

ORDINANCE NO. 2026-08

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF FERDINAND, INDIANA, AUTHORIZING THE ISSUANCE OF THE TOWN OF FERDINAND, INDIANA, ECONOMIC DEVELOPMENT REVENUE BONDS AND APPROVING AND AUTHORIZING OTHER ACTIONS IN RESPECT THERETO.

WHEREAS, Indiana Code 36-7-11.9 and 12 (collectively, the "Act") declares that the financing and refinancing of economic development facilities constitutes a public purpose; and

WHEREAS, pursuant to the Act, the Town of Ferdinand, Indiana (the "Town"), is authorized to issue revenue bonds for the purpose of financing, reimbursing or refinancing the costs of acquisition, construction, renovation, installation and equipping of economic development facilities in order to foster diversification of economic development and creation or retention of opportunities for gainful employment in or near the Town; and

WHEREAS, Progressive Investment Company, LLC, and/or one or more subsidiaries, affiliates or joint ventures thereof (collectively, the "Developer"), desires to undertake the acquisition, construction, renovation, and equipping of residential housing facilities for use by the Developer in its residential housing and related operations within the Town (the "Development"), which will benefit and serve an allocation area created by the Ferdinand Redevelopment Commission (the "Redevelopment Commission") in the Town for the Development (the "Allocation Area"), and the Town desires to finance a portion of the costs of the Development (such costs referred to herein as the "Project"); and

WHEREAS, the Developer has advised the Town, the Town of Ferdinand Economic Development Commission (the "Economic Development Commission") and the Redevelopment Commission concerning the Project, and has requested that the Town issue economic development revenue bonds of the Town, designated as the "Town of Ferdinand, Indiana, Economic Development Revenue Bonds, Series 2026 (Ironwood Project)" (with such further series or different series designation as determined to be necessary or appropriate), in the aggregate principal amount not to exceed Two Million Nine Hundred Thousand Dollars (\$2,900,000) (collectively, the "Bonds"), under the Act and make the net proceeds of such Bonds available to the Developer for the purpose of financing a portion of the costs of the Project; and

WHEREAS, the Economic Development Commission has rendered a report concerning the proposed financing or refinancing of economic development facilities for the Developer; and

WHEREAS, following a public hearing, pursuant to Section 24 of the Act, the Economic Development Commission found that the financing of the Project complies with the purposes and provisions of the Act and that such financing will be of benefit to the health and public welfare of the Town; and

WHEREAS, the Economic Development Commission has considered whether the financing will have an adverse competitive effect or impact on any similar facility or facility of the same kind already constructed or operating in the corporate boundaries of the Town; and

WHEREAS, pursuant to and in accordance with the Act, the Town desires to provide funds necessary to finance a portion of the Project by issuing the Bonds; and

WHEREAS, the Act provides that such bonds may be secured by a trust indenture between an issuer and a corporate trustee; and

WHEREAS, the Town intends to issue the Bonds consistent with the terms of this Ordinance and pursuant to a Trust Indenture, dated as of the date of issuance of the Bonds, as supplemented and amended from time to time (the "Indenture"), by and between the Town and a corporate trustee to be selected by the Town (the "Trustee"), in order to secure funds necessary to provide for the financing of a portion of the costs of the Project in accordance with the terms of a Financing Agreement, to be dated as of the date of issuance of the Bonds (the "Financing Agreement"), by and between the Town and the Developer with respect to the use of the proceeds of the Bonds and the completion of the Project; and

WHEREAS, the Redevelopment Commission has pledged (or is expected to pledge) to the Town a portion of the tax increment revenues generated by the Development in the Allocation Area (less certain administrative fees related to the administration of the Bonds and professional reporting and compliance costs related to the Allocation Area) (the "Pledged Tax Increment Revenues") to pay principal of and interest on the Bonds as the same become due and payable, as further described herein; and

WHEREAS, no member of the Town Council of the Town (the "Town Council") has any pecuniary interest in any employment, financing agreement or other contract made under the provisions of the Act and related to the Bonds authorized herein, which pecuniary interest has not been fully disclosed to the Town Council, and no such member has voted on any such matter, all in accordance with the provisions of Indiana Code 36-7-12-16; and

WHEREAS, the forms of the Bonds, the Indenture and the Financing Agreement (collectively, the "Financing Documents"), and a form of this proposed Ordinance were submitted to, and approved by, the Economic Development Commission, which documents were incorporated by reference in the resolution heretofore adopted by the Economic Development Commission, which resolution has been transmitted to the Town Council in accordance with the Act;

NOW THEREFORE, BE IT ORDAINED by the Town Council of Town of Ferdinand, Indiana, as follows:

SECTION 1. Based upon the resolution adopted by the Economic Development Commission pertaining to the Project, the Town Council hereby finds and determines that the funding approved by the Economic Development Commission for all or a portion of the Project will be of benefit to the health and general welfare of the citizens of the Town, complies with the provisions of the Act, and the amount necessary to finance a portion of the costs of the Project will

require the issuance, sale and delivery of economic development revenue bonds in an aggregate principal amount not to exceed Two Million Nine Hundred Thousand Dollars (\$2,900,000).

SECTION 2. It is hereby found, determined, ratified and confirmed that the financing of the economic development facilities referred to in the Financing Documents consisting of the Project, the issuance and sale of the Bonds, and the use of the net proceeds thereof by the Developer to finance a portion of the Project will: (i) result in the diversification of industry, the creation or retention of business opportunities and the creation or retention of opportunities for gainful employment within the jurisdiction of the Town; (ii) serve a public purpose, and will be of benefit to the health and general welfare of the Town; and (iii) comply with the purposes and provisions of the Act, and it is in the public interest that the Town take such lawful action as determined to be necessary or desirable to encourage the diversification of industry, the creation or retention of business opportunities, and the creation or retention of opportunities for gainful employment within the jurisdiction of the Town.

SECTION 3. The forms of the Financing Documents presented herewith are hereby approved, and all such documents shall be kept on file by the Clerk-Treasurer of the Town (the "Clerk-Treasurer"). Two (2) copies of the Financing Documents shall be kept on file in the office of the Clerk-Treasurer for public inspection.

SECTION 4. The Town is authorized to issue the Bonds in the maximum aggregate principal amount not to exceed Two Million Nine Hundred Thousand Dollars (\$2,900,000). Principal and interest on the Bonds shall be payable on February 1 and August 1 of each year, beginning not sooner than February 1, 2027, and shall have a maximum term ending not later than twenty (20) years after their date of issuance. The maximum interest rate (if any) on the Bonds shall not exceed five percent (5.0%) per annum. The Bonds may be issued on either a taxable or tax-exempt basis and may be issued as serial bonds and/or term bonds subject to mandatory sinking fund redemption. The Bonds shall be subject to optional redemption prior to maturity as determined by negotiations with the purchaser thereof. The Bonds shall be issued in minimum denominations of One Hundred Thousand Dollars (\$100,000) or integral multiples of One Thousand Dollars (\$1,000) in excess thereof. The Bonds shall be issued for the purpose of procuring funds to (a) pay a portion of the cost of acquisition, design, construction, renovation, improvement and equipping of the Project, (b) pay capitalized interest on the Bonds (if necessary), (iii) fund a debt service reserve fund (if necessary), and (d) pay all incidental expenses on account of the issuance of the Bonds and acquiring any credit enhancement with respect thereto. The Bonds shall be sold by private negotiation to the Developer or an entity arranged by the Developer. The Bonds shall be special and limited obligations of the Town, payable solely from the trust estate created and established under the Indenture (the "Trust Estate"), which Trust Estate shall consist of the funds and accounts created under the Indenture together with a pledge by the Redevelopment Commission of the Pledged Tax Increment Revenues, upon such terms and conditions as provided in the Financing Documents and this Ordinance. The Bonds shall never constitute a general obligation of, an indebtedness of, or charge against the general credit of the Town.

SECTION 5. The Town Council President and the Clerk-Treasurer of the Town are authorized and directed to sell such Bonds to the Developer or an entity arranged by the Developer at a price of par, at a rate of interest (if any) not to exceed five percent (5.0%) per annum, and with

a final maturity no later than twenty (20) years after the date of issuance thereof. The form of a Bond Purchase Agreement (the "Purchase Agreement"), between the Town and the purchaser of the Bonds is hereby authorized and approved in a form and substance acceptable to the Town Clerk-Treasurer with the advice of counsel. The Town Council President and the Clerk-Treasurer of the Town are hereby authorized and directed to execute and deliver the Purchase Agreement in form and substance acceptable to them and consistent with the terms and conditions set forth in this Ordinance, with such acceptance of the form and substance thereof to be conclusively evidenced by their execution thereof.

SECTION 6. Each of the Town Council President, the Clerk-Treasurer and any other officer of the Town is authorized and directed to execute the Financing Documents, such other documents approved or authorized herein and any other document which may be necessary, appropriate or desirable to consummate the transaction contemplated by the Financing Documents and this Ordinance, and their execution is hereby confirmed on behalf of the Town. The signatures of the Town Council President, the Clerk-Treasurer and any other officer of the Town on the Bonds which may be necessary or desirable to consummate the transaction, and their execution is hereby confirmed on behalf of the Town. The signatures of the Town Council President, the Clerk-Treasurer and any other officer of the Town on the Bonds may be facsimile signatures. The Town Council President, the Clerk-Treasurer and any other officer of the Town are authorized to arrange for the delivery of such Bonds to the purchaser, payment for which will be made in the manner set forth in the Financing Documents. The Town Council President, the Clerk-Treasurer and any other officer of the Town may, by their execution of the Financing Documents requiring their signatures and imprinting of their facsimile signatures thereon, approve any and all such changes therein and also in those Financing Documents which do not require the signature of the Town Council President, the Clerk-Treasurer or any other officer of the Town without further approval of this Town Council or the Economic Development Commission if such changes do not affect terms set forth in Sections 27(a)(1) through and including (a)(10) of the Act.

SECTION 7. The provisions of this Ordinance and the Financing Documents shall constitute a contract binding between the Town and the holder or holders of the Bonds, and after the issuance of said Bonds, this Ordinance shall not be repealed or amended in any respect which would adversely affect the rights of such holder or holders so long as said Bonds or the interest thereon remains unpaid.

SECTION 8. No recourse under or upon any obligation, covenant, acceptance or agreement contained in this Ordinance, the Financing Documents or under any judgment obtained against the Town, including without limitation its Economic Development Commission, or by the enforcement of any assessment or by any legal or equitable proceeding by virtue of any constitution or statute or otherwise, or under any circumstances, under or independent of the Financing Agreement, shall be had against any member, director, or officer or attorney, as such, past, present, or future, of the Town, including without limitation its Economic Development Commission, either directly or through the Town, or otherwise, for the payment for or to the Town or any receiver thereof or for or to any holder of the Bonds secured thereby, or otherwise, of any sum that may remain due and unpaid by the Town upon any of such Bonds. Any and all personal liability of every nature, whether at common law or in equity, or by statute or by constitution or otherwise, of any such member, director, or officer or attorney, as such, to respond by reason of

any act or omission on his or her part or otherwise for, directly or indirectly, the payment for or to the Town or any receiver thereof, or for or to any owner or holder of the Bonds, or otherwise, of any sum that may remain due and unpaid upon the Bonds hereby secured or any of them, shall be expressly waived and released as a condition of and consideration for the execution and delivery of the Financing Documents and the issuance, sale and delivery of the Bonds.

SECTION 9. If any section, paragraph or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this Ordinance.

SECTION 10. All ordinances, resolutions and orders or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby repealed.

SECTION 11. It is hereby determined that all formal actions of the Town Council relating to the adoption of this Ordinance were taken in one or more open meetings of the Council, that all deliberations of the Town Council and of its committees, if any, which resulted in formal action, were in meetings open to the public, and that all such meetings were convened, held and conducted in compliance with applicable legal requirements, including Indiana Code 5-14-1.5, as amended.

SECTION 12. The Town Council President, the Clerk-Treasurer and any other officer of the Town are hereby authorized and directed, in the name and on behalf of the Town, to execute, attest and deliver such further instruments and documents, and to take such further actions, in the name of the Town as in their judgment shall be necessary or advisable in order fully to consummate the transactions described herein and carry out the purposes of this Ordinance, and any such documents heretofore executed and delivered and any such actions heretofore taken, be, and hereby are, ratified and approved. In particular, at the request of the Developer, the Town Council President, the Clerk-Treasurer and any other officer of the Town are hereby authorized and directed, in the name and on behalf of the Town, to execute, attest and deliver, in lieu of a Financing Agreement, a Loan Agreement with the Developer in such form as such officers shall approve, such approval to be conclusively evidenced by their execution thereof.

SECTION 13. This Ordinance shall be in full force and effect from and after its passage.

PASSED AND ADOPTED by the Town Council of the Town of Ferdinand, Indiana, this 27th day of April, 2026.

TOWN COUNCIL OF THE TOWN OF
FERDINAND, INDIANA

Kenneth Sicard
President

Attest:

Tamara M Miller
Clerk-Treasurer

CLERK-TREASURER
TAMARA M. MILLER
11/11/11