

GRANT AGREEMENT

Between the

Redevelopment Commission of the City of Franklin, Indiana

and the

Franklin Development Corporation

\$300,000 Grant to Rehabilitate and Repair Commercial Building:

**Overton Industries, Inc.'s McClain Road Extension
1250 Old State Road 67 South
Mooresville, IN 46158**

This Grant Agreement dated as of the ____ day of _____, 2017, between the Redevelopment Commission of the City of Franklin, Indiana (the "Commission"), as the governing body of the City of Franklin Redevelopment District (the "District") under IC 36-7-14 *et seq.* (the "Act"), and the Franklin Development Corporation, a Indiana nonprofit neighborhood development corporation ("FDC");

WHEREAS, the Act permits the Commission to create allocation areas in the District for the purposes of capturing and allocating property taxes commonly known as tax increment finance revenues ("TIF Revenues");

WHEREAS, the Commission has previously established the Franklin / I-65 Integrated Economic Development Area (the "Area"), has designated the Area as an allocation area (the "Allocation Area") for purposes of capturing TIF Revenues, has created an allocation fund or funds (the "Allocation Fund") for the Area into which the TIF Revenues are deposited, and has approved the Franklin / I-65 Integrated Economic Development Plan (the "Plan");

WHEREAS, the Commission on the 14th day of March, 2017 adopted a resolution (the "RDC Resolution") authorizing the use of unobligated monies in the Fund to pay for a grant to the FDC to enable it to provide up to Three Hundred Thousand Dollars (\$300,000.00), plus Five Hundred Dollars (\$500.00) for publication and related expenses, in financial assistance for the rehabilitation and repair of a commercial property located at 187 Bartram Parkway, Franklin, Indiana and commonly known as McClain Road Extension located within the Franklin Tech Park (all of which, the "Property" and the "Project"), which Project is located in the Area, all in furtherance of the objectives of the Plan;

WHEREAS, the FDC has been organized as a nonprofit, 501(c)(3) neighborhood development organization whose purposes include promoting redevelopment and economic development activities in the City, including the site of the Project; and

WHEREAS, the RDC Resolution authorized the officers of the RDC to enter into such agreements as they deem necessary to effectuate the authorizations set forth therein, the RDC now desires to implement the funding and construction of the Project by granting the Project Funds to FDC pursuant to Indiana Code Section 36-7-14-12.2(a)(26), which provides that the Redevelopment Commission can provide financial assistance to construct, rehabilitate, or repair commercial property within the District, and the FDC desires to accept the grant and to contribute the Project Funds to the Project;

NOW THEREFORE, IN CONSIDERATION OF THE ABOVE RECITALS AND THE MUTUAL COVENANTS CONTAINED HEREIN, THE PARTIES AGREE AS FOLLOWS:

1. Pursuant to Section 12.2(a) (26) of the Act, the Commission hereby agrees to grant the Project Funds to FDC to be applied solely to costs of the Project. Pursuant to the RDC Resolution, the Clerk-Treasurer, as fiscal officer of the Commission and the District, shall transfer from the Allocation Fund Three Hundred Thousand Dollars (\$300,000.00), in Project Funds to a separate account designated by the FDC for such purpose.
2. The FDC hereby agrees to accept the grant of the Project Funds in the amount of Three Hundred Thousand Dollars (\$300,000.00), and to use such funds solely to pay or reimburse costs of the Project. If the FDC has not spent all of the Project Funds on the Project eighteen (18) months after the date of this agreement, any remaining balance shall be returned to the Commission.
3. This Agreement shall take effect immediately upon execution by the parties hereto.

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, the parties have executed this Grant Agreement as of the date first above written.

FRANKLIN REDEVELOPMENT
COMMISSION

By: _____
Robert D. Heuchan, President

FRANKLIN DEVELOPMENT
CORPORATION

By: _____
Jeff Mercer, President