

CLARKSVILLE ECONOMIC DEVELOPMENT COMMISSION  
NOTICE OF PUBLIC HEARINGS

The Clarksville ("Town") Economic Development Commission ("Commission") will hold a public hearing at 4:00 p.m. on March 6, 2023, at the Clarksville Town Hall, Executive Conference Room, 2000 Broadway, Clarksville, Indiana, regarding a proposed financing of the cost of all or a portion of the construction of economic development facilities, including construction of a mixed-use development consisting of 200 "Class-A market rate" apartments, nine townhomes and 2,000+/- square feet of retail space with "living streets" (consisting of walkable, landscaped streets with on-street parking), clubhouse, pool, open space field and dog park and charging stations, together with all necessary appurtenances, equipment and related improvements (collectively, "Bond Project"), in or physically connected to the Clarksville Commercial Economic Development Area ("Area"); (ii) the issuance of its Taxable Economic Development Revenue Bonds, Series 2023 ("Bonds") in the aggregate, collective, principal amount not to exceed Four Million One Hundred Sixty Thousand Dollars (\$4,160,000) to finance the Bond Project; and (iii) to consider whether this financing will have an adverse competitive effect on any similar facilities already constructed or operating in the Town.

The Bonds will be issued by the Town pursuant to IC 36-7-11.9, 36-7-12, 36-7-14 and 36-7-25, and an ordinance to be adopted by the Town Council ("Ordinance"). The Bonds will not be payable in any manner by taxation but are proposed to be payable from Gateway TIF Revenues (as defined in the Trust Indenture) and as otherwise provided in the Financing and Covenant Agreement, the Trust Indenture and the Ordinance related to the Bonds.

The Commission will further hold a public hearing regarding the issuance and funding of its Taxable Economic Development Revenue Note, Series 2023 ("Series 2023 Note") in an amount not to exceed Seven Hundred Fifty Thousand Dollars (\$750,000), to FGTGW, LLC or its affiliates ("Borrower"). The proceeds of the Series 2023 Note will be loaned to the Borrower to finance a portion of certain proposed economic development facilities consisting of the construction of road and utility improvements, together with all necessary appurtenances, related improvements and equipment ("Note Project"), in or physically connected to the Area and to consider whether the issuance of the Series 2023 Note will have an adverse competitive effect on any similar facilities already constructed or operating in the Town.

The Series 2023 Note will be issued by the Town pursuant to IC 36-7-11.9, 36-7-12, 36-7-14 and 36-7-25, and an ordinance adopted by the Town Council ("Ordinance"). The loan will be evidenced by the Series 2023 Note executed by the Borrower and as otherwise provided in the Loan Agreement, anticipated to be dated as of March 1, 2023 ("Loan Agreement"), between the Town and the Borrower and the Ordinance. The Series 2023 will not be a general obligation of the Town and will not be payable in any manner by taxation but are proposed to be payable from Legacy TIF Revenues collected in the Legacy Allocation Area, junior and subordinate to the Outstanding Obligations (each as defined in Loan Agreement), and as otherwise provided in the Loan Agreement, the Note and the Ordinance.

Proceeds of the economic development financing will be used for the construction of a portion of the Bond Project and the Loan Project to be located on the following parcels in the Town of Clarksville, Indiana: 10-14-00-800-039.000-012, 10-14-00-800-048.000-012, 10-14-00-

800-038.000-012, 10-14-00-800-043.000-012, 10-14-00-800-042.000-012, 10-14-00-800-033.000-012, 10-14-00-800-034.000-012, 10-14-00-800-041.000-012, 10-14-00-800-046.000-012, 10-14-00-800-045.000-012, 10-14-00-800-036.000-012, 10-14-00-800-048.000-012, 10-14-00-800-053.000-012, 10-14-00-800-035.000-012, 10-14-00-800-717.000-012.

If the Commission shall find for itself and on behalf of the Town, that the proposed Series 2023 Note financing will be of benefit to the health and welfare of the Town and complies with the purposes and provisions of the Act, the Commission will adopt a resolution approving the proposed financing and the form of financing documents, including the Series 2023 Note in an amount not to exceed Seven Hundred Fifty Thousand Dollars (\$750,000) and shall transmit the resolution to the Council for consideration together with the form of the proposed ordinance to be recommended to the Council.

The public hearings are being held pursuant to IC 36-7-12-24. The public is invited to attend and comment on any of the matters herein noted. Written comments may also be submitted to the Secretary of the Commission until the end of business on March 5, 2023, by delivering such comments to the office of the Department of Redevelopment, Clarksville, Indiana.

Dated: February 24, 2023.

CLARKSVILLE ECONOMIC DEVELOPMENT  
COMMISSION