

NOTICE OF PUBLIC HEARING ON PROPOSED LEASE BY  
THE GOSHEN REDEVELOPMENT COMMISSION

You are hereby notified that public hearing will be held before the Goshen Redevelopment Commission on May 10, 2016, at the hour of 4:00 p.m. (local time) at the City Court Room / Council Chambers at the Goshen Police & Court Building, 111 East Jefferson Street, Goshen, Indiana, upon a proposed lease ("Lease") to be entered into between the Goshen Redevelopment Authority ("Authority"), as lessor, and the Goshen Redevelopment Commission ("Commission"), as lessee. The Lease is for the benefit of the citizens of the City of Goshen, Indiana ("City"), River Race/U.S. 33 Economic Development Area and Allocation Area (collectively, "Area"), located in the City.

The proposed Lease upon which hearing will be held is for a term of up to eighteen (18) years, commencing with the completion of the Project (as described below). The Project consists of the acquisition of real property and the acquisition, renovation and rehabilitation of the Goshen Theater as further described in Exhibit A attached to the Lease in, serving or benefiting the Area, and incidental costs associated therewith. The Lease provides for an annual rental, payable in semiannual installments, with a maximum annual lease rental of \$700,000 payable on January 1 and July 1 of each year during the term of the Lease, commencing no earlier than the later of July 1, 2019 or the date or dates the Project is completed and available for use.

After the sale by the Authority of its Economic Development Lease Rental Bonds of 2016 ("Bonds"), issued to pay for the cost of the Project and other expenses incidental thereto including capitalized interest on the Bonds, funding of a debt service reserve and costs of issuance, the annual rental shall be reduced to an amount equal to the multiple of \$1,000 next higher than the sum of principal and interest due on the Bonds in each twelve-month period ending on any bond maturity date (Bond Year) plus Five Thousand Dollars (\$5,000), payable in equal semiannual installments. Lease rentals shall be payable from real property taxes collected on the increase in assessed value in the Area ("Tax Increment"), and, to the extent that Tax Increment is not sufficient, from a redevelopment district special benefits tax levy.

The Lease gives an option to the lessee to purchase the Project on any rental payment date.

The estimates for the cost of the Project, as well as a copy of the proposed Lease, is available for inspection by the public on all business days, during business hours, at the office of the Clerk-Treasurer, 202 South Fifth Street, Goshen, Indiana 46528.

At such hearing all persons interested shall have a right to be heard upon the necessity for the execution of the Lease, and upon whether the lease rentals provided for therein to be paid to the Authority are fair and reasonable rentals for the proposed Project, whether the services provided by the Project will serve the public purpose of the City and are in the best interests of its residents and whether the execution of the Lease is necessary and wise. Such hearing may be adjourned to a later date or dates, and following such hearing the Commission may either authorize the execution of the Lease as originally agreed upon or may make modifications therein as may be agreed upon with the Authority.

Dated this 29th day of April, 2016.

GOSHEN REDEVELOPMENT COMMISSION