Moving Forward

JAIL EXPANSION PACKAGE

Administrative Proposal
Jail Solutions Committee
March 17, 2015

WHY *RIGHT* NOW?

- Bond Market is Very Favorable
- Construction Costs Are Increasing with Inflation
- Referendum Not Required
- Can Still Make 2016 Construction Season
- Stimulate DeKalb County's Economy, Not Economy of Other Counties

FITTING THE PIECES TOGETHER

. . . doing what we originally promised . . .

COMFORT LEVEL FACTORS

- SCALABLE
- PRACTICAL
- PRUDENT
- ACCEPTABLE RISK

PACKAGE SUMMARY

- **32** Million Dollar Project
- **83** Beds from Current Jail *(Down from 89 Beds)*
- **80** Beds Constructed *(Total Capacity = **163** Beds)*
- **133** Beds Filled & Funded at Opening
- **56** Future Beds in Constructed Shell Space

3-PART FINANCING PLAN FOR $32,000,000

1. Minimum Guaranteed Landfill Revenue *(Years 2016 - 2045)*
2. County Farm Sales Tax *(Years 2029-2033)*
3. Internal Borrowing *(As Needed)*

2015 OPERATING COST PROJECTION

(CURRENT) 89 BEDS 128 POPULATION	103 BEDS	133 BEDS	163 BEDS	219 BEDS
TOTAL COST	$5,157,100	**$5,101,000**	**$5,306,600**	$6,031,200
FY 2015 BUDGET	($4,704,500)	**($4,704,500)**	**($4,704,500)**	($4,704,500)
NEW MONEY NEEDED	$452,600	**$396,500**	**$602,100**	$1,326,700

Note: The FY 2015 Budget is based on 128 inmates. This reflects a reduction of 10 inmates from historical averages due to implementation of the Pre-Trial Release Program in June, 2014.

USING LANDFILL REVENUE MINIMUM TO MAXIMUM $600,000

• New Operating Costs for 133 Beds	**$400,000**
• Interest on Internal Borrowing	**$ 60,000**
• Safety Net	**$140,000**
Revenue Over Minimum Guarantee	**$600,000**

ACCEPTING REASONABLE RISK

- Committing immediately to architect drawings
- Assembling a bond team and preparing documents
- Selling bonds in the Fall of 2015
- Scaling amount of finished space reviewed in late 2016
- Succeeding with jail population reductions is not a negative “over-build”

ACCEPTING REASONABLE RISK

THE ELEPHANT IN THE ROOM

- Airline Fuel
  Sales Tax = $2,500,000

TIMELINE

2015

- **APRIL –** Begin Construction Drawings
- **OCTOBER –** Bond Sale

2016

- **JANUARY –** Award Construction Contracts
- **MAY –** Construction Starts

2018

- **JULY –** Opening of Expanded Jail

"LET US BEGIN..."