

WASHINGTON TOWNSHIP BOARD MEETING
SEPTEMBER 18, 2013
TRUSTEE REPORT

1. As of tonight's meeting, we have selected and received two appraisal reports for the PECAR Property. This report was required per the board's desire to place the property out for a bid to lease. The value obtained was for the Restricted Market Rent Value. These reports were received by the September 20, 2013 completion date on the timeline adopted by the board last month. Also the Public Notice to accept bids in accordance to IC 5-3-1 was published in The Republican and The Hendricks County Flyer prior to the September 2nd date on that same timeline. We also posted the same notice on the Township Website, The Park Website and Facebook page, the Town of Avon Website, Avon School Website and the Washington Township Library Website. The bid packets have been available since that publication for pickup and are due October 28th. A copy of the timeline that was included in the packet is attached.
2. Township Administrator Josie Simison and I presented our 2014 Budget and Fire Levy Increase to the County Council Thursday September 12th for the required Non-Binding Review. We received favorable comments and were complimented on our plan to raise the levy by \$4.1 million and our planning to place cash reserves back to operate the department for at least 6 years with a realistic budget that is fiscally sound and not having to pay interest and professional fees like we have the last 8 years with doing a ELoan.
3. Wednesday September 11th, at the meeting held every other month with the other taxing entities in the township-school, library, township and town; Financial Advisor Peters and I presented the levy increase to the school superintendent, town council president, town manager, school business director, and the library director. It was well received and everyone understood what we were doing. Mr. Peters and the School Dir. of Business Brock Bowsher will be conferring to resolve the differences of impact so everyone has the same information. Also at that meeting, I proposed that we have a joint workshop of the boards of the four taxing entities and chamber board next January or February. The idea would be to find ways to improve our community and how we can work together on projects where merited. At the School Educating the Entities meeting this will be discussed to see if there is an interest.

4. The Avon School Educating the Entities Workshop will be Monday November 4th 6:15-8:00 pm at the School Administration Building. Please mark your calendars to plan to attend.
5. Saturday November 2nd at the Avon Middle School North will be the 50th Anniversary Celebration for Fire Dept. Please plan to attend that.

PECAR PROPERTY LAND USE AGREEMENT TIMELINE

Step	Action To Be Taken	Completion Date
1.	Pass resolution determining that lease agreement is in best interest of Washington Township. See the attached draft Resolution.	August 21, 2013--pass resolution at Board meeting
2.	Deadline to obtain 2 appraisals of the land's rental value. The appraisers must be: (1) professionally engaged in making appraisals; (2) licensed under IC 25-34.1; or (3) employees of the political subdivision familiar with the value of the property.	September 20, 2013
3.	Publish Notice to accept bids in accordance with IC 5-3-1.	ASAP—at least twice each in Flyer and Republican one week apart and no later than October 21, 2013
4.	Receive and consider bids.	October 28, 2013
5.	Determine "highest and best" bidder by Township Trustee.	October 29, 2013
6.	Once determine the "highest and best," publish notice of intent to accept bid and if it is the case identify that it is less than ninety percent (90%) of the average of the two appraisals. Must follow I.C. 5-3-1.	Flyer—November 6 and 13, 2013 Republican—October 31 and November 7, 2013
7.	Approval of accepted bid by Board.	November 20, 2013 Board meeting—pass resolution accepting bid subject to a negotiated lease
8.	Negotiate final Land Use Agreement with winning bidder.	December 4, 2013

9.	Approval of Land Use Agreement by Board	December 18, 2013
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