

## **NOTICE OF PUBLIC HEARING OF THE TOWN OF WHITESTOWN ECONOMIC DEVELOPMENT COMMISSION**

Notice is hereby given that the Town of Whitestown Economic Development Commission will hold a public hearing at 6:30 p.m., local time, at the Whitestown Municipal Complex, 6210 Veterans Drive, Whitestown, Indiana, on Wednesday, August 10, 2022, concerning the proposed issuance by the Town of Whitestown, Indiana (the “Town”) of its Town of Whitestown, Indiana Economic Development Revenue Bonds (Bridle Oaks Project), in one or more series, in an aggregate principal amount not to exceed Twelve Million Dollars (\$12,000,000) (the “Bonds”). The Bonds may be issued as taxable or tax-exempt for purposes of federal income taxation, as determined by the Town, with the advice of bond counsel prior to the issuance of the Bonds. The Town will enter into one or more Financing Agreements (collectively, the “Financing Agreement”) with Kite Harris Property Group, LLC or an affiliate or permitted assignee thereof (the “Company”) to permit the Company to construct public infrastructure including but not limited to the construction of a road extensions, stormwater improvements and water/sewer improvements, and other related public infrastructure improvements (collectively, the “Public Infrastructure”) which Public Infrastructure upon completion of construction will be dedicated entirely to the Town and will be available for general use by the public, including the Company. Pursuant to the Financing Agreement, the proceeds of the Bonds will be made available to the Company exclusively for the payment of the costs of the Public Infrastructure. The Financing Agreement will also provide that the Company will agree to construct or cause to be constructed the Public Infrastructure in support of The Village at Bridle Oaks Project (the “Project”), to be developed and constructed by Leo Brown Group, LLC, and generally located northeast of the intersection of Albert S White and Main Street in the Town (the “Project Site”). The Project includes the construction of approximately 202 single-story multi-family rental community cottage style units in a development which will include walking paths, playground, pool and related amenities. The Project Site is in the Whitestown – Bridle Oaks Economic Development Area (the “Area”) in the Town. A portion of the proceeds of the Bonds may also be used to refinance the Town’s outstanding Taxable Economic Development Revenue Bonds, Series 2021A (Bridle Oaks Project) and Taxable Economic Development Revenue Bonds, Series 2021B (Bridle Oaks Project), dated as of June 25, 2021, which were previously issued by the Town to fund public infrastructure improvements in support of multi-family projects located in the Area.

The Bonds will not be an indebtedness or general obligation of the Town and will not be payable in any manner by the taxing power of the Town. The Bonds and the interest payable thereon will be payable from certain tax increment revenues generated from the Area (the “TIF Revenues”) and other sources of funds as described in the Financing Agreement and other agreements of the Town concerning the financing of the economic development facilities (such agreements, collectively, the “Bond Financing Agreements”). Copies of the forms of the Bond Financing Agreements will be on file with the Clerk-Treasurer of the Town and are available for public inspection at the office of the Clerk-Treasurer of the Town during regular business hours daily, except Saturdays, Sundays and legal holidays. The TIF Revenues are expected to be pledged by the Town of Whitestown Redevelopment Commission (the “Redevelopment Commission”) for the payment of the Bonds. Neither the Town nor the Redevelopment Commission shall have any obligation with respect to the payment of principal of and interest on

the Bonds other than the payment of TIF Revenues as such may be pledged by the Redevelopment Commission.

The public is invited to attend and comment on any of the matters herein noted and all taxpayers, residents or interested parties who attend will be given a reasonable opportunity to express their views, orally or in writing, on the proposed issue of Bonds and the location and nature of the proposed economic development project to be financed. If you are unable to attend the public hearing, written comments concerning any of the matters noted above may be addressed to the attention of Nathan Messer, Director of Operations, Town of Whitestown, 6210 Veterans Drive, Whitestown, Indiana or via email at [nmesser@whitestown.in.gov](mailto:nmesser@whitestown.in.gov). Written comments will be accepted until 4:00 p.m. (local time), on Wednesday, August 10, 2022, at said address.

If you are unable to attend the meeting but would like to participate remotely or observe the meeting live, please send an email to [nmesser@whitestown.in.gov](mailto:nmesser@whitestown.in.gov) to register for the meeting no later than 4:00 p.m. on August 10, 2022. Your email should include your name and address, and the subject line should state "Whitestown Economic Development Commission Meeting Bridle Oaks Project Bonds Public Hearing." Valid registrants will then be sent via email information on how to access the videoconference.

If the Commission shall find for itself and on behalf of the Town that the proposed financing will be a benefit to the health and welfare of the Town and its residents and complies with the provisions of Indiana Code 36-7-11.9 and 36-7-12, the Commission will adopt a resolution approving the form of the Bond Financing Agreements, including the Bonds in the maximum aggregate principal amount of \$12,000,000 and a proposed ordinance to be adopted by the Town Council of the Town with respect to the Bonds.

Dated this 28<sup>th</sup> day of July, 2022.

TOWN OF WHITESTOWN ECONOMIC  
DEVELOPMENT COMMISSION