



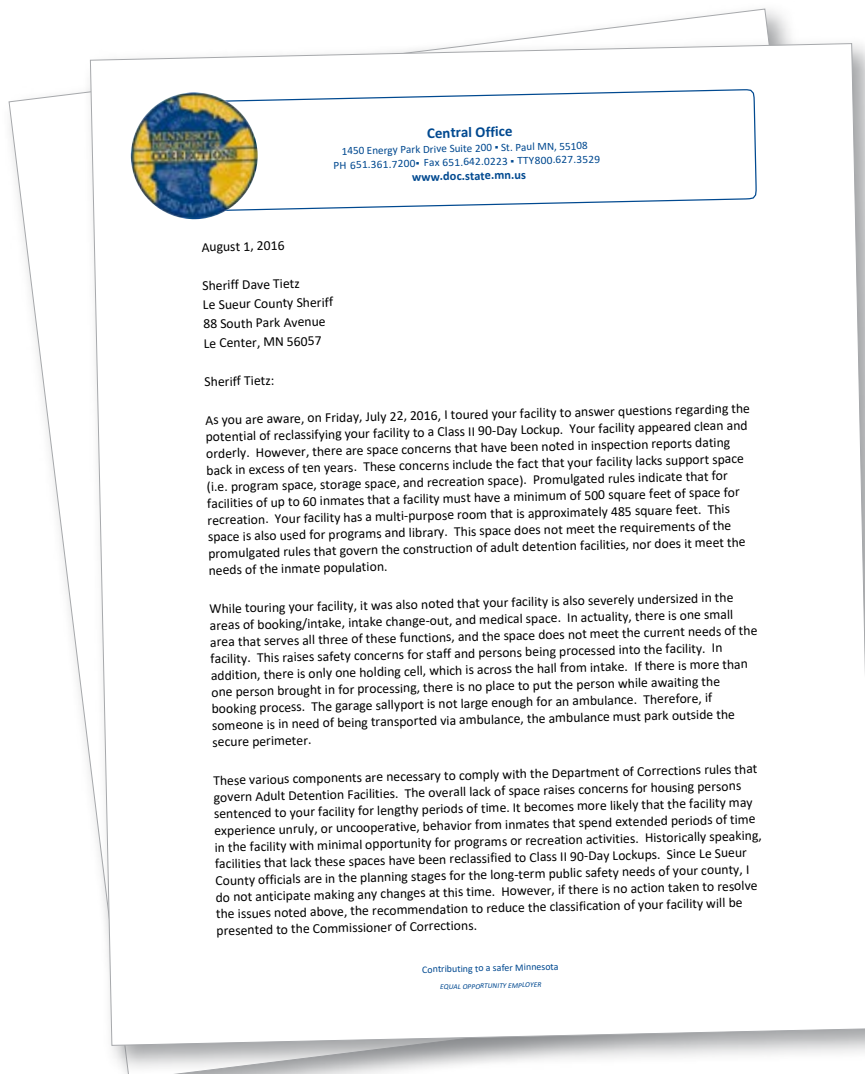
JUSTICE CENTER PROJECT

Open House

October 18, 2017

a. Why is the County doing the project?

1. Core building is 105 years old
2. Jail and Sheriff staff lack appropriate space, for instance the Investigators are in old bedrooms
3. Jail does not comply with Department of Corrections requirements
4. Lack of security
5. DOC reducing the facility from a 1-year holding to a 90-day facility



6. Lack of appropriate emergency response storage
7. Lack of parking
8. Increased courts operations required additional area for programs such as drug court
9. In the last 20 years a large increase in female and mental health inmates has impacted jail space and operations

b. What is the impact to Le Sueur County if nothing is done?

1. DOC would reduce the jail from a 1 year holding facility to a 90 day holding facility
2. The change from a 1 year jail to a 90 day facility would result in the need to house and transport inmates to out-of-County jails, increasing initial operational cost by \$500,000 per year and rising over time
3. Lack of required operational space would continue to be a problem forcing the need to look at possibly leasing space, decentralizing services for remote workplace, or other options
4. Current inmate movement creates and would continue to create liability risk for the County
5. Delaying construction would increase cost in the future due to inflation, average MN rates have been increasing at 4% to 6% per year

c. Options Studied:

1. The County has spent that last 4 years studying options to address the issues facing the County:
 - Security
 - Inmate Population Changes
 - A jail that does not comply with current Department of Corrections requirements
 - Increase space and operational changes in the justice and government departments since the 1991 building addition
 - Staff changes and how to create operational efficiency
 - Community access and convenience
 - Long range proactive planning
2. To address these the County implemented a complete study of all facilities that examined:
 - Current conditions
 - Current and projected staffing
 - Planning options to deal with current and long-range requirements
 - How possible additions would impact the historic courthouse
 - Projected project cost
3. The study identified 6 possible options to address the justice and government center requirements:
 - Options A, B, C and D examined options to add onto the existing courthouse
 - Option E considered the option of building off site

d. Benefits of building the new Justice Center:

1. Improved operational efficiency for departments
2. Improved public and staff safety
3. One stop service / location for judicial system
4. By moving courts out of their current location, it opens needed space for other County departments
5. New jail design improves DOC mandated staffing ratios
6. By not housing inmates out of County it keeps Le Sueur funds in Le Sueur County
7. Takes advantage of state tax credit for jail construction

e. What caused the increase?

1. Higher than anticipated construction inflation cost
2. Some departments were added to the building, such as EOC, IT, Public Defender, County Attorney; emergency operation vehicle space, maintenance requirements.

f. What will be the tax impact?

	<u>Estimated Market Value</u>	<u>Market Value Exclusion</u>	<u>Taxable Market Value</u>	<u>Net Tax Capacity</u>	<u>Est. Tax Impact of Total Debt Service**</u>
Est. Tax Impacts on Residential Homesteads	100,000	(28,240)	71,760	718	51
	200,000	(19,240)	180,760	1,808	129
	300,000	(10,240)	289,760	2,898	206
Est. Tax Impacts on Ag. Homesteads*	400,000	(19,240)	380,760	2,808	200
	1,000,000	(19,240)	980,760	5,808	414
Est. Tax Impacts on Ag. Non-Homestead (per acre)	6,000	N/A	6,000	60	4
	10,000	N/A	10,000	100	7
Est. Tax Impacts on Commercial Industrial	200,000	N/A	200,000	3,250	231
	500,000	N/A	500,000	9,250	659

* Ag. Homestead calculation assumes estimated market value of \$200,000 for house, garage, and one acre.

** Estimated tax impacts do not include potential levy reductions from refinancing or paying off existing debt, or structuring Series 2018 to wrap around existing obligations, or other budget adjustments. Tax Impact also does not include any increase in County tax capacity from future development or market inflation