

RESOLUTION NO. 4-R-25

RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF HUNTINGTON, INDIANA, APPROVING A LEASE BETWEEN THE HUNTINGTON REDEVELOPMENT AUTHORITY AND THE HUNTINGTON REDEVELOPMENT COMMISSION AND APPROVING THE ISSUANCE OF LEASE RENTAL BONDS BY THE REDEVELOPMENT AUTHORITY AND OTHER MATTERS RELATED THERETO

WHEREAS, the Huntington Redevelopment Authority ("Authority") has determined to issue its Lease Rental Revenue Bonds, Series 2025 ("Bonds") pursuant to a Trust Indenture between the Authority and a financial institution to be selected by the Authority to serve as trustee ("Trustee") to be dated as of the first day of the month in which Bonds are approved or issued ("Trust Indenture"), to be used to pay the costs of the construction of a fire station, together with all necessary appurtenances, related improvements and equipment ("Project") located in the Huntington Redevelopment District ("District");

WHEREAS, the Huntington Redevelopment Commission ("Commission") will hold a public hearing on the proposed lease agreement between the Authority, as lessor, and the Commission, as lessee, on September 12, 2025 ("Lease");

WHEREAS, pursuant to IC 36-7-14.5-19(a) and IC 36-7-14-25.2(c), the Common Council of the City of Huntington, Indiana ("City") is required to approve the issuance of the Bonds by the Authority and certain terms of the Lease and the Bonds;

WHEREAS, pursuant to IC 36-7-14.5-21(b) and (c), the Authority must obtain the approval of the Common Council to enter into the Trust Indenture and to approve any pledge or assignment made therein; and

WHEREAS, pursuant to IC 36-7-14.5-13(b) and IC 36-7-14.5-22, the Common Council must approve the transfer of property to the Authority and an exercise of the option to purchase pursuant to Section 13 of the Lease by the Commission upon redemption of the Bonds; provided, however, that regardless of the Commission's option to purchase the Project, upon the redemption of the Bonds, ownership of the Project shall be transferred to the City and the Commission shall resolve and agree to such ownership;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF HUNTINGTON, INDIANA, THAT:

Section 1. The Common Council hereby approves the issuance of the Bonds by the Authority in an aggregate principal amount not to exceed \$13,500,000, with a term ending no later than February 1, 2045, at a maximum interest rate of six percent (6.0%) per annum (actual rates will be determined by negotiated sale), the payment of capitalized interest on the Bonds and funding a debt service reserve, each if necessary. The estimated cost of the Project is not expected to exceed \$14,600,000.

Section 2. The Bonds are redeemable at the option of the Authority, on thirty (30) days' notice, in whole or in part, in the order of maturity as determined by the Authority and by lot within maturities, at face value, without premium, beginning no earlier than five (5) years after the date of issuance of the Bonds, plus accrued interest to the date fixed for redemption, and shall be subject to mandatory sinking fund redemption as determined upon the sale of the Bonds.

Section 3. The Common Council hereby approves the execution of the Lease following the public hearing and approves entering into the Lease in full force and effect upon issuance of the Bonds, with interim lease rentals at the maximum rate of \$825,000 payable semiannually on January 15, 2026 and July 15, 2026 ("Interim Period"). At the end of the Interim Period, the Lease provides for a maximum annual lease rental of \$825,000, plus \$5,000 annually for Trustee and other administrative fees, for a maximum term not to exceed twenty (20) years.

Section 4. The Common Council hereby approves the execution of the Trust Indenture by the Authority with the Trustee and hereby approves the pledge of: (i) the funds established by the Trust Indenture; (ii) the interest earnings on such funds; and (iii) the lease rentals provided for under the Lease, which lease rentals are payable from any legally available revenues of the City ("General Revenues"), and, to the extent General Revenues are not sufficient, from a special benefits tax levied on all taxable property in the District.

Section 5. The Common Council hereby approves the transfer of the land upon which the Project will be constructed from the City or Commission to the Authority and approves the exercise of the option to purchase the Project by the Commission pursuant to Section 13 of the Lease upon redemption of the Bonds; provided, however, that, regardless of the Commission's option to purchase the Project, upon the redemption of the Bonds, ownership of the Project shall be transferred to the City and the Commission shall resolve and agree to such ownership.

Section 6. This resolution shall be in full force and effect from and after its passage.

*[Signature Block Next Page]*

Resolution 4-R-25 was duly passed on first and final reading this 12th day of August, 2025 by a vote of \_\_\_\_ in favor and \_\_\_\_ in opposition.

**CITY OF HUNTINGTON, INDIANA by its COMMON COUNCIL**

Voting in favor:

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Dwight Brautigam

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Charles Chapman  
(President)

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P J Felton

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Dave Funk

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Todd Johnson

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Paul Pike

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Andrew Rensberger

Voting in opposition:

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Attest:

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City Clerk-Treasurer

Presented by me to the Mayor for approval or veto, this 12<sup>th</sup> day of August, 2025.

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City Clerk-Treasurer

This Resolution having been adopted by the Common Council and presented to me is [APPROVED or VETOED], this 12<sup>th</sup> day of August, 2025.

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Mayor of the City of Huntington