

**DEPARTMENT OF LOCAL GOVERNMENT FINANCE
100 NORTH SENATE AVENUE
IGC-N, ROOM N1058
INDIANAPOLIS, INDIANA 46204**

**IN THE MATTER OF THE REVIEW OF)
PROPOSED LANGUAGE AND ESTIMATED)
RATE CERTIFICATION FOR A BALLOT) No. 17-002-REF
QUESTION REGARDING SCHOOL TOWN)
OF MUNSTER, LAKE COUNTY)**

**FINDINGS AND FINAL DETERMINATION ON PROPOSED QUESTION SUBMITTED
JANUARY 26, 2017**

1. School Town of Munster (“Corporation”) proposes to issue bonds or enter into a lease to finance the 2017-2020 Munster School Building Renewal/Restoration, Technology Upgrade and Safety Project, which includes restoration, repair and renovation work at its school buildings, including, but not limited to, Eads Elementary School, Elliot Elementary School, Frank Hammond Elementary School, Wilbur Wright Middle School, and Munster High School, and which is estimated to cost not more than \$48,175,000 and is estimated to increase the property tax rate for debt service by a maximum of forty-three and nine hundredths cents (\$0.4309) per \$100 of assessed valuation.
2. Under Indiana law, the voters in the area served by the Corporation will vote in a referendum to approve or deny borrowing for the project and raise property taxes to support it.
3. Indiana law governs the format and wording of the ballot question for the referendum. Indiana Code 6-1.1-20-3.6(c).
4. Under Indiana law, “the **following question shall** be submitted to the eligible voters at the election”:

“Shall _____ (insert the name of the political subdivision) issue bonds or enter into a lease to finance _____ (insert a brief description of the controlled project), which is estimated to cost not more than _____ (insert the total cost of the project) and is estimated to increase the property tax rate for debt service by _____ (insert increase in tax rate as determined by the department of local government finance)?”

Indiana Code 6-1.1-20-3.6(c) (emphasis added).

5. The ballot question then must contain three parts:

- a brief description of the project;
 - the estimated total project cost; and
 - the estimated tax rate increase for the project.
6. The law requires the Department of Local Government Finance (“Department”) to determine the estimate of the tax rate increase.
 7. The law also requires the Department to either approve the ballot language or recommend that it be modified to ensure that the description of the controlled project is accurate and not biased.
 8. On January 26, 2017, the Department received an e-mail from the Lake County Election Board containing the Corporation’s proposed question.
 9. The Board requested that the Department review this proposed question:

“Shall the School Town of Munster, Lake County, Indiana, issue bonds or enter into a lease to finance the 2017-2020 Munster School Building Renewal/Restoration, Technology Upgrade and Safety Project which includes restoration, repair and renovation work at all of the school buildings, including, but not limited to, Eads Elementary School, Elliott Elementary School, Frank Hammond Elementary School, Wilbur Wright Middle School and Munster High School, and which is estimated to cost not more than \$48,175,000.00 and is estimated to increase the property tax rate for debt service by \$0.4309 per \$100 of assessed valuation?”

Determination of Tax Rate Increase

10. The Department estimates the tax rate increase in reliance on the Corporation’s proposed debt from the project, assessed valuation of the property in the area served by the Corporation, an amortization schedule submitted by the Corporation, and estimated miscellaneous revenues of approximately 5%. Based on this information, the Department certifies a rate of \$0.4309 per \$100 of assessed valuation.
11. The Department notes that the Corporation has represented that it has not yet decided whether to pursue a 10-year or 20-year bond repayment schedule. The Corporation will make that decision in light of interest rates and related factors at the time it prepares to issue the bonds should the referendum be approved. The \$0.4309 rate presented in the proposed question assumes that the Corporation proceeds with a 10-year repayment schedule. Should the Corporation proceed with a 20-year repayment schedule, the estimated rate will be approximately \$0.2489 per \$100 of assessed valuation.

Accuracy and Bias

12. The Department must review the language of the public question to evaluate whether the description of the controlled project is accurate and is not biased against either a vote in favor

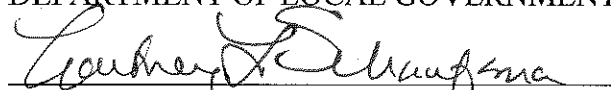
of or a vote against the controlled project. The Department concludes that the description of the controlled project is not inaccurate and not biased against either a vote in favor of or a vote against the controlled project.

Final Determination

WHEREFORE, based on the above findings and applicable law, the Department finds that the proposed language is in compliance with 6-1.1-20-3.6(c) and approves the language as proposed. The Department certifies a rate of \$0.4309 per \$100 of assessed valuation.

Dated this 3rd day of February, 2017.

STATE OF INDIANA
DEPARTMENT OF LOCAL GOVERNMENT FINANCE

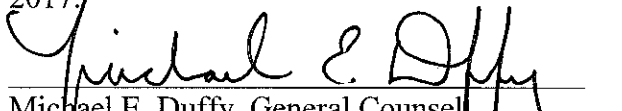


Courtney L. Schaafsma, Commissioner
Department of Local Government Finance

STATE OF INDIANA
DEPARTMENT OF LOCAL GOVERNMENT FINANCE

I, Michael E. Duffy, General Counsel for the Department of Local Government Finance, hereby certify that the above is an order of the Commissioner of the Department of Local Government Finance made this date in the above-entitled matter and that the Commissioner has personally signed the same under her statutory authority.

WITNESS MY HAND AND SEAL of the Commissioner on this the 3rd day of February, 2017.



Michael E. Duffy, General Counsel
Department of Local Government Finance