

REDEVELOPMENT AUTHORITY MEETING
JULY 7, 2009
TIME: 5:30 P.M.

PRESENT: Art Sheffer, David York and Doug Loyd.

Roll call was taken and all were present.

City Attorney Tim Coriden opened the meeting and explained the reason for the meeting is the revenue funding for the Lincoln Street Project. He introduced John Julien of H.J. Umbaugh and Associates to review the Resolution 2009-1, resolution of the City of Greensburg Redevelopment Authority authorizing issuance of the City of Greensburg Redevelopment Authority lease rental revenue bonds and related bond anticipation notes.

John Julien spoke on the options of the financing for the Lincoln Street project. The construction cost estimate is \$3.9 million dollars. It would be another thirty days after the construction is awarded. The entire contingency that is built in may not be needed and if that happens the bond can be reduced. He stated they recommend having a bond anticipation note.

Art Sheffer had several questions. They were about the lease the board had signed, the \$12 million dollar figure, total cost of Lincoln Street project, the \$3.9 million funded by bonds and Tif repaying this, how much in Tif dollars to be used, how does the funding come about, who buys these, who underwrites the bonds and fees and how much are the fees, is the Freeland Road area included.

John explained the total cost is not to exceed the \$12 million, the local share has been reduced, they will have a construction loan, Tif revenue stream is estimated at \$450,000 and they do not look to use all of this for the payments, they will look at local financial institutions first before looking at outside vendors, they plan on about 4% but hope to do better than that, whoever bids on the bonds will be the underwriter and Umbaugh fees are estimated at \$10,000 for the bonds and \$30,000 long term.

Mayor Herbert was present and stated to the board that the Freeland Road Extension is not included at this time, but hopefully there will be enough extra money to apply toward that project. When there are more businesses in the Tif district then there will be more monies.

Art Sheffer remarked that the residents are owed a viable Lincoln Street fixed right.

Richard Hall of Barnes & Thornburg Law Firm was present and reviewed the Resolution 2009-1. Described the improvements to Lincoln Street and until they know anything different they will stick with the figure \$4,575,000. They could be lower and it is 7% per annum and matures every year on February 1st and/or August 1st. He explained the registrar paying agent and the sale of bonds or bans and procedures.

Art Sheffer had several questions. Are these bans, notes going to be sold on the open market and is the authority by law required to be licensed.

John and Rick answered his questions. They can be sold on the open market but they are in hopes that they are sold locally and held. Federal security laws are very specific with bonds and bans. No licensed is required of the authority and there will be a role for this group at closing. They can negotiate with a buyer or competitively accept bids on the bonds but with the bans they will be looking at locally.

August 12th is the letting of bids for the project according to INDOT.

Motion by Art Sheffer and seconded by David York to pass Resolution 2009-1. Ayes Doug Loyd, David York and Art Sheffer. Nays none. So passed.

Motion by Art Sheffer and seconded by David York to adjourn. All ayes. Nays none. So passed.

Meeting adjourned at 6:15 P.M.

PRESIDING _____
President

Vice-President

Secretary/Treasurer