

## Proposed New Design



### Contact a Commissioner

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A \$500,000 grant from PrimeWest Health has been applied for. If received, this would reduce projected fiscal implications. Grant status will be known by October 1, 2014.

Additional Grant Funding opportunities are being pursued through West Central Initiative

More details available on the website:

**[www.co.traverse.mn.us](http://www.co.traverse.mn.us)**

## Information regarding the ballot question for building a new courthouse





## Financial Implications

The County is proposing to bond for \$1,250,000.00, with the remaining estimated balance coming from reserves. The County has narrowed financing choices to a 20 year bond. The bond payment would be \$84,290.

The MCIT dividend from the County Insurance has averaged \$122,844 per year for the past five years. This amount has gone into the Building Fund. Assuming the MCIT dividend is dedicated to the bond and remains the same, there would be little to no tax levy for the bond.

Energy savings and maintenance costs are projected to be \$50,000.00 per year.

The Social Service Building's lease was paid in full in July, 2014, which has generated an approximate annual savings of \$28,000.00. This savings could now go towards defraying the building costs.

In twenty years, the County will be money ahead without much tax burden during that time. 2015 tax increase estimates would be as follows:

Est. Market Value	20yr
\$50,000 Home	\$2.07
\$100,000 Home	\$4.96
\$200,000 Home	\$12.50
Ag Homestead 640 acres	\$204.80
Ag Non-Homestead 640 acres	\$265.53

(Ag estimates are based on \$6,000.00/ acre values)

\*\* Renovation costs would be approximately \$1.6 Million, but the footings in the foundation are too shallow and not recommended. If the project is not approved this year, the cost of the same project in 5 years would be approximately \$7.23 million (more than doubled) with questionable bond rates, per Engan Associates.

## Concerns About the Existing Courthouse

The current courthouse in Traverse County was built in 1891, and is no longer a quality building for employees or the people it serves. Because of its age, remodeling would not be effective for the following reasons:

**\* Poor Air Quality.** The existing building has had bat issues in the past. While the County was successful in eradicating the bats in 2012, the guano of hundreds of bats remains in the attic of the existing structure. The existing building has also had mold issues and a minimal ventilation and exhaust system. The current HVAC system is out of date and does not supply enough fresh air. A new courthouse and HVAC system would be built to improve indoor air supply and improve the supply of fresh air to occupants, as well as eliminate the bat and mold pollutants. The 1974 addition also has problems with water and mold as well, which make renovations not feasible.

**\* No Fire Alarm or Sprinkling System.** If the courthouse were to catch fire, it would be destroyed. And not only the courthouse, but also Social Services, which is connected to the courthouse and also does not have a fire sprinkling system. The law enforcement building would also be at risk.

**\* Poor Building Structure.** The doors and hardware need significant upgrades. The windows are so old you can no longer get parts for them. In order to open them for fresh air in the summer, the maintenance department had to borrow parts from windows that aren't used. The restrooms need upgrading. Access to the elevator is through the social services building and not at the front door of the courthouse.

**\* Poor Insulation.** The existing structure also has drafty windows where ~~snow~~ accumulates on the window ledges in the winter and employees have to wear jackets to keep warm. Worker productivity would be drastically improved if thermo comfort was optimized. There is minimal insulation in the masonry walls and the roof was also insulated minimally as well. The county would save thousands of dollars a year in heating costs with a new courthouse building.

**\* Courthouse Security.** The existing courthouse has very few modern security features, particularly for those who work in and utilize the court system.

*More detailed information regarding the full 2012 assessment and issues, bonding options, energy savings projections, and the financial implications may be found on the county web site - [www.co.traverse.mn.us](http://www.co.traverse.mn.us)*

Information in this brochure was generated from Collaborative Designs, Otter Tail Power, Springsted, Inc., and Engan Associates, P.A.