

RESOLUTION NO. 4

RESOLUTION OF THE CITY VALPARAISO REDEVELOPMENT COMMISSION REQUESTING THE ISSUANCE BY THE CITY OF ECONOMIC DEVELOPMENT TAX INCREMENT REVENUE BONDS TO PROVIDE AN INCENTIVE TO THE HAGEMAN GROUP, LLC, IN FURTHERANCE OF THE REDEVELOPMENT AND ECONOMIC DEVELOPMENT OF THE CONSOLIDATED VALPARAISO ECONOMIC DEVELOPMENT AREA, AND PLEDGING TAX INCREMENT REVENUES TO THE CITY FOR REPAYMENT OF SUCH BONDS

WHEREAS, the City of Valparaiso Redevelopment Commission (the "Commission") proposes to provide a tax increment financing incentives to Hageman Group, LLC, or a related party (the "Developer"), in order to induce the Developer to provide jobs and to invest in the Consolidated Valparaiso Economic Development Area (the "Area"), by undertaking a mixed-use residential project (the "Project") in the Area to be known as "The Linc," in furtherance of the redevelopment and economic development purposes of the Commission; and

WHEREAS, the Commission has been advised by its attorneys that the Commission lacks the authority to provide tax increment revenues generated in the Area directly to the Developer, but that the City has the legal authority to issue economic development tax increment revenue bonds (the "Bonds") and provide the proceeds of the Bonds to the Developer, which Bonds may be secured by a pledge to the City from the Commission of tax increment revenues generated by one or more allocation areas within the Area (the "Tax Increment"), to be applied by the City to the payment of principal and interest on the Bonds;

NOW, THEREFORE, BE IT RESOLVED BY THE VALPARAISO REDEVELOPMENT COMMISSION AS FOLLOWS:

Section 1. The Redevelopment Commission hereby requests that the City issue the Bonds in an aggregate principal amount that will produce net proceeds of not more than \$3,300,000, and to provide the net proceeds thereof to the Developer for application to the costs of the Project.

Section 2. The Redevelopment Commission hereby authorizes and directs the President of the Commission to enter into a Pledge Agreement with the City, pledging a portion of the Tax Increment to the City for the purposes of payment of principal and interest on the Bonds, with such Pledge Agreement to contain such provisions as the President of the Commission shall approve, such approval to be evidenced by the President of the Commission's execution thereof.

Section 3. Resolution No. ____ relating to the subject matter hereof, adopted by the Redevelopment Commission on February 10, 2022, is hereby rescinded and deemed to be superseded hereby.

Section 4. This Resolution shall be in full force and effect from and after its passage.

Adopted this 10th day of March, 2022.

VALPARAISO REDEVELOPMENT
COMMISSION

Irish Sarsesian

President



Vice President

Secretary

Member

Member