

Madison City Council Meeting Agenda
Tuesday, December 20, 2022 @ 5:30 pm

- A. Lord's Prayer/Pledge of Allegiance
- B. Calling of Roll and notice of absentees
- C. Reading, approving, correcting, or disposing of minutes from prior meeting
- D. Presentation of petitions, memorials, remonstrance's, introduction of motions and guests
- E. Resolutions or bills
 - Resolution 2022- 44C: Approving Property Acquisition
- F. Reports, recommendations, and other business from standing/select study committees of the city council
 - Board Appointment Recommendations for 2023: HDBR reappointments of, Mike Pittman, Carol Ann Rogers and Tom Stark: HRC reappointments of Shirley Kloefer and l'Easha Cornelius
- G. Reports of City Officials
 - Economic Development Director Tony Steinhardt III
- H. Bills on third reading
- I. Recess City Council Meeting
- J. Call to Order Public Hearing re. Amending Rate Ordinance Relating to Waterworks
 - Public Comment
- K. Adjourn Public Hearing
- L. Reconvene City Council meeting
- M. Bills on second reading
 - Ordinance 2022-32: Waterworks Rates Amendment *Sponsor J. Bartlett*
 - Ordinance 2022-33: Notice to Taxpayers of Additional Appropriations *Sponsor J. Bartlett*
- N. Miscellaneous
- O. Public Comments
- P. Mayor's Comments
- Q. Next Council Meeting Tuesday, January 3, 2022 @ 5:30 pm.
- R. Motion to Adjourn

**CITY OF MADISON
COMMON COUNCIL MINUTES
December 6th, 2022**

The Common Council of the City of Madison, Indiana, met in regular session at 5:30 P.M. at City Hall, 101 W. Main St.

Mayor Courtney opened the meeting with the Lord's Prayer followed by the Pledge of Allegiance to the Flag.

Present: Thevenow, L. Dattilo, J. Bartlett, J. Schafer, Krebs, Chatham, D. Dattilo (7-0).

MINUTES: Bartlett moved to approve November 22nd, 2022, minutes, seconded by D. Dattilo. All in favor, motion carried (7-0).

PRESENTATION OF PETITIONS, MEMORIALS, REMONSTRANCES, INTRODUCTION OF MOTION & GUESTS: None

RESOLUTIONS OR BILLS:

**RESOLUTION NO. 2022-43C:
2022 APPROPRIATION REDUCTION**

The City of Madison has now determined it is necessary to reduce appropriation that was appropriated in the annual budget. The reduction of appropriations listed in Resolution No. 2022-43C would be reduced out of the 2022 budget for the funds and purposes specified in Resolution No. 2022-43C.

Schafer moved to approve Resolution No. 2022-43C as written, seconded by Bartlett. All in favor, motion carried (7-0). **Roll Call Vote:** D. Dattilo – Y, Bartlett – Y, Chatham – Y, Schafer – Y, L. Dattilo – Y, Krebs – Y, Thevenow – Y (7-0).

**ORDINANCE 2022-32 (Bartlett)
AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF MADISON, INDIANA
WATERWORKS RATES AMENDMENT**

The Rate Ordinance is amended to create a separate new class of users, Rural Utilities. The Rural Utilities are defined as entities organized and in good standing under applicable Internal Revenue Code sections as tax-exempt entities, have existing water distribution systems, and provide water to rural communities through the purchase and sale of water from the City of Madison. Any conflicts shall be resolved by the City of Madison Board of Public Works following a public meeting. The rates applicable are listed in Ordinance 2022-32.

**ORDINANCE 2022-33
AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF MADISON, INDIANA
NOTICE TO TAXPAYERS OF ADDITIONAL APPROPRIATIONS**

For the expenses and the taxing unit the listed additional sums of money in Ordinance 2022-33 are appropriated out of the funds listed in Ordinance 2022-33, and for the purposes specified subject to the laws governing the (???).

REPORTS, RECOMMENDATIONS, AND OTHER BUSINESS FROM STANDING/SELECT COMMITTEES OF CITY COUNCIL:

Mayor Courtney introduced four new Board Appointment Recommendations for 2023: PACE: extend Lisa Ferguson's term, Port Authority: extend David Terrell's term, and Public Arts Commission: extend David Terrell and Greg Goodnight's term.

Bartlett moved to accept recommendations as presented, seconded by Krebs. All in favor, motion carried (7-0).

REPORT OF CITY OFFICIALS: Matt Woolard, the City of Madison Parks Director, presented the Council with year-end updates for the Parks Department. Youth participation has increased by 23% across 7 programs. The Parks Board recently voted in favor of reducing adult program fees from \$400.00 to \$300.00. All registrations will be live and posted beginning January 4th, 2023, at 8:00 am for all of 2023. With that, if there is a parent/guardian wanting to register, but it is past the sport's start date, the Parks Department is asking parents/guardians to volunteer as coaches, refs, scorekeepers, etc. instead of imposing a late fee. Matt presented

the Council with the proposed fees that the Park Board passed at their previous meeting. The Parks Department is now offering 24hrs of indoor pickleball per week: M-F 10 am to 2 pm at the Brown gym and M/W 7 pm to 9 pm at E.O. Muncie. The Campground's season has ended. There were many upgrades made to the Campground. Revenue for the Campground is up 10%, profits are up 19%, and occupancy is up 3.1%. Sunrise Golf Course revenue is up 7% and paid rounds are up 42%. For Oak Hill, the sidewalk quadrant has been laid, and the shelter hour is up. The concrete base for the playground is complete and is ready for equipment installation. It is on track to open in Spring 2023. The demolition of Crystal Beach is nearly complete and bid packages are out. The pool house is experiencing supply chain issues regarding the elevator.

Nicole Schell, the City of Madison Director of Planning, updated the Council on a few things within her department. The Planning Department is in the process of implementing a new platform, OPENGOV. The public will have access to this platform soon, and they will know of that when the press release is sent out. There are currently 88 active building permits. There is now an elevator installation date for Crystal Beach: phase one. January 1st, 2023 is when that project should be completed. The Gateway properties are under construction. PACE had a record year with 55 applications approved that totaled \$602,000.00 in public dollars, which were matched by \$2,900,000.00 in private investment.

BILLS ON THIRD READING: None

BILLS ON SECOND READING:

ORDINANCE 2022-31 (Thevenow & L. Dattilo)
AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF MADISON, INDIANA
AMENDING ZONING MAP: 1229 W. MAIN, 1326-1328 W 2ND

Thevenow moved to suspend the rules and move to the third reading, seconded by Bartlett. All in favor, motion carried (7-0). **Roll Call Vote on Third Reading:** D. Dattilo – Y, Bartlett – Y, Chatham – Y, Schafer – Y, L. Dattilo – Y, Krebs – Y, Thevenow – Y (7-0).

PUBLIC COMMENT: None

MAYOR'S COMMENTS: Mayor Courtney thanked Hannah Fagen, Kealey White, City Staff, and the Street Department for the successful weekend with the Very Merry Madison Christmas events. Mayor Courtney congratulated the Beck family for receiving the Statewide Preservation Grant for the Mancer(???) on Main building. Crystal Beach demolition is significantly underway, and next Thursday, December 15, 2022, the City of Madison will be opening bids. By the end of the year, the City will be working on pool replacement. There is still one additional real estate parcel that the City needs to acquire before the end of the year, and the Council Resolution for that will be at the next Council meeting. Oak Hill is now moving into the stage of park improvements. The City should be receiving the first tranche of funds from the Opioid Settlement that was reached this past summer. The first portion of the \$232,000.00 will be received before the end of this year.

The next meeting will be held on Tuesday, December 20th, 2022 @ 5:30 pm in City Hall.

ADJOURN: Krebs moved to adjourn, seconded by Schafer. All in favor (7-0).

Attested:

President Pro Tempore,

Kathleen M. Rampy, Clerk-Treasurer

RESOLUTION NO. 44C-2022

**A RESOLUTION OF THE CITY OF MADISON COMMON COUNCIL
REGARDING ACQUISITION OF REAL PROPERTY**

WHEREAS, the Common Council of the City of Madison (the "Council"), pursuant to Indiana Code 36-1-10.5, as Amended, desires to acquire certain real property (the "Property") as described in "Exhibit A" hereto pursuant to the terms of a Purchase Agreement set forth in "Exhibit B" hereto; and

WHEREAS, the Council has obtained two appraisals for the Property in accordance with law and hereby adopts said appraisals attached as "Exhibits C and D"; and

WHEREAS, the Council desires to purchase the Property for a total purchase of \$15,566.00.00, which is below the average price of \$19,500.00; and

WHEREAS, the Council believes that the purchase of the Property is in the best interest of the City of Madison and the Citizens thereof.

NOW, THEREFORE, BE IT RESOLVED by the Council, as the legislative and fiscal body of the City of Madison, states as follows:

1. That the two appraisals for the Property obtained by the Council and attached as "Exhibits C and D" as required are hereby accepted and approved.
2. The Purchase Agreement set forth in "Exhibit B" is hereby approved.
3. The Council hereby authorizes the Mayor to undertake negotiations for the acquisition of the Property at a price not in excess of the average of the two appraisals and to execute any and all necessary closing documents.
4. This resolution shall take effect immediately upon adoption by the Council.

**DULY ADOPTED BY THE COMMON COUNCIL OF THE CITY OF MADISON,
INDIANA** this _____ day of December, 2022.

Councilman

Bob G. Courtney, Mayor
City of Madison, Indiana

(SEAL)

ATTEST:

Kathleen M. Rampy, Clerk-Treasurer

Presented by me to the Mayor of the City of Madison, Indiana, on this _____ day of
December, 2022.

Kathleen M. Rampy, Clerk-Treasurer

EXHIBIT A

Being a part of Block "N" of Sering and Leonard's Addition North to the City of Madison as referenced in Plat Cabinet 1A, Slide 33, in the Office of the Recorder of Jefferson County, in the City of Madison, Indiana, being that 0.507 acre parcel surveyed by Steven B. Seigle, Indiana Professional Surveyor #22100007 and shown on this plat of survey certified August 22, 2022 as Jacobi, Toombs and Lanz, Inc. Job Number 21198 (all monuments referenced herein are as set or found on the aforesaid Seigle survey), and being more particularly described as follows:

Beginning at a steel pin set at the southwest corner of said Block "N"; thence along the east line of Vine Street, North $13^{\circ}07'38''$ East, 166.02 feet to a steel pin set on the south line of Fourth Street; thence along said south line, South $76^{\circ}04'13''$ East, 133.45 feet to a steel pin set on the west line of an alley; thence along said west line, South $13^{\circ}22'33''$ West, 166.01 feet to a steel pin set on the north line of Presbyterian Street; thence along said north line, North $76^{\circ}04'13''$ West, 132.73 feet to the Point of Beginning.

Containing 0.507 acres, more or less, and being subject to any easements or rights of way whether of record or not. (This legal description is from a survey recorded November 22, 2022 as Instrument No. 202204946.)

EXHIBIT B

PURCHASE AND SALE AGREEMENT

This Agreement is entered into by and between **MVP1014 LLC, an Indiana limited liability company**, (hereinafter referred to as "Seller"), and **The City of Madison, Indiana** (hereinafter referred to as "Buyer"). The parties acknowledge that Seller owns certain real estate located at 400+ West Fourth Street, Madison, Jefferson County, Indiana, and being part of Parcel 39-08-35-333-040.000-007.

The parties now agree that Seller, by this Agreement, hereby sells and Buyer hereby purchases from Seller the above-described real estate.

The parties now agree that the sale and purchase of such real estate is made upon the following terms and conditions:

1. PURCHASE PRICE.

The purchase price for such real estate shall be the maximum sum of \$15,000.00.

2. EARNEST MONEY.

The parties agree that no earnest deposit shall be paid by the Buyer.

3. TAXES.

Buyer shall pay the real estate taxes due and payable on said real property in November of 2021 and all subsequent real estate taxes due thereafter.

4. POSSESSION.

Possession shall be given at closing.

5. CLOSING FEES.

The Buyer shall pay all fees associated with the closing. Seller shall not be responsible for any expenses associated with the sale of this real estate.

6. INSPECTIONS.

This Agreement is contingent upon inspection of the real estate.

8. CONTINGENCIES.

This Agreement is contingent upon the following:

- a. The Buyer, at its expense, shall obtain two appraisals and the purchase price shall not be greater than the average of the two; and
- b. Buyer, at its expense, shall obtain a Phase 1 Environmental Study and said sale shall be subject to the findings of Phase 1 Environmental Study and said findings must be acceptable to the Buyer.

- c. Buyer, at its expense, shall have a survey performed and the findings of said survey must be acceptable to the Buyer.
- d. The purchase of said property is subject to the approval of any and all necessary governmental boards and actions of the City of Madison, Indiana.
- e. The purchase of said property shall be subject to a review of all zoning and building requirements that meet the needs and purposes of the Buyer.

9. **TITLE INSURANCE.**

If the Buyer requires title insurance, the Buyer shall be solely responsible for arranging for the procurement of such insurance, and for the payment of all premiums and fees associated with such title insurance, including any and all closing fees or charges imposed by the title company.

10. **EVIDENCE OF TITLE.**

Title to the Property shall be good and marketable and free and clear of all leases, liens, encumbrances, easements, restrictions or any other conditions excepting only utility easements and taxes for the current year. Within thirty (30) days following the effective date of this Agreement, Buyer shall obtain a title insurance commitment covering the Property. If such title commitment or any survey of the Property shall disclose any defect or limitation on title, Buyer shall give notice thereof to Seller and Seller shall have a reasonable time (not to exceed thirty (30) days unless Buyer, in its sole discretion, shall extend such period) in which to cure or remove such defect or condition. The time for closing hereof shall be extended if necessary for such purpose. If Seller shall fail to cure or remove such defect or limitation or if there should be a material variance in the size or dimensions of the Property, then the Buyer may elect to terminate this Agreement and all sums deposited hereunder shall be immediately returned to Buyer; provided, that Buyer shall always have the right to waive any such variance or objection to title. Seller agrees to use reasonable efforts to clear the title as hereinabove provided.

Seller agrees, upon the execution of this Agreement, to provide Buyer with a copy of the most recent owner's title insurance policy insuring title to the Property and a copy of the latest survey or plat of the premises.

11. **NON-COLLUSION/ACCEPTANCE.**

The undersigned attests, subject to the penalties for perjury, that he/she is the Buyer, or that he/she is the properly authorized representative, agent, member or officer of the Buyer, that

he/she has not, nor has any other member, employee, representative, agent or officer of the Buyer, directly or indirectly, to the best of the undersigned's knowledge, entered into or offered to enter into any combination, collusion or agreement to receive or pay, and that he/she has not received or paid any sum of money or other consideration for the execution of this Purchase and Sale Agreement other than that which appears upon the face of this Agreement.

12. CLOSING.

Closing shall take place within ninety (90) days of execution of this Agreement by all parties.

IN WITNESS WHEREOF, the parties have executed this agreement on the dates indicated below by their respective signatures with this agreement becoming binding on execution by all parties.

SELLER:

BUYER:

MVP1014 LLC

CITY OF MADISON, INDIANA

By: _____

Michael V. Pittman,
Managing Member

By: _____

Bob G. Courtney, Mayor

Date: 8-17-20

Date: 8-16-21

This instrument prepared by: William Joseph Jenner, Attorney-at-Law, JENNER, PATTISON & SHARPE, 508 East Main Street, Madison, Indiana 47250, (812) 265-5132

8/13/2021

JEFFERSON COUNTY Mail - (no subject)



mike pittman <mike.pittman@jeffersoncounty.in.gov>

(no subject)

1 message

mike pittman <mike.pittman@jeffersoncounty.in.gov>
To: mike.pittman@jeffersoncounty.in.gov

Fri, Aug 13, 2021 at 4:13 PM



Exhibit C

Borrower	City of Madison	File No. 210712-MADCITY#2
Property Address	400+ W 4th St	
City	Madison	County Jefferson
		State IN Zip Code 47250
Lender/Client	City of Madison, Bob Courtney-Mayor	

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

☒ **Appraisal Report** (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)

☐ **Restricted Appraisal Report** (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use only by the specified client and any other named intended user(s).)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Reasonable Exposure Time

(USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: 0-6 months

is my opinion of the reasonable exposure time for the Subject Market.

Comments on Appraisal and Report Identification

Note any USPAP-related issues requiring disclosure and any state mandated requirements:

The Intended User of this Appraisal report is the Client. The Intended Use is to evaluate the property that is the subject of this appraisal for the client personal information, subject to the stated Scope of Work, purpose of the appraisal, reporting requirements if this appraisal report form, and Definition of Market Value.

No additional Intended Users are identified by the appraiser.

APPRAISER:

Katherine E Love

Signature: _____

Name: Katherine E. Love

Indiana Certified Residential Appraiser

State Certification #: _____

or State License #: CR69201249

State: IN Expiration Date of Certification or License: 06/30/2022

Date of Signature and Report: 08/06/2021

Effective Date of Appraisal: 07/12/2021

Inspection of Subject: ☐ None ☐ Interior and Exterior ☒ Exterior-Only

Date of Inspection (if applicable): 07/12/2021

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____

Name: _____

State Certification #: _____

or State License #: _____

State: _____ Expiration Date of Certification or License: _____

Date of Signature: _____

Inspection of Subject: ☐ None ☐ Interior and Exterior ☐ Exterior-Only

Date of Inspection (if applicable): _____

Borrower	City of Madison	File No.	210712-MADCITY#2
Property Address	400+ W 4th St		
City	Madison	County	Jefferson
		State	IN
		Zip Code	47250
Lender/Client	City of Madison, Bob Courtney-Mayor		

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SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	400+ W 4th St
	Legal Description	To Be A Part of Deed #2015/03922
	City	Madison
	County	Jefferson
	State	IN
	Zip Code	47250
	Census Tract	9664.00
	Map Reference	31500 - Part of Parcel #39-08-35-333-040.000-007
PRICE & DATE	Contract Price	\$ 0
	Date of Contract	N/A
PARTIES	Borrower	City of Madison
	Lender/Client	City of Madison, Bob Courtney-Mayor
STRUCTURE & IMPROVEMENTS	Size (Square Feet)	
	Price per Square Foot	\$
	Location	Avg/Urban
	Age	
	Condition	
	Total Rooms	
	Bedrooms	
	Baths	
APPRAISER	Appraiser	Katherine E. Love
	Effective Date of Appraisal	07/12/2021
VALUE	Opinion of Value	\$ 20,000

MADCITY#2/LOT

File No. 210712-MADCITY#:

[Y2K]

Appraisal Services of Jefferson County, Inc.
Form IND - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Photograph Addendum

Borrower	City of Madison				
Property Address	400+ W 4th St				
City	Madison	County	Jefferson	State	IN Zip Code 47250
Lender/Client	City of Madison, Bob Courtney-Mayor				



10' x 16' Block Storage Building



Site View



Street View

Photograph Addendum

Borrower	City of Madison				
Property Address	400+ W 4th St				
City	Madison	County	Jefferson	State	IN Zip Code 47250
Lender/Client	City of Madison, Bob Courtney-Mayor				



Gravel Portion of Site View

PRIVACY NOTICE

Pursuant to the Gramm-Leach-Bliley Act of 1999, effective July 1, 2001, Appraisers, along with all providers of personal financial services are now required by federal law to inform their clients of the policies of the firm with regard to the privacy of client nonpublic personal information. As professionals, we understand that your privacy is very important to you and are pleased to provide you with this information.

Types of Nonpublic Personal Information We Collect

In the course of performing appraisals, we may collect what is known as "nonpublic personal information" about you. This information is used to facilitate the services that we provide to you and may include the information provided to us by you directly or received by us from others with your authorization.

Parties to Whom We Disclose Information

We do not disclose any nonpublic personal information obtained in the course of our engagement with our clients to nonaffiliated third parties, except as necessary or as required by law. By way of example, a necessary disclosure would be to our employees, and in certain situations, to unrelated third party consultants who need to know that information to assist us in providing appraisal services to you. All of our employees and any third party consultants we employ are informed that any information they see as part of an appraisal assignment is to be maintained in strict confidence within the firm.

A disclosure required by law would be a disclosure by us that is ordered by a court of competent jurisdiction with regard to a legal action to which you are a party.

Confidentiality and Security

We will retain records relating to professional services that we have provided to you for a reasonable time so that we are better able to assist you with your needs. In order to protect your nonpublic personal information from unauthorized access by third parties, we maintain physical, electronic and procedural safeguards that comply with our professional standards to insure the security and integrity of your information.

Please feel free to call us any time if you have any questions about the confidentiality of the information that you provide to us.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale. (Source: FDIC Interagency Appraisal and Evaluation Guidelines, October 27, 1994.)

* Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgement.

STATEMENT OF LIMITING CONDITIONS AND CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is valued on the basis of it being under responsible ownership.
2. Any sketch provided in the appraisal report may show approximate dimensions of the improvements and is included only to assist the reader of the report in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. Any distribution of valuation between land and improvements in the report applies only under the existing program of utilization. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
5. The appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous waste, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. This appraisal report must not be considered an environmental assessment of the subject property.
6. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
7. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice, and any applicable federal, state or local laws.
8. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
9. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.
10. The appraiser is not an employee of the company or individual(s) ordering this report and compensation is not contingent upon the reporting of a predetermined value or direction of value or upon an action or event resulting from the analysis, opinions, conclusions, or the use of this report. This assignment is not based on a required minimum, specific valuation, or the approval of a loan.

CERTIFICATION: The appraiser certifies and agrees that:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
9. Unless otherwise indicated, I have made a personal inspection of the interior and exterior areas of the property that is the subject of this report, and the exteriors of all properties listed as comparables.
10. Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

ADDRESS OF PROPERTY ANALYZED: 400 W 4th St, Madison, IN 47250

APPRAISER: Katherine E Love

Signature: _____
Name: Katherine E. Love
Title: Indiana Certified Residential Appraiser
State Certification #: _____
or State License #: CR69201249
State: IN Expiration Date of Certification or License: 06/30/2022
Date Signed: 08/06/2021

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____
Name: _____
State Certification #: _____
or State License #: _____
State: _____ Expiration Date of Certification or License: _____
Date Signed: _____
☐ Did ☐ Did Not Inspect Property

Location Map

Borrower	City of Madison				
Property Address	400+ W 4th St				
City	Madison	County	Jefferson	State	IN Zip Code 47250
Lender/Client	City of Madison, Bob Courtney-Mayor				



Aerial

Borrower	City of Madison				
Property Address	400+ W 4th St				
City	Madison	County	Jefferson	State	IN Zip Code 47250
Lender/Client	City of Madison, Bob Courtney-Mayor				



Type notes here	Printed 07/07/2021	The purpose of this map is to display the geographic location of a variety of data sources frequently updated from local government and other agencies. Neither WTH Technology nor the agencies providing this data make any warranty concerning its accuracy or merchantability. And no part of it should be used as a legal description or document.
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General
Bills
Deductions
Assessments

Owner and General Parcel Information

Property Card	Show Property Card
Tax History Data	Show Tax History
Owner Name	MVP1014 LLC
State Parcel Number	39-08-35-333-040.000-007
Parcel Number	39-08-35-333-040.000-007
Map Number	
Legal Description	011-03091-00 (combine) L&S ADD N and PT BLK N Sering & Leonard ADD N PT 11-113.2-43 416 PRESBYTERIAN AVE
Acreage	0.0000
Location Address	416 PRESBYTERIAN AVE MADISON, IN 47250-0000
Owner Address	420 Elm St MADISON, IN 47250

TaxBill History Information

Tax Year	Spring	Fall	Due
----------	--------	------	-----

Borrower	City of Madison				
Property Address	400+ W 4th St				
City	Madison	County	Jefferson	State	IN Zip Code 47250
Lender/Client	City of Madison, Bob Courtney-Mayor				

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER

Sherry Ebel
AUDITOR, JEFFERSON CO.

10/20/2015

201503922 WD \$18.00
10/30/2015 03:12:41P 2 PGS
Leigh Koehler
Jefferson County Recorder IN
Recorded as Presented



WARRANTY DEED

Parcel Number: 39-08-35-333-040,000-007

39-08-35-333-039,000-007

Property Address: 416 Presbyterian Ave
433 ~~Presbyterian Ave~~ W. Fourth St.
Madison, IN 47250

THIS INDENTURE WITNESSETH, that MTP, L.L.C., a Limited Liability Company organized and existing under the laws of the State of Indiana, **CONVEYS and WARRANTS** to MVP1014, LLC, AN INDIANA LIMITED LIABILITY COMPANY, for and in consideration of the sum of One and No/100 Dollars (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following-described real estate, located in JEFFERSON County, Indiana, to-wit:

A part of Block "N" in Sering and Leonard's Addition North to the City of Madison. Commencing at the Southwest corner of said Block at the intersection of Vine Street and Presbyterian Avenue; thence North with the East line of Vine Street, 76 feet, more or less, to once Adam Weber's lot; thence East 63 feet to the Southeast corner of said Weber lot; thence North with the East line of Weber's lot to the South line of Fourth Street; thence East with the South line of Fourth Street to an alley, (dividing said Block "N"); running North and South; thence South with said alley to Presbyterian Avenue; thence West with the North line of said Avenue 131 feet, more or less, to the place of beginning.

ALSO: The West half of the Northwest Quarter of Block "N" in Sering & Leonard's Addition North to the City of Madison.

Being and intended to be the same real estate conveyed to the grantor herein by Warranty Deed dated April 4, 2013 and recorded April 12, 2013 as Instrument #2013-01368 in the office of the Recorder of Indiana County, Indiana.

Subject to all liens and encumbrances of record.

The undersigned member executing this Deed on behalf of the Grantor states that no Indiana Gross Income Tax is due on this conveyance.

The undersigned person executing this Deed on behalf of Grantor represents and certifies that he is fully empowered, by proper resolution, to execute and deliver this deed, that Grantor has full capacity to convey the real estate described herein; and that all necessary company action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 29th day of October, 2015

MTP, L.L.C.

Brian J. Pollock
By: BRIAN J. POLLOCK, SOLE MEMBER

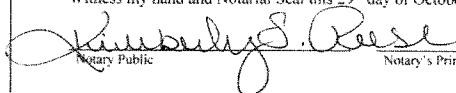
B 1809 3
JCLT

Borrower	City of Madison				
Property Address	400+ W 4th St				
City	Madison	County	Jefferson	State	IN Zip Code 47250
Lender/Client	City of Madison, Bob Courtney-Mayor				

STATE OF INDIANA , COUNTY OF JEFFERSON, ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared, MTP, L.L.C. by **Barry Pollock, Sole Member**, who acknowledged execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 29th day of October, 2015


 Notary Public Notary's Printed Name

My Commission Expires:..... Residing in Co.,

This Instrument Prepared By: *Anthony J. Castor, Attorney at Law*
 320 Walnut Street
 Madison, IN 47250
 (812) 265-6110



Ain File Number: 2015-362

ksr

Grantee's address & Address for Mailing of Tax Statements:
 420 Elm St
 Madison, IN 47250

Exhibit D



APPRAISAL OF REAL PROPERTY

LOCATED AT:

400+ W 4th St
L & S Add & Pt Blk N Sering & Leonard
Madison, IN 47250

FOR:

City of Madison
101 W Main St
Madison, IN 47250

AS OF:

10/27/2021

BY:

Jeffrey David Thomas
Appraisals, Inc.
P.O. Box 3700
Lawrenceburg, IN 47025

Borrower	City of Madison	File No.	210861
Property Address	400+ W 4th St		
City	Madison	County	Jefferson
		State	IN
		Zip Code	47250
Lender/Client	City of Madison		

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SUMMARY OF SALIENT FEATURES

SUBJECT INFORMATION	Subject Address	400+ W 4th St
	Legal Description	L & S Add & Pt Blk N Sering & Leonard
	City	Madison
	County	Jefferson
	State	IN
	Zip Code	47250
	Census Tract	9664.00
	Map Reference	31500
SALES PRICE	Sale Price	\$ 17,000
	Date of Sale	07/17/2021
CLIENT	Borrower	City of Madison
	Lender/Client	City of Madison
DESCRIPTION OF IMPROVEMENTS	Size (Square Feet)	
	Price per Square Foot	\$
	Location	Average-good
	Age	
	Condition	
	Total Rooms	
	Bedrooms	
	Baths	
APPRAISER	Appraiser	Jeffrey David Thomas
	Date of Appraised Value	10/27/2021
VALUE	Opinion of Value	\$ 19,000

Appraisal Compliance Certification

Subject Property Address

400+ W 4th St

Madison, IN 47250

Legal Description

L & S Add & Pt Blk N Sering & Leonard

Effective Date of Appraisal:

10/27/2021

File Number:

210861

a la mode, inc., certifies that the ordering and delivery of the above referenced appraisal report, the ("REPORT"), was completed using the proprietary workflow and policies of the Mercury Network vendor management platform. The following specific features were used for this order.

- ☐ Intelligent Appraiser Selection System (ISS) was used to automatically select the appraiser from either the complete Mercury Network appraiser pool or a custom lender built fee panel.
- ☐ Double-Blind communication was enabled which restricts free-form communication between the appraiser and person placing the order. All status messages are restricted to pre-written, system supplied text. The identity of the appraiser is concealed until the appraisal is delivered.

The undersigned appraiser(s) responsible for preparing the above referenced appraisal report hereby certify that the report was completed and the opinion of value developed in accordance with USPAP standards; And, at no time did any employee, director, officer, or agent of the lender, or any other third party acting as joint venture partner, independent contractor, appraisal company, appraisal management company, or partner on behalf of the lender, influence or attempt to influence the development, reporting, result, or review of the REPORT.

The appraiser(s) further certify that at no time were they provided with or informed of any estimate regarding the Subject Property's value including but not limited to a borrower estimate of value, proposed loan amount, or loan to value ratio (LTV), except in the case of purchase transactions where according to USPAP Standards Rule 1-5(a) the appraiser is required to analyze all agreements of sale, options, and listings of the subject property as of the effective date of the appraisal.

a la mode, inc. is not a party to this agreement and does not have any obligations with respect to the certifications made by the appraiser(s). Any claims or disputes based on this certification are between the appraiser(s) and the recipient of the certification.

Appraiser <div style="border-bottom: 1px solid black; margin-bottom: 5px;"> </div> <div style="display: flex; justify-content: space-between;"> Signature </div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"> Jeffrey David Thomas </div> <div style="display: flex; justify-content: space-between;"> Appraiser </div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"> P.O. Box 3700 </div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"> Lawrenceburg, IN 47025 </div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"> CG49400168 </div> <div style="display: flex; justify-content: space-between;"> License or Certification # </div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"> 10/28/2021 </div> <div style="display: flex; justify-content: space-between;"> Date of Report/Signature </div>	Supervisory Appraiser (if required) or Co-Appraiser (if applicable) <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="display: flex; justify-content: space-between;"> Signature </div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="display: flex; justify-content: space-between;"> Supervisory or Co-Appraiser </div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="display: flex; justify-content: space-between;"> License or Certification # </div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> <div style="display: flex; justify-content: space-between;"> Date of Signature </div>
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Borrower	City of Madison	File No. 210861
Property Address	400+ W 4th St	
City	Madison	County Jefferson State IN Zip Code 47250
Lender/Client	City of Madison	

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- ☒ Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- ☐ Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Reasonable Exposure Time

(USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)

My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is:

120 days

Comments on Appraisal and Report Identification

Note any USPAP-related issues requiring disclosure and any state mandated requirements:

Exposure time is a retrospective opinion, looking back (from the effective date) to the beginning of the "hypothetical" process of selling the property, so that the sale would have been consummated on the "effective date" of the appraisal. A reasonable exposure time for the subject would be 120 days. The exposure time was developed in the process of estimating market value.

I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three year period preceding acceptance of this assignment.

APPRAISER:

Signature: Jeffrey D. Thomas
 Name: Jeffrey David Thomas
 Certified General Appraiser
 State Certification #: CG49400168
 or State License #:
 State: IN Expiration Date of Certification or License: 06/30/2022
 Date of Signature and Report: 10/28/2021
 Effective Date of Appraisal: 10/27/2021
 Inspection of Subject: ☐ None ☐ Interior and Exterior ☒ Exterior-Only
 Date of Inspection (if applicable): 10/27/2021

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____
 Name: _____
 State Certification #: _____
 or State License #: _____
 State: _____ Expiration Date of Certification or License: _____
 Date of Signature: _____
 Inspection of Subject: ☐ None ☐ Interior and Exterior ☐ Exterior-Only
 Date of Inspection (if applicable): _____

ADDITIONAL CERTIFICATION

Borrower	City of Madison	File No.	210861
Property Address	400+ W 4th St		
City	Madison	County	Jefferson
		State	IN
		Zip Code	47250
Lender/Client	City of Madison		

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items or significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, professional analyses, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form. I certify that, to the best of my knowledge and belief: The statements of fact contained in this report are true and correct. The report analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.
4. I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. My engagement in this assignment was not contingent upon developing or reporting predetermined results. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice in place, as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of the market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have made a personal inspection of the property that is the subject of this report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. No one provided significant professional assistance to the person signing this report.

If I relied on significant professional assistance from any individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report, therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

Exposure time is a retrospective opinion, looking back (from the effective date) to the beginning of the "hypothetical" process of selling the property, so that the sale would have been consummated on the "effective date" of the appraisal. A reasonable exposure time for the subject would be 120 days. The exposure time was developed in the process of estimating market value.

I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three year period preceding acceptance of this assignment.

APPRAISER:

Signature: Jeffrey D. Thomas
Name: Jeffrey David Thomas
Date Signed: 10/28/2021
State Certification #: CG49400168
or State License #: _____
State: IN
Expiration Date of Certification or License: 06/30/2022

SUPERVISORY APPRAISER (only if required):

Signature: _____
Name: _____
Date Signed: _____
State Certification #: _____
or State License #: _____
State: _____
Expiration Date of Certification or License: _____

☐ Did ☐ Did Not Inspect Property

Appraisals, Inc. (812) 584-3533
LAND APPRAISAL REPORT

File No. 210861

SUBJECT	Borrower <u>City of Madison</u>		Census Tract <u>9664.00</u>		Map Reference <u>31500</u>	
	Property Address <u>400+ W 4th St</u>					
	City <u>Madison</u>		County <u>Jefferson</u>		State <u>IN</u> Zip Code <u>47250</u>	
	Legal Description <u>L & S Add & Pt Blk N Sering & Leonard</u>					
NEIGHBORHOOD	Sale Price \$ <u>17,000</u>		Date of Sale <u>07/17/2021</u>		Loan Term <u>N/A</u> yrs.	
	Actual Real Estate Taxes \$ <u>0</u>		(yr) Loan charges to be paid by seller \$ <u>0</u>		Other sales concessions <u>None</u>	
	Lender/Client <u>City of Madison</u>		Address <u>101 W Main St, Madison, IN 47250</u>			
	Occupant <u>MVP1014 LLC</u>		Appraiser <u>Jeffrey David Thomas</u>		Instructions to Appraiser <u>Subject has not been listed in the last 12 mths.</u>	
	Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural					
	Built Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25% to 75% <input type="checkbox"/> Under 25%		Employment Stability <input type="checkbox"/> Good <input checked="" type="checkbox"/> Avg. <input type="checkbox"/> Fair <input type="checkbox"/> Poor			
	Growth Rate <input type="checkbox"/> Fully Dev. <input type="checkbox"/> Rapid <input type="checkbox"/> Steady <input type="checkbox"/> Slow		Convenience to Employment <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>			
	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining		Convenience to Shopping <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>			
	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Oversupply		Convenience to Schools <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>			
	Marketing Time <input type="checkbox"/> Under 3 Mos. <input checked="" type="checkbox"/> 4-6 Mos. <input type="checkbox"/> Over 6 Mos.		Adequacy of Public Transportation <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>			
SITE	Present <u>87</u> % One-Unit <u>2</u> % 2-4 Unit <u>1</u> % Industrial <u>3</u> % Vacant		% Apts. <u>1</u> % Condo <u>6</u> % Commercial			
	Land Use <u>1</u> % Industrial <u>3</u> % Vacant					
	Change in Present Land Use <input type="checkbox"/> Not Likely <input checked="" type="checkbox"/> Likely (*) <input type="checkbox"/> Taking Place (*)					
	Predominant Occupancy <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <u>3</u> % Vacant					
	One-Unit Price Range \$ <u>50,000</u> to \$ <u>600,000</u>		Predominant Value \$ <u>175,000</u>			
	One-Unit Age Range <u>New</u> yrs. to <u>100+</u> yrs.		Predominant Age <u>10</u> yrs.			
	Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise)					
	Madison has a good local economy with additional employment centers in Madison, N Vernon, Northern Kentucky. All these communities are within 45 minutes of the subject market area. There is a wide variety of goods and services within the subject's immediate area. The area is well maintained with the improvements showing above average condition and appeal. Thus, the over all marketability is good.					
	MARKET DATA ANALYSIS	Dimensions <u>131x75 Pending survey</u>		= <u>9,825 sf .23 ac</u>		<input type="checkbox"/> Corner Lot
Zoning Classification <u>Residential</u>		Present Improvements <input checked="" type="checkbox"/> Do <input type="checkbox"/> Do Not Conform to Zoning Regulations				
Highest and Best Use <input checked="" type="checkbox"/> Present Use <input type="checkbox"/> Other (specify)						
Public <input type="checkbox"/> Other (Describe)						
Elec. <input checked="" type="checkbox"/>		Topo <u>Generally level</u>				
Gas <input checked="" type="checkbox"/>		Size <u>Typical</u>				
Water <input checked="" type="checkbox"/>		Shape <u>Nearly rectangular</u>				
San. Sewer <input checked="" type="checkbox"/>		View <u>Average</u>				
<input type="checkbox"/> Underground Elect. & Tel.		Drainage <u>Appears adequate</u>				
		Is the property located in a FEMA Special Flood Hazard Area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No				
RECONCILIATION	Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions)					
	not examined. The site is typical in size and is accepted by the local market place with a strong demand for resale and is adequate for proposed improvements. The subject site is located within the 100 year flood plain. This will have a negative impact on both marketability and value; However, the proposed use as parking or park will not be effected.					
	The undersigned has recited the following recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.					
	ITEM		SUBJECT PROPERTY		COMPARABLE NO. 1	
	Address <u>400+ W 4th St</u>		<u>233 Green Rd</u>		<u>701 W 1st St</u>	
	<u>Madison, IN 47250</u>		<u>Madison, IN 47250</u>		<u>Madison, IN 47250</u>	
	Proximity to Subject		<u>1.57 miles N</u>		<u>0.32 miles SW</u>	
	Sales Price		\$ <u>17,000</u>		\$ <u>10,500</u>	
	Price \$/Sq. Ft.		\$		\$	
	Data Source(s)		<u>Inspected/CTHS</u>		<u>MLS#2020011941-Assr-DOM 21</u>	
ITEM		DESCRIPTION		++ \$ Adjust.		
Date of Sale/Time Adj.		<u>07/17/2021</u>		<u>05/26/2021</u>		
Location		<u>Average-good</u>		<u>Average-good</u>		
Site/View		<u>Average</u>		<u>+6,500</u>		
Lot size		<u>.23 ac</u>		<u>.28 ac</u>		
Outbuildings		<u>None</u>		<u>None</u>		
Topography		<u>Generally level</u>		<u>Limited access</u>		
Sales or Financing		<u>0</u>		<u>0</u>		
Concessions		<u>0</u>		<u>0</u>		
Net Adj. (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ <u>-6,000</u>		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ <u>8,500</u>		
Indicated Value of Subject		\$ <u>19,000</u>		\$ <u>19,000</u>		
Comments on Market Data <u>Due to minimal verifiable transfers of similar tracts within the subject's area, it was necessary to utilize a dated sale and slightly larger lots. While comp 3 is dated, it was used due to similar site/view, topography, location and limited data. Sale 2 is considered to be the best due to most recent transfer and close proximity.</u>						
Comments and Conditions of Appraisal <u>The subject's neighborhood is primarily owner occupied. As a result, the income approach could not be completed. Due to no improvements being located on the subject site the cost approach could not be completed.</u>						
*****The subject has not sold within the last 36 months, nor has it been listed within the last 12 months.						
*****Comparable sales have not sold within the prior 12 months of the appraisal.						
Final Reconciliation <u>The sales comparison analysis was the only approach given weight and is considered to be the most direct and reliable indication of what properties similar to that of the subject type are selling for in the open market place.</u>						
I (WE) ESTIMATE THE MARKET VALUE, AS DETERMINED, OF THE SUBJECT PROPERTY AS OF <u>10/27/2021</u> TO BE \$ <u>19,000</u>						
Appraiser <u>Jeffrey David Thomas</u>		Supervisory Appraiser (if applicable)				
Date of Signature and Report <u>10/28/2021</u>		Date of Signature				
Title <u>Certified General Appraiser</u>		Title				
State Certification # <u>CG49400168</u>		State Certification #				
Or State License #		Or State License #				
Expiration Date of State Certification or License <u>06/30/2022</u>		Expiration Date of State Certification or License				
Date of Inspection (if applicable) <u>10/27/2021</u>		Date of Inspection				
		<input type="checkbox"/> Did <input type="checkbox"/> Did Not Inspect Property				

Subject Photo Page

Borrower	City of Madison					
Property Address	400+ W 4th St					
City	Madison	County	Jefferson	State	IN	Zip Code 47250
Lender/Client	City of Madison					



Subject Front

400+ W 4th St
Sales Price 17,000
Gross Living Area
Total Rooms
Total Bedrooms
Total Bathrooms
Location Average-good
View Average
Site
Quality
Age



Subject Rear



Subject Street

Photograph Addendum

Borrower	City of Madison					
Property Address	400+ W 4th St					
City	Madison	County	Jefferson	State	IN	Zip Code 47250
Lender/Client	City of Madison					



View



View



Street

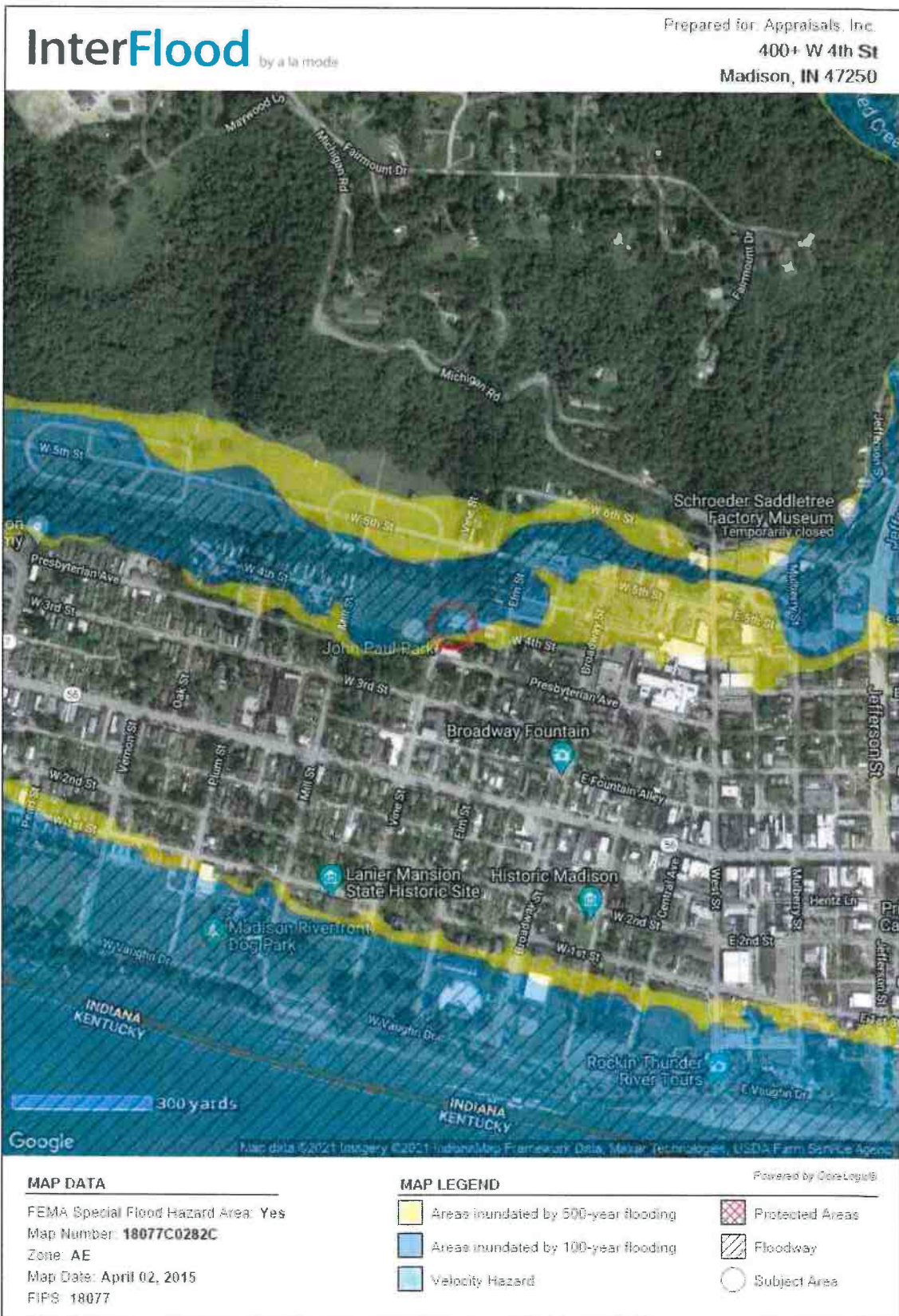
Location Map

Borrower	City of Madison				
Property Address	400+ W 4th St				
City	Madison	County	Jefferson	State	IN
				Zip Code	47250
Lender/Client	City of Madison				



Flood Map

Borrower	City of Madison					
Property Address	400+ W 4th St					
City	Madison	County	Jefferson	State	IN	Zip Code 47250
Lender/Client	City of Madison					



Plat Map

Borrower	City of Madison					
Property Address	400+ W 4th St					
City	Madison	County	Jefferson	State	IN	Zip Code 47250
Lender/Client	City of Madison					



Type notes here	Printer: 3/1/2021	The purpose of this map is to display the geographic location of a variety of data points frequently utilized from local government and other agencies. Neither WTR Technology nor the agencies providing the data make any warranty concerning its accuracy or timeliness. And no part of it should be used as a legal description or document.
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General
Bills

Tax Assessor's Map

Borrower	City of Madison				
Property Address	400+ W 4th St				
City	Madison	County	Jefferson	State	IN
Lender/Client	City of Madison	Zip Code	47250		

39-08-35-333-940-000-007
Parcel Number
39-08-35-333-940-000-007
Parent Parcel Number
0110309100

416 PRESBYTERIAN AVE
Owner
10/30/2015 MVP1014 LLC
04/11/2013 MTP LLC
04/11/2013 MTP LLC
01/01/1900 Pollock Barry

400, Vacant Land
Transfer Of Ownership
Doc ID Code Book/Page Sale Price
201301367 \$00
2013/ \$00
2013/ \$00

MVP1014 LLC
Ownership
MVP1014 LLC
420 Elm St
Madison, IN 47250
Legal
011-03091-60 (combine) L&S ADD N
and PT BLK N Seiring & Leonard
ADD N PT 11-13.2-43 416

39-08-35-333-940-000-007
General Information
Parcel Number
39-08-35-333-940-000-007
Parent Parcel Number
0110309100

Property Class 400
Vacant Land

COMMERCIAL

Valuation Records (work in progress; values are not certified values and are subject to change)

Assessment Year	2021	2020	2019	2018	2017
Reason For Change	GEN REVAL	GEN REVAL	AA	AA	AA
As Of Date	06/28/2021	06/30/2020	06/26/2019	01/01/2018	06/01/2017
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Notice Required					
Land	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900
Land Res(1)	\$00	\$00	\$00	\$00	\$00
Land Non Res(2)	\$00	\$00	\$00	\$00	\$00
Land Non Res(3)	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900
Improvement	\$00	\$00	\$00	\$00	\$00
Imp Res(1)	\$00	\$00	\$00	\$00	\$00
Imp Non Res(2)	\$00	\$00	\$00	\$00	\$00
Imp Non Res(3)	\$00	\$00	\$00	\$00	\$00
Total	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900
Total Res(1)	\$00	\$00	\$00	\$00	\$00
Total Non Res(2)	\$00	\$00	\$00	\$00	\$00
Total Non Res(3)	\$17,900	\$17,900	\$17,900	\$17,900	\$17,900

Land Type	Soil ID	Act Front	Size	Adj Rate	Ext Value	Value
Fci		68	68x151	\$375	\$25,500	\$10,460
Fci		76	76x63	\$240	\$18,240	\$7,480

Land Computations
Calculated Acreage 0.35
Developer Discount
Parcel Acreage 0.35

Characteristics
Topography
Level
Public Utilities
All
Streets or Roads
Paved, Sidewalk

Printed Tuesday, October 26, 2021



Indiana Professional Licensing Agency
Real Estate Appraiser Licensure Board
402 West Washington Street, Room W072
Indianapolis, Indiana 46204 (317) 232-2960

Certified General Appraiser License

License number	Expiration date	License status
CG49400168	06/30/2022	Active

Jeffrey David Thomas

Eric J. Holcomb
Governor
State of Indiana

Deborah J. Frye
Executive Director
Indiana Professional Licensing Agency

STATE INFORMATION (PAGE 1 OF 1)

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal assignment, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
3. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. The appraiser has noted in this appraisal report any adverse conditions (such as the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent deficiencies or adverse conditions of the property (such as, but not limited to, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
5. If the appraiser has based his or her appraisal report and valuation conclusion for an appraisal subject to certain conditions, it is assumed that the conditions will be met in a satisfactory manner.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the subject property. I reported the site characteristics in factual, specific terms.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
9. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
10. I have knowledge and experience in appraising this type of property in this market area.
11. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
12. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
13. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
14. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
15. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
16. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
17. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
18. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
19. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Certifications

File # 210861

20. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

21. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.

22. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature", as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

23. Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature", as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER

Signature Jeffrey D. Thomas
 Name Jeffrey David Thomas
 Company Name Appraisals, Inc.
 Company Address P.O. Box 3700
Lawrenceburg, IN 47025
 Telephone Number (812) 584-3533
 Email Address jeffdthomas1@comcast.net
 Date of Signature and Report 10/28/2021
 Effective Date of Appraisal 10/27/2021
 State Certification # CG49400168
 or State License # _____
 or Other (describe) _____ State # _____
 State IN
 Expiration Date of Certification or License 06/30/2022

ADDRESS OF PROPERTY APPRAISED

400+ W 4th St
Madison, IN 47250
 APPRAISED VALUE OF SUBJECT PROPERTY \$ 19,000

LENDER/CLIENT

Name _____
 Company Name City of Madison
 Company Address 101 W Main St
Madison, IN 47250
 Email Address _____

SUPERVISORY APPRAISER (ONLY IF REQUIRED)

Signature _____
 Name _____
 Company Name _____
 Company Address _____
 Telephone Number _____
 Email Address _____
 Date of Signature _____
 State Certification # _____
 or State License # _____
 State _____
 Expiration Date of Certification or License _____

SUBJECT PROPERTY

- ☐ Did not inspect subject property
☐ Did inspect exterior of subject property from street
 Date of Inspection _____
☐ Did inspect interior and exterior of subject property
 Date of Inspection _____

COMPARABLE SALES

- ☐ Did not inspect exterior of comparable sales from street
☐ Did inspect exterior of comparable sales from street
 Date of Inspection _____

FROM: Jeffrey D. Thomas Appraisals, Inc. P.O. Box 3700 Lawrenceburg, IN 47025 jeffdthomas1@comcast.net Telephone Number: (812) 584-3533 Fax Number: (812) 537-3543		INVOICE																									
TO: Mindy McGee, Deputy Mayor/Chief of Staff City of Madison 101 W Main St Madison, IN 47250 Telephone Number: (812) 265-8300 Fax Number: (502) 268-3522 Alternate Number: E-Mail: mmcgee@madison-in.gov		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: center;">INVOICE NUMBER</th> </tr> <tr> <td style="width: 50%;"></td> <td style="text-align: center;">210861</td> </tr> <tr> <th colspan="2" style="text-align: center;">DATE</th> </tr> <tr> <td></td> <td style="text-align: center;">10/28/2021</td> </tr> <tr> <th colspan="2" style="text-align: center;">REFERENCE</th> </tr> <tr> <td>Internal Order #:</td> <td>210861</td> </tr> <tr> <td>Lender Case #:</td> <td></td> </tr> <tr> <td>Client File #:</td> <td></td> </tr> <tr> <td>Main File # on form:</td> <td>210861</td> </tr> <tr> <td>Other File # on form:</td> <td></td> </tr> <tr> <td>Federal Tax ID:</td> <td></td> </tr> <tr> <td>Employer ID:</td> <td>Jeffrey</td> </tr> </table>		INVOICE NUMBER			210861	DATE			10/28/2021	REFERENCE		Internal Order #:	210861	Lender Case #:		Client File #:		Main File # on form:	210861	Other File # on form:		Federal Tax ID:		Employer ID:	Jeffrey
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Legal Description: L & S Add & Pt Blk N Sering & Leonard																											
FEES		AMOUNT																									
Land		325.00																									
SUBTOTAL		325.00																									
PAYMENTS		AMOUNT																									
Check #:	Date:	Description:																									
Check #:	Date:	Description:																									
Check #:	Date:	Description:																									
SUBTOTAL																											
TOTAL DUE			\$ 325.00																								

Board Appointment Roster
12/16/2022

Group	Appointee	Authority	Appt. Date	yr	Exp. Date
Aviation	Cris Sauer (D)	Mayor	4/1/2013	1+	Perpetual
Aviation	Dick Goodman (D)	Mayor	1994	1+	Perpetual
Aviation	Eric Obsuth	Mayor	Sept. 2021	1+	Perpetual
Aviation	Cliff Robinson(R)	Mayor	1991	1+	Perpetual
Board of Public Works	Bob Courtney (Mayor)	Mayor	10/15/2019	1+	perpetual
Board of Public Works	Dave Carlow	Mayor	1/4/2016	1+	perpetual
Board of Public Works	Karl Eaglin	Mayor	1/6/2020	1+	perpetual
Economic Development	Louis Gottsponer	Mayor	2/25/2022	3	2/1/2025
Economic Development	Gayle Spaulding	City Council	3/9/2022	2	2/1/2024
Economic Development	Tim Armstrong (1st 1 yr. term oath 10/2020)	County Council	10/2/2020	1+	2/1/2023
Golf Board	Kenton Williams	Mayor	6/1/2021	1+	
Golf Board	Kathy Crafton	Mayor	6/1/2021	1+	
Golf Board	Karl Eaglin	Mayor	6/1/2021	1+	
Golf Board	Jake Shockley	Mayor	8/30/2022	1+	
Historic District Board	Mike Pittman (agreed to continue)	Mayor w/ Council Consent	1/7/2020	3	12/31/2022
Historic District Board	Owen McCall	Mayor w/ Council Consent	1/4/2018	3	12/31/2023
Historic District Board	Tom Stark (agreed to continue)	Mayor w/ Council Consent	1/7/2020	3	12/31/2022
Historic District Board	Josh Wilber	Mayor w/ Council Consent	1/19/2018	3	12/31/2023
Historic District Board	Jerome Vernon (resigned/awaiting replacement)	Mayor w/ Council Consent	1/4/2018	3	12/31/2023
Historic District Board	Carol Ann Rogers (agreed to continue)	Mayor w/ Council Consent	4/25/2022	3	12/31/2022
Historic District Board	Sandy Palmer	Mayor w/ Council Consent	4/25/2022	3	12/31/2024
Human Relations	Katy Hadley	Mayor w/Council consent	12/27/2021	3	12/31/2024
Human Relations	Jessica McAlister	Mayor w/Council consent	1/4/2022	3	12/31/2024
Human Relations	Bill Johnson	Mayor w/Council consent	12/28/2021	3	12/31/2024
Human Relations	J'Easha Cornelius *Bob will ask to renew	Mayor w/Council consent		3	12/31/2022
Human Relations	Shirley Kloefer	Mayor w/Council consent	1/1/2023	3	12/31/2025
Human Relations	Roland Newman	Mayor w/Council consent	1/1/2021	3	12/31/2023
Human Relations	Shane Bruner	Mayor w/council consent	1/1/2022	3	12/31/2023

Board Appointment Roster
12/16/2022

Human Relations	Tony Schroeder	Mayor w/council consent	12/27/2021	3	12/31/2024
Human Relations	Season Jackson *resigning 12/31	Mayor w/council consent	1/7/2020	3	12/31/2022
PACE Review	Jim Bartlett	City Council	1/10/2022	3	12/31/2024
PACE Review	Bill Ohlendorf *resigning 12/31	City Council	1/7/2020	3	12/31/2022
PACE Review	Steve O'Rear	Mayor	1/27/2022	3	12/31/2024
PACE Review	Cara Fox (2nd term)	Mayor	1/7/2020	3(2)	12/31/2023
PACE Review	Lisa Ferguson (agreed to serve new term)	Mayor	1/20/2022	3	12/31/2022
PACE Review	vacant	County Commissioners		3	
Park Comm.	Phil Kahn	Mayor (apt. unexp. Term of Spaulding)	12/21/2021	4	12/31/2024
Park Comm.	Carla Krebs	Mayor	12/21/2021	4	12/31/2025
Park Comm.	David Hertz	Mayor (apt. to unex. term of Bronkella)	8/19/2022	4	12/31/2023
Park Comm.	Jake Shockley	Mayor (apt. to unex. Term of Laughlin)	8/3/2022	4	12/31/2024
Plan Commission	vacant	Mayor	1/7/2019	4	12/31/2022
Plan Commission	Jerry Ralston	Council	1/7/2020	4	12/31/2023
Plan Commission	Patrick Thevenow	Council	1/7/2020	4	12/31/2023
Plan Commission	Josh Wilber	Mayor	1/7/2020	4	12/31/2023
Plan Commission	Mike Armstrong (ff Penningtons term 12/31/20)	Mayor	2/2/2021	4	12/31/2024
Plan Commission	Karl Eaglin (ff Doty's unexp term: now serving 2nd full term)	Mayor	1/7/2021	4	12/31/2024
Plan Commission	Van Crafton (ff Waller's unexp term thru 12/31/23)	Mayor	9/28/2020	4	12/31/2023
Plan Commission	vacant	County (as of 6/2020)	1/14/2019	4	12/31/2022
Plan Commission	Jeff Kernan	County	1/14/2019	4	12/31/2022
Police Merit Board	Paula Menke (ff unexp. Term of K. Rampy)	City Council	9/8/2021	4	12/31/2023
Police Merit Board	Dave Adams (reappointed to new term)	MPD *	1/5/2022	4	12/31/2025
Police Merit Board	Kenton Williams	Mayor *	2/3/2020	4	12/31/2023
Police Merit Board	Bob Waller	MPD (D)	3/22/2019	4	12/31/2023
Police Merit Board	Bill Andrews	Mayor (D) (reappointed)	12/27/2021	4	12/31/2025
Port Authority	Anthony Brandon	Mayor w/ Council Consent	1/7/2020	4	12/31/2023
Port Authority	Ray Wilson	Mayor w/ Council Consent	1/7/2020	4	12/31/2023
Port Authority	Mindy McGee	Mayor w/ Council Consent	12/31/2020	4	12/31/2024

Board Appointment Roster

12/16/2022

Port Authority	Bill Barnes (resigning at end of term)	Mayor w/ Council Consent	1/1/2019	4	12/31/2022
Port Authority	Dave Ott	Mayor w/ Council Consent	12/31/2020	4	12/31/2024
Port Authority	David R. Terrell (agreed to serve new term)	Mayor w/ Council Consent	11/4/2021	4	12/31/2022
Port Authority	Jesse Brewer *resigned, awaiting replacement	Mayor w/ Council Consent	2/4/2020	4	12/31/2023
Public Arts Commission	Kim Nyberg	Mayor w/ Council consent	1/13/2022	3	12/31/2024
Public Arts Commission	Eric Phagan	Mayor w/ Council consent	1/27/2022	2	12/31/2023
Public Arts Commission	Tracy Wyne	Mayor w/ Council consent	1/27/2022	2	12/31/2023
Public Arts Commission	Greg Goodknight (agreed to serve new term)	Mayor w/ Council consent	17-Feb	1	12/31/2022
Public Arts Commission	David Terrell (agreed to serve new term)	Mayor w/ Council consent	6/21/2022	1	12/31/2022
Redevelopment Authority	David Ott	Mayor	9/22/2022	3	9/22/2024
Redevelopment Authority	Ashley Pennington	Mayor	9/22/2022	3	9/22/2024
Redevelopment Authority	Kevin Watkins	Mayor	9/22/2022	3	9/22/2024
Redevelopment Commission	Joe Craig	Council	1/10/2008	1+	perpetual
Redevelopment Commission	John Grote	Mayor	4/8/2014	1+	perpetual
Redevelopment Commission	Dan Hughes	Mayor	3/20/2013	1+	perpetual
Redevelopment Commission	Cary Strouse	Mayor	1/2/2018	1+	perpetual
Redevelopment Commission	David Sutter (ff unexp. Term Studebaker)	Council	9/8/2022	1+	perpetual
Redevelopment Commission	Dr. Teresa Brown (Nonvoting School Rep.)	non voting appointment	9/7/2022		
Revolving Loan	Vacant	Mayor		2	12/31/2022
Revolving Loan	Seth Pennington *agreed to new term	Mayor	5/5/2020	2	12/31/2022
Revolving Loan	Andy Ward	Mayor	5/5/2020	2	12/31/2022
Revolving Loan	Bill Hensler	City Council	1/5/2022	2	12/31/2023
Revolving Loan	Mark Goley	City Council	1/5/2022	2	12/31/2023
Riverfront Develop	Jim Pruett	Mayor			Perpetual
Riverfront Develop	John Bruns	Mayor			Perpetual
Riverfront Develop	JD Webster	Mayor			Perpetual
Riverfront Develop	Kirk Grooms	Mayor			Perpetual
Riverfront Develop	Jeanne Stotts	Mayor			Perpetual
Riverfront Develop	Bob Wall	Mayor			Perpetual

Board Appointment Roster

12/16/2022

Riverfront Develop	Louann Waller	Mayor			Perpetual
Tree Board	Julie Rubio *resigning at term	Mayor w/ Council consent	1/7/2020	3	12/31/2022
Tree Board	Glen Schulte *emailed to ask if will renew	Mayor w/ Council consent	1/27/2022	3	12/31/2022
Tree Board	Teri Adler *emailed to ask if will renew	Mayor w/ Council consent	1/27/2022	3	12/31/2022
Tree Board	Melinda Acree	Mayor w/ Council consent	Jan-19	3	12/31/2024
Tree Board	Jeff Matheney	Mayor w/ Council consent	Aug-13	3	12/31/2024
Jeff Co Board Tourism	Jim Bartlett	City Council	1/10/2022	2	12/31/2023
Jeff Co Board Tourism	Curtis Chatham	City Council	1/18/2022	2	12/31/2023
Jeff Co Board Tourism	Ron Bateman	City Council	1/24/2022	2	12/31/2023
Jeff Co Board Tourism	Wendy Lawson	County Council	1/1/2022	1	12/31/2022
Jeff Co Board Tourism	David Bramer	County Commissioners	1/1/2022	1	12/31/2022
Jeff Co Board Tourism	Victoria Perry	County Commissioners	2/1/2022	1	12/31/2022
Jeff Co Board Tourism	Trevor Crafton	Mayor (reappointed)	12/27/2021	2	12/31/2023
Visit Madison	Nancy Crisp	At Large		2	
Visit Madison	Jenny Eggenstiller	At Large		2	
Visit Madison	Hannah Fagen Secretary/Treasurer	City-Mayor	2020	2	2022
Visit Madison	vacant	JCBT Ex-Officio			
Visit Madison	Natalie Brinson	Tourism Ex-Officio		2	
Visit Madison	Gary Copeland	County Council	2021	2	2023
Visit Madison	Cari Morrison Bear/ VP	Chamber		2	
Visit Madison	Lucy Dattilo President reapp. By Council 1/1/22	City Council	3/3/2020	2	12/31/2023
Visit Madison	Holly Magrath	Chautauqua Rep	Sept. 2021	2	2023
Visit Madison	Jeff Frazier	Ribberfest Rep		2	
Zoning Board of Appeals	Mark Acosta	Mayor	1/14/2022	4	12/31/2025
Zoning Board of Appeals	Rick Ferris	Council	1/14/2019	4	12/31/2022
Zoning Board of Appeals	Scott Baldwin agreed to new term	Mayor	1/7/2019	4	12/31/2022
Zoning Board of Appeals	vacant (Jerry Ralston)???	Plan Commission/Mayor		4	
Zoning Board of Appeals	Nancy Burkhardt	Council	1/14/2021	4	12/31/2024



Strategic Highlights

- We will present the final 3 READI projects to the RDA for approval in January. READI projects (Mulberry Street Corridor Project and Gateway Park Project) have begun construction.
- Wilson Avenue Project was canceled due to the lack of need and neighbors' concerns over the improvements. Those resources are being used on the cost overruns in support of Sunrise Crossing.
- Construction is in process with the Shoppes at Sunrise Crossing, and the retain basin is 90% complete. We planted trees for screening and planned fence insulation in the spring for the east-side neighbors by the basin. Confidential, the 4th Retailer is Kohls. We hope to announce this on Dec 20th. There have been some soil issues that required the developer to invest in additional soil migration. We are in conversations with the potential sit-down restaurant with a bar. This national chain may require a little incentive, but it would be well worth it. We hope to announce by the end of Q1.
- Culver's Restaurant and the Battery Storage Facility (a \$165,000,000 investment) have been approved through all local regulatory requirements. We have several additional national restaurants and retailers who have shown interest in Madison since the announcement of Sunrise Crossing.
- Negotiated the first exclusive agreement with the American Queen Voyages that will commit to minimum visits and impact fee payments for each stop. AQV will give \$50,000 to the city towards a more permanent riverboat landing to be constructed to the west of the existing boat launch to be completed by 2025.
- We have become active in the South-Central Indiana Economic Development Group. Tony attended the Site Selectors Forum on its behalf as well as Madison. This is the first time; we have attended such an event.

- On data-driven decisions, we have had our subscription to Placer.ai software the city. We are sharing with the county, VMI and Main Street as requested. This software is a game changer for us as we go and promote Madison and try and require business to the community.
- Working with the Madison Port Authority on interest in a port facility and additional rail opportunities now that we have the Transload facility under development on the hilltop.

Looking Ahead

- Positive conversations with a grocery store and downtown pharmacy development continues.
- Exploring new residential TIF options and new allocation areas for housing both on the hilltop and downtown.
- Looking to hire a new assistant Director as we are happy that Alyssa has been selected as the Director of the Plainfield ED department.
- Will have another market sector event in the Spring of 2023 for an update on community projects and economic development.

Summary

Project Name	Total Estimated Cost	RDC	Funding Source
1. Clifty Drive	\$3,115,706.50	\$800,000.00	RDC, City, INDOT
2. Crystal Beach	TBD	\$540,000.00	Bond, OCRA, City, RDC
3. Downtown Grocery Store	TBD	\$1,000,000.00	RDC
4. Frank Drive East Intersection Improvements	TBD	\$200,000.00	RDC
5. Habitat for Humanity	TBD	\$150,000.00	RDC
6. Oak Hill Park	\$400,000	\$100,000.00	RDC, City, Private
7. PACE	TBD	\$300,000.00	RDC, City, Paul Bruahn Grant
8. Wayfinding Implimentation	\$100,000	\$20,000.00	RDC (Annually)
9. Public Arts		\$25,000.00	RDC (Annually)
10. READI - Indiana Music City Ampitheater	\$4,169,500	Phase 1 ON HOLD FOR READI 2.0	IEDC, RDC
11. READI - US 421 Gateway Park Project	\$608,000	\$0.00	IEDC
12. READI - Mulberry Street Corridor	\$887,000	\$0.00	IEDC
13. READI - Super Overlook	\$2,000,000	\$750,000.00	RDC
14. READI - Ohio Theatre	\$500,000	\$0.00	IEDC, RDC
15. READI - Madison/Hanover Connector Trail	\$2,500,000	\$0.00	IEDC, RDC
16. The Residents at Sunrise Crossing	\$36,500,000	Purchase and Re-Sale of Land	Private, RDC
17. The Shoppes at Sunrise Crossing	\$17,800,000	\$4,100,000.00	Private, RDC
18. Gaines Park	\$250,000	\$0.00	Private
19. Comfort Station	\$100,000	\$0.00	Private
TOTAL:	\$68,930,207	\$8,185,000.00	

**AN ORDINANCE OF THE COMMON COUNCIL OF THE
CITY OF MADISON, INDIANA, AMENDING RATE ORDINANCE NO.
2022-06, AS AMENDED BY ORDINANCE NO. 2022-10, RELATING TO
THE RATES AND CHARGES FOR THE USE OF AND SERVICES
RENDERED BY THE WATERWORKS SYSTEM OF THE CITY OF
MADISON, INDIANA**

WHEREAS, the City of Madison, Indiana (the “City”) owns, operates and maintains a municipal water utility commonly known as The City of Madison Water Utilities; and

WHEREAS, the City previously adopted Waterworks Rate Ordinance No. 2022-06, as amended by Ordinance No. 2022-10 (collectively, the “Rate Ordinance”), establishing rates and charges for the use of and services rendered by the waterworks system of the City; and

WHEREAS, the City proposes to adjust its waterworks rates and charges to create a separate new class of users; and

WHEREAS, the Clerk-Treasurer of the City has given notice of a public hearing on the proposed amendment as required by law; and

WHEREAS, the public hearing was held before this Council on December 20, 2022, at which time testimony from interested persons was received, after introduction of this ordinance and as provided for in the Act.

NOW THEREFORE BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF MADISON, INDIANA, as follows:

Section 1. The Rate Ordinance is hereby amended to create a separate new class of users, Rural Utility Water Resellers (“Rural Utilities”). The Rural Utilities, as applicable to this Rate Ordinance, are defined as entities organized and in good standing under applicable Internal Revenue Code sections as tax exempt entities, have existing water distribution systems, and that provide water to rural communities through the purchase and sale of water from the City of Madison. Should any conflict arise concerning whether an entity is a qualified Rural Utility, it shall be resolved by the City of Madison Board of Public Works following a duly constituted public meeting. The rates applicable for the Rural Utilities are as follows:

<u>Class of User</u>	<u>Rates Applicable to such Class of Users (per 1,000 gallons)</u>
Rural Utility Water Reseller	\$2.06—1/1/2023 through 12/31/2023 \$2.20—1/1/2024 through 12/31/2024 \$2.35—1/1/2025 through 12/31/2025 \$2.52—1/1/2026 through 12/31/2026 \$2.58—1/1/2027 through 12/31/2027

Section 2. This Ordinance shall become immediately effective upon its adoption by the Common Council and approval the Mayor.

Section 3. Except as amended hereby, the Rate Ordinance shall remain in full force and effect.

Passed and adopted by the Common Council of the City of Madison, Indiana on the _____ day of _____, 2022.

Presiding Officer

Attest:

Katie M. Rampy, Clerk-Treasurer

Presented by me to the Mayor of the City of Madison, Indiana on the ____ day of _____, 2022, at the hour of _____, __.m.

Katie M. Rampy, Clerk-Treasurer

This ordinance approved and signed by me on the _____ day of _____, 2022, at the hour of _____, __.m.

Bob Courtney, Mayor

**LEGAL NOTICE
NOTICE OF PUBLIC HEARING ON PROPOSED
AMENDMENT TO RATE ORDINANCE NO. 2022-06, AS
AMENDED BY ORDINANCE NO. 2022-10, AMENDING THE
WATERWORKS RATES AND CHARGES FOR THE CITY OF
MADISON, INDIANA**

Property owners in the City of Madison, Indiana (the "City") and other interested parties are hereby notified that an amendment to Waterworks Rate Ordinance No. 2022-06, as amended by Ordinance No. 2022-10 (collectively, the "Rate Ordinance") (to create a new class of users and rates applicable thereto), was introduced at a meeting of the Common Council of the City (the "Common Council") held on December 6, 2022. A public hearing of the Common Council will be held at 5:30 p.m., local time, on December 20, 2022, at the City Hall, 101 West Main Street, Madison, Indiana 47250, on the matter of such proposed amendment. Immediately following the public hearing, the Common Council will convene and may consider the adoption of said amendment.

The Rate Ordinance amendment provides for a new class of users as set forth below:

<u>Class of User</u>	<u>Rates Applicable to such Class of Users</u>
	(per 1,000 gallons)
Rural Utility Water Reseller	\$2.06—1/1/2023 through 12/31/2023
	\$2.20—1/1/2024 through 12/31/2024
	\$2.35—1/1/2025 through 12/31/2025
	\$2.52—1/1/2026 through 12/31/2026
	\$2.58—1/1/2027 through 12/31/2027

At such public hearing and prior to final adoption of the amendment to the Rate Ordinance, all interested parties may appear and be heard. The complete text of the proposed amendment to the Rate Ordinance is on file and available for examination and copying at the office of the Clerk-Treasurer at the City Hall, 101 West Main Street, Madison, Indiana 47250, during regular business hours, and will be available at the public hearing.

Following the adoption of the amendment to the Rate Ordinance, users located outside the City's corporate boundaries may be entitled to petition the Indiana Utility Regulatory Commission under Indiana Code 8-1.5-3-8.3 to review and adjust the rates and charges imposed on such users if a petition under Indiana Code 8-1.5-3-8.2 with respect to the Rate Ordinance has not been filed.

Dated: December 8, 2022

CITY OF MADISON, INDIANA
Clerk-Treasurer

ADDITIONAL APPROPRIATION ORDINANCE No. 2022 - 33

Whereas, it has been determined that it is now necessary to appropriate more money than was appropriated in the annual budget; now, therefore:

Section 1. Be it resolved by the Council of The City of Madison, Jefferson County, that for the expenses of the taxing unit the following additional sums of money are hereby appropriated out of the funds named and for the purposes specified, subject to the laws governing the same:

Fund Name: <u> ARPA </u>	Amount Requested	Amount Appropriated
Personal Services	\$ 1,730	\$ 1,730
Supplies	\$ -	\$ -
Other Services and Charges	\$ 275,000	\$ 275,000
Capital Outlays	\$ -	\$ -
TOTAL for <u> ARPA </u> Fund:	<u>\$ 276,730</u>	<u>\$ 276,730</u>

Fund Name: <u> County Tax Fund </u>	Amount Requested	Amount Appropriated
Personal Services	\$ 288,000	\$ 288,000
Supplies	\$ -	\$ -
Other Services and Charges	\$ -	\$ -
Capital Outlays	\$ -	\$ -
TOTAL for <u> County Tax Fund </u> Fund:	<u>\$ 288,000</u>	<u>\$ 288,000</u>

Fund Name: <u> LIT Public Safety </u>	Amount Requested	Amount Appropriated
Personal Services	\$ 500,654	\$ 500,654
Supplies	\$ -	\$ -
Other Services and Charges	\$ -	\$ -
Capital Outlays	\$ -	\$ -
TOTAL for <u> LIT Public Safety </u> Fund:	<u>\$ 500,654</u>	<u>\$ 500,654</u>

Fund Name: <u> Motor Vehicle Highway </u>	Amount Requested	Amount Appropriated
Personal Services	\$ -	\$ -
Supplies	\$ 35,000	\$ 35,000
Other Services and Charges	\$ -	\$ -
Capital Outlays	\$ -	\$ -
TOTAL for <u> Motor Vehicle Highway </u> Fund:	<u>\$ 35,000</u>	<u>\$ 35,000</u>

Adopted this 20th day of December , 2022.

NAY

AYE

_____	_____
_____	_____
_____	_____
_____	_____

ATTEST:

Secretary of Governing Body

SLUGGISH

FROM PAGE B1

nearly the entire first half without scoring and saw their chances at victory slowly fade away.

South Ripley (6-5, 2-0 ORVC) was held largely in check but the Raiders were able to squeeze out enough baskets while Shawe struggled. The Raiders eventually took a 15-2 lead after the first quarter thanks to a quick flurry right at the end of the period, and went ahead 24-2 on a Mya McNew 3-pointer with 2:11 left in the second quarter.

Shawe closed the second on a 7-2 run to cut the lead to 26-9 by the end of the half, but the damage had been done. The Hilltoppers were just 4-of-21 shooting from the floor

— including 1-for-13 on 3-pointers — over the first two quarters and were effectively done. The lead never dropped below 17 in the second half and the Raiders led by as many as 27 (43-16) late in the fourth.

"We have three or four really good shooters and I don't think that we're going to go 3-for-22 from the 3-point line very often," Kring said. "I thought we had really good looks and didn't make them. And it was the right people taking the shots. We've actually done really well this year getting off to a hot start and making those shots and tonight we just didn't."

Kring was quick to point out that Shawe's season is far from over. The Hilltoppers are now 2-1 in league

play as they try to chase down their first conference title since 1994 and face another ORVC foe, Switzerland County, on Saturday. For Kring, the most important thing for his team is to use Thursday's loss as a learning experience and move on.

"This season's not beyond repair. It's just one game and that's all it is. That's the beauty of this one game," Kring said. "We're still 2-1 in the conference and we still got a chance to win the next three. We still got a lot to play for."

Freshman Audrey Barron scored 10 points to lead Shawe while Ava Turner and Mote added six points each. Emily Flood led South Ripley with 14 points and Kate-

lynn Samples scored nine. Shawe travels to Switzerland County Saturday night then hosts Henryville next Thursday.

LEGAL NOTICE

STATE OF INDIANA
IN THE JEFFERSON CIR-
CUIT COURT
CAUSE NO.
39C01-2211-EU-000086

IN THE MATTER OF THE
(UNSUPERVISED)
ADMINISTRATION OF THE
ESTATE OF
PAMELA S. MARTIN,
DECEASED.

NOTICE OF

ADMINISTRATION
Notice is hereby given that on 11/4/2022, Adam Thompson was appointed personal representative of the Estate of Pamela S. Martin, deceased, who died on August 27, 2022. All persons having claims against this estate, whether or not now due, must file the claim in the office of the Clerk of this Court within three (3) months from the date of the first publication of this notice, or within nine (9) months after the decedent's death, whichever is earlier, or the claims will be forever barred. Dated at Madison, Indiana, this 11/4/2022.
Tabatha Eblen
Clerk of the Jefferson Circuit Court
hspxlp

LEGAL NOTICE

STATE OF INDIANA
IN THE JEFFERSON CIR-
CUIT COURT
CAUSE NO. 39C01-2211-EU-000089

IN THE MATTER OF THE
(UNSUPERVISED)
ADMINISTRATION OF THE
ESTATE OF
JOSEPH AUGUSTIN, DE-
CEASED.)

NOTICE OF

ADMINISTRATION
Notice is hereby given that on November 9, 2022, Nancy Filton was appointed personal representative of the Estate of Joseph Augustin, deceased, who died on September 25, 2022. All persons having claims against this estate, whether or not now due, must file the claim in the office of the Clerk of this Court within three (3) months from the date of the first publication of this notice, or within nine (9) months after the decedent's death, whichever is earlier, or the claims will be forever barred. Dated at Madison, Indiana, this November 9, 2022.
Tabatha Eblen
Clerk of the Jefferson Circuit Court
hspxlp

LOSS

FROM PAGE B1

With no seniors contributing at the varsity level, Southwestern has one of the youngest rosters in the area, but Crank has been pleased with their growth each time out.

"I don't think there's ever been a question on our effort in any of the games that we played. We've played eight games and effort-wise, I thought

we competed in every one," Crank said. "We hate to lose, we'd like to win some games, but we'll bounce back Saturday and then Borden is going to be tough on Tuesday. But we're getting better each time out."

Southwestern makes the long trip to South Central on Saturday and then hosts Borden on Tuesday.

LEGAL NOTICE

NOTICE TO TAXPAYERS OF
ADDITIONAL
APPROPRIATIONS

Notice is hereby given to the taxpayers of Madison Civil City, Jefferson County, Indiana, that the proper legal officers will consider the following additional appropriations in excess of the budget for the current year at their regular meeting place at City Hall, 101 W Main St, Madison, IN 47250, at 5:30 o'clock p.m. on the 20th day of December, 2022:

Fund Name: ARPA
Personal Services \$ 1,730
Supplies \$ -
Other Services and Charges \$276,730
Capital Outlays \$ -
TOTAL for ARPA Fund: \$276,730

Fund Name: County Tax Fund
Personal Services \$268,000
Supplies \$ -
Other Services and Charges \$ -
Capital Outlays \$ -
TOTAL for County Tax Fund: \$268,000

Fund Name: LIT Public Safety
Personal Services \$500,654
Supplies \$ -
Other Services and Charges \$ -
Capital Outlays \$ -
TOTAL for LIT Public Safety Fund: \$500,654

Fund Name: Motor Vehicle
Highway
Personal Services \$ -
Supplies \$35,000
Other Services and Charges \$ -
Capital Outlays \$ -
TOTAL for Motor Vehicle Highway Fund: \$35,000

Taxpayers appearing at the meeting shall have a right to be heard. The additional appropriations as finally made will be referred to the Department of Local Government Finance (Department). The Department will make a written determination as to the sufficiency of funds to support the appropriations within fifteen (15) days of receipt of a Certified Copy of the action taken.

Dated: December 8th, 2022
Kathleen Ramm
(Fiscal Officer)
hspxlp

LEGAL NOTICE

OF PREHEARING
CONFERENCE AND
PRELIMINARY HEARING
INDIANA UTILITY
REGULATORY COM-
MISSION CAUSE NO. 45816
INVESTIGATION OF THE IN-
DIANA UTILITY REGULA-
TORY COMMISSION RE-
GARDING THE PUBLIC
UTILITY REGULATORY
POLICIES ACT SECTION
111(0) STANDARDS AS
AMENDED BY THE INFRA-
STRUCTURE INVESTMENT
AND JOBS ACT. RESPON-
DENTS: NORTHERN INDI-
ANA PUBLIC SERVICE
COMPANY; DUKE ENERGY
INDIANA, LLC; INDIANA
MICHIGAN POWER COM-
PANY; SOUTHERN INDI-
ANA GAS AND ELECTRIC
COMPANY D/B/A CENTER-
POINT ENERGY INDIANA
SOUTH; INDIANAPOLIS
POWER & LIGHT COM-
PANY D/B/A AES INDIANA;
AND ANDERSON MUNICI-
PAL POWER & LIGHT

Notice is hereby given that the Indiana Utility Regulatory Commission will conduct a public Prehearing Conference and Preliminary Hearing in the above-captioned Cause in Room 222 of the PNC Center, 101 W. Washington Street, Indianapolis, Indiana, commencing at 2:00 p.m. on January 25, 2023. This hearing is open to the public. If an accommodation is required to allow an individual with a disability to participate, please contact the Office of the Executive Secretary of the IURC at 317.232.2701 or TDD 317.232.8556 at least 48 hours in advance.

INDIANA UTILITY
REGULATORY
COMMISSION
OFFICE OF THE
EXECUTIVE SECRETARY
317.232.2701
BY: IURC - Loraine Seyfried,
ALJ
DATE: December 7, 2022
hspxlp

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Lexington
CNC mill operator needed. Starting pay determined by experience. Benefits include vacation and holiday pay. Anthem insurance. Company pays 75% and the employee pays 25%. Wagner Machining, LLC
Lexington, IN 47138
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a growing newspaper
company based out of
Paducah, Ky., is hiring
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its northern Kentucky
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area newspapers.

Regional Sports Reporter - We are seeking a regional sports reporter for The Madison Courier coverage area. Candidates must be of dynamic personality and able to network with local leaders, business owners and the community. Staff writers assist with overseeing news content for the paper and works with the editor and publisher in planning, budgeting and promoting the newspaper. We are looking for candidates with bachelor's degrees in journalism or related fields and experience in newspapers.

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LEGAL NOTICE
Notice is hereby given that a 2017 Ford Fusion Titanium HEV VIN# 3FA6P0R0U6H038512 will be sold at public auction for unpaid storage fees in the amount of \$2,000 and cost of the auction process in the amount of \$650 at 215 Moly's Way, Madison, IN 47250, on Wednesday, December 28, 2022, at 3:00 p.m. ET.
hspxlp

LEGAL NOTICE
STATE OF INDIANA
COUNTY OF JEFFERSON
SS:
IN THE JEFFERSON CIR-
CUIT COURT
CAUSE NO. 39C01-2211-MI-932
IN RE THE NAME CHANGE OF:
E Christine Wallace Kendrick
Petitioner
**NOTICE OF PETITION FOR
CHANGE OF NAME**
E Christine Wallace Kendrick, whose mailing address is: 2668 W Dawson Smith Rd., Madison, Indiana 47250, in the Jefferson County, Indiana, hereby gives notice that E Christine Wallace Kendrick has filed a petition in the Jefferson Circuit Court requesting that her name be changed to Christine Wallace Kendrick. Notice is further given that the hearing will be held on said Petition on January 18, 2023 at 11:30am
Christine Kendrick
Petitioner
Date 11-23-2022
DJ Mote
Judicial Officer
hspxlp

**NOTICE OF PETITION FOR
CHANGE OF NAME**
E Christine Wallace Kendrick, whose mailing address is: 2668 W Dawson Smith Rd., Madison, Indiana 47250, in the Jefferson County, Indiana, hereby gives notice that E Christine Wallace Kendrick has filed a petition in the Jefferson Circuit Court requesting that her name be changed to Christine Wallace Kendrick. Notice is further given that the hearing will be held on said Petition on January 18, 2023 at 11:30am
Christine Kendrick
Petitioner
Date 11-23-2022
DJ Mote
Judicial Officer
hspxlp

CLASSIFIED ADS

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0100 ANNOUNCEMENTS

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