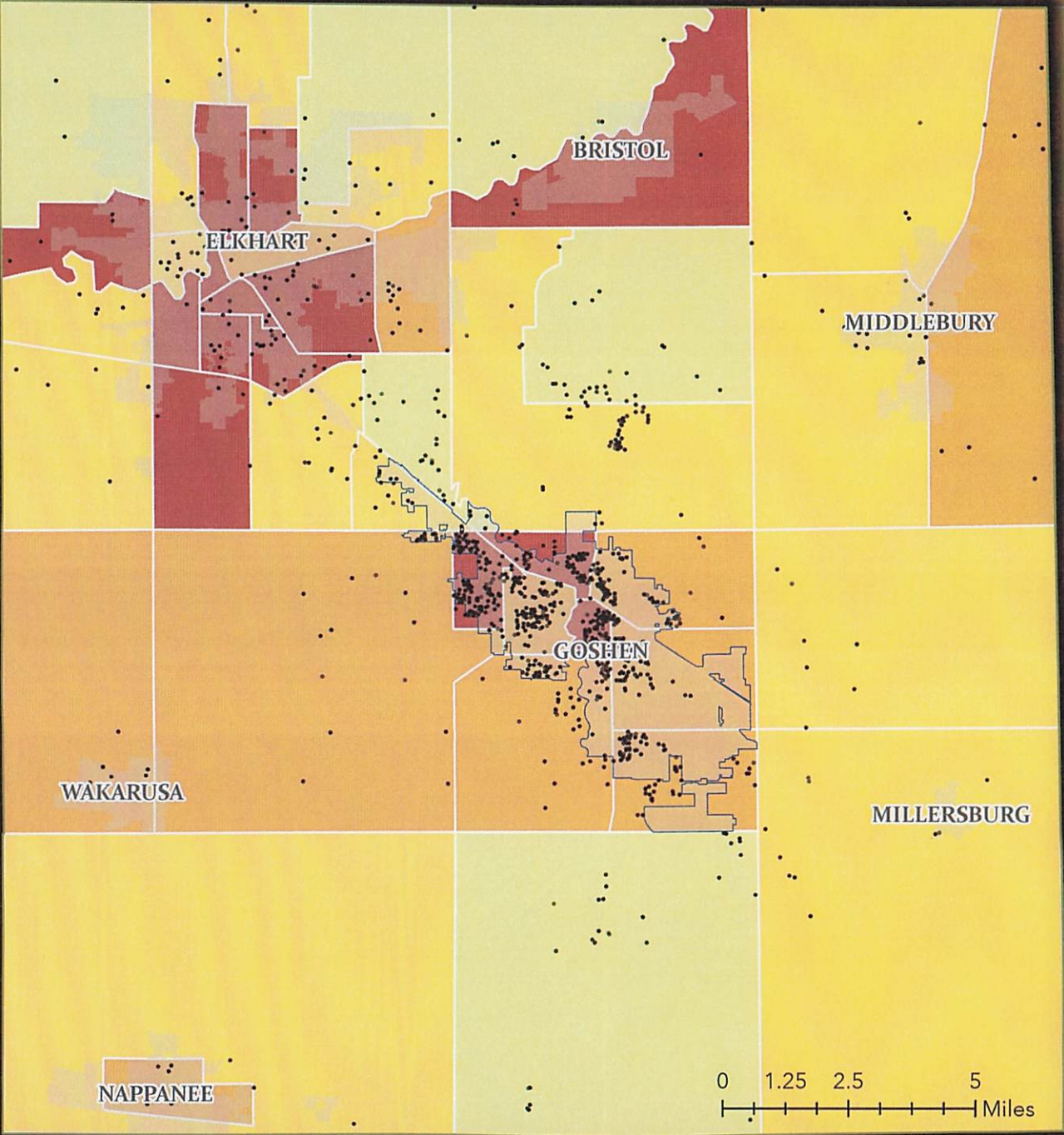
# Pool Users and Depression



In 2023, approximately

# 35%

of Shanklin Park Community pool users live in a census tract above the 75th percentile for overall social vulnerability as compared with tracts across the US.



### Social Vulnerability Index

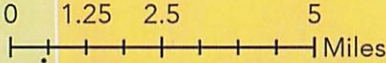
Overall percentile ranking

- 0 - 25th
- 25.01 - 50th
- 50.01 - 75th
- 75.01 - 100th
- No Data

### 2023 Pool Users

- Households

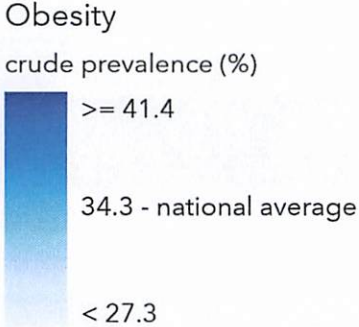
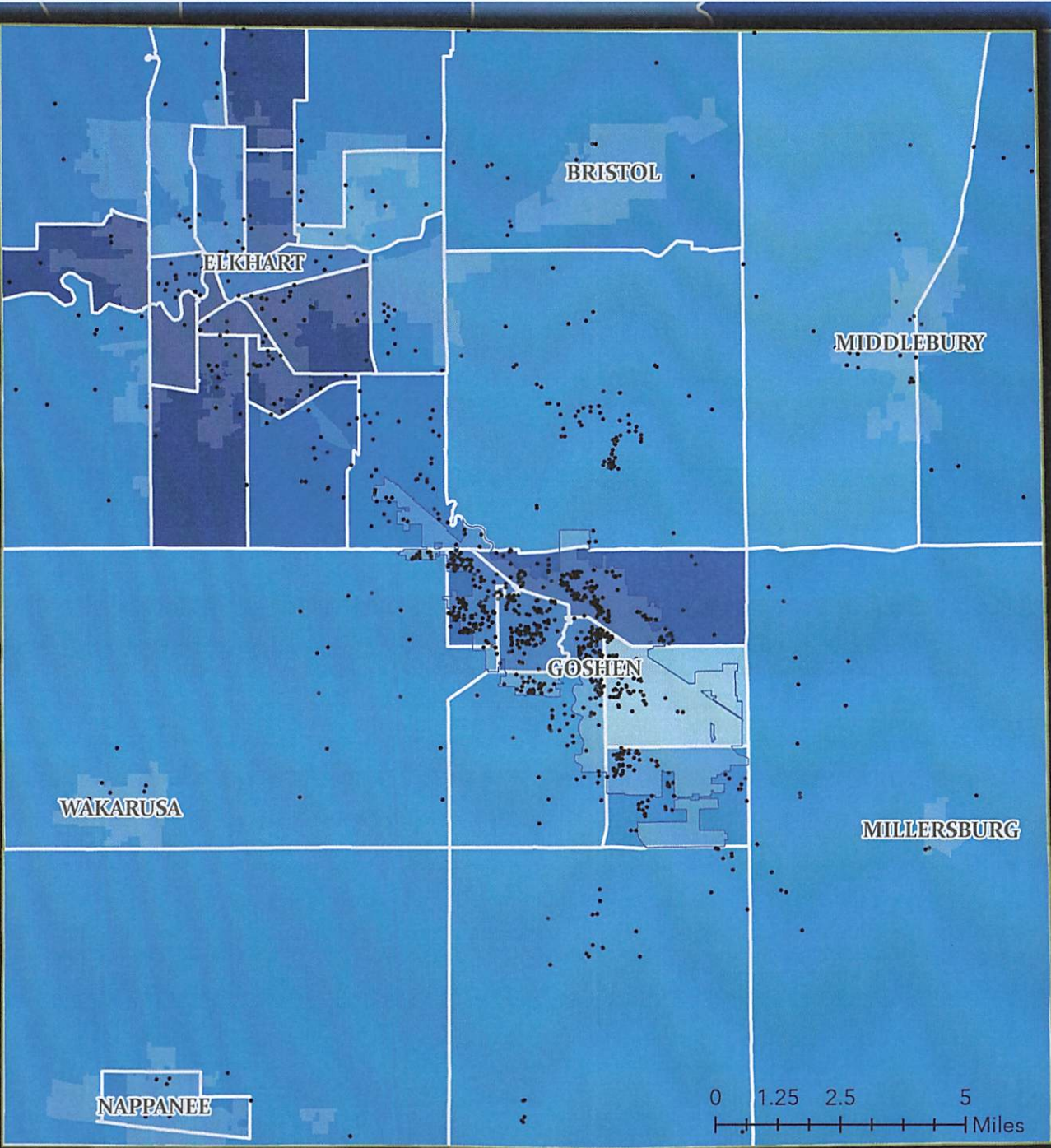
*Shanklin Park Community Pool 2023 user data from the City of Goshen Parks and Recreation Department. Social Vulnerability Indexed percentile rankings from the Center for Disease Control (CDC) and Agency for Toxic Substances and Disease Registry (ATSDR).*



In 2023, approximately

# 93%

of Shanklin Park Community pool users live in a census tract with obesity prevalence above the national average.



2023 Pool Users

- Households

*Shanklin Park Community Pool 2023 user data from the City of Goshen Parks and Recreation Department. Obesity health outcome data from the Center for Disease Control's (CDC) "PLACES: Local Data for Better Health" program.*

# Pool Users and Obesity Prevalence



In the 2016-2020  
American Community Survey

# 25.7%

of Elkhart County residents were part of a racial or ethnic minority status group concentrated primarily in urban areas like Goshen and Elkhart.

2023 Pool Users

● Households

Racial and Ethnic Minority Status

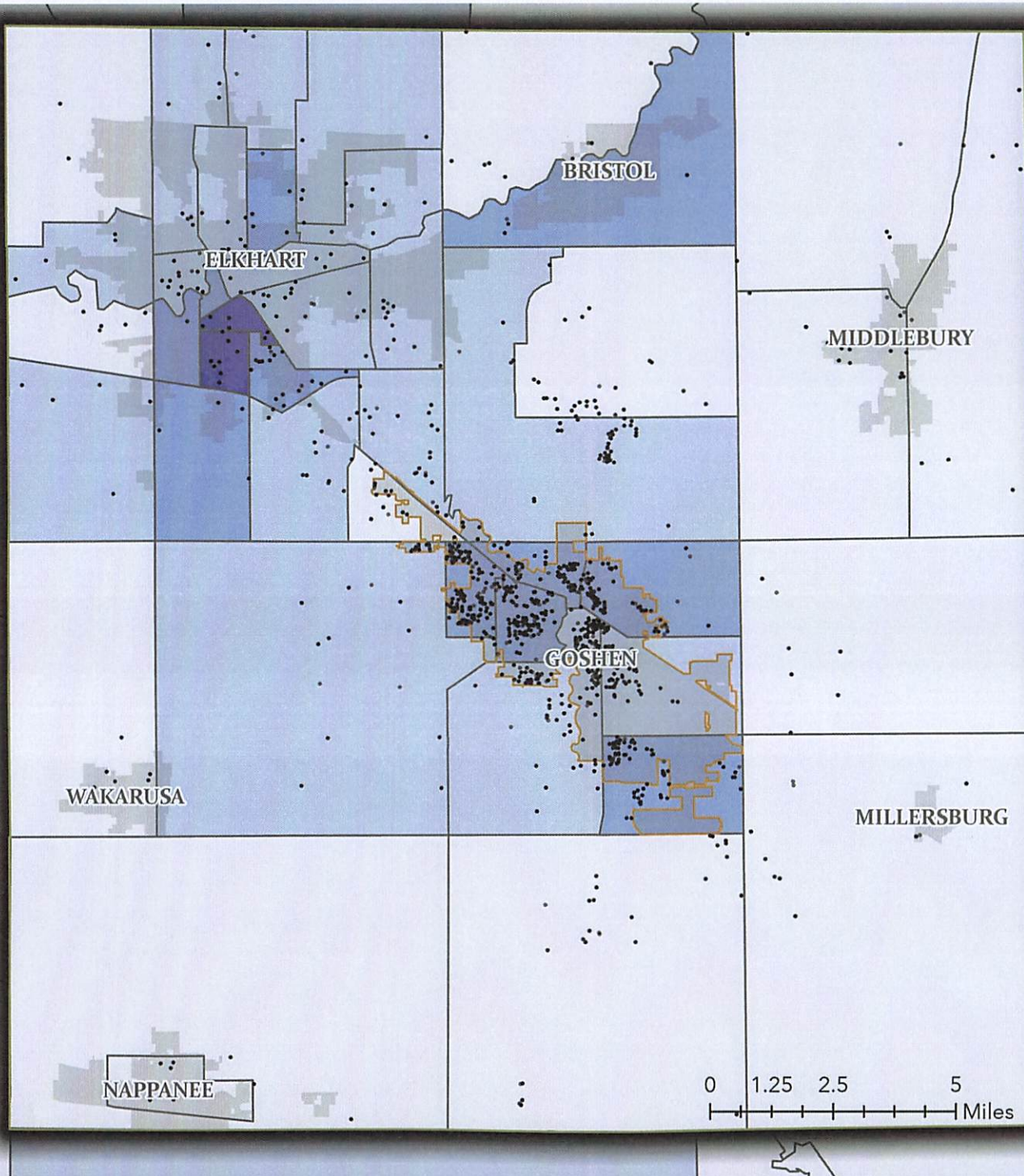
SVI 2020 - Census Tract Percentile

0 - 25th

25.01 - 50th

50.01 - 75th

75.01 - 100th



*Shanklin Park Community Pool 2023 user data from the City of Goshen Parks and Recreation Department. Social Vulnerability Indexed percentile rankings from the Center for Disease Control (CDC) and Agency for Toxic Substances and Disease Registry (ATSDR).*