

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Indiana Finance Authority (the “Authority”) will hold a public hearing on November 21, 2024, at 10:00 a.m. Indianapolis time, in the office of the Authority located at One North Capitol Avenue, Suite 900, Indianapolis, Indiana, regarding a proposed issuance of one or more federally taxable series of its Student Housing Revenue Bonds, Series 2024 (BPIU – IU Poplars Project) (Federally Taxable) (the “Bonds”) in an aggregate principal amount not to exceed One Hundred Four Million Dollars (\$104,000,000). The proceeds of the Bonds will be loaned to BPIU Partners, LLC, an Indiana limited liability company (the “Borrower”), for the purposes of financing, refinancing or reimbursing the costs of: (1) constructing and equipping a new apartment housing complex with parking, which will serve undergraduates and graduate students, faculty and staff of Indiana University (the “Project”); (2) funding a debt service reserve fund and/or other reserve funds, if necessary; (3) funding capitalized interest on the Bonds; (4) funding initial working capital and start-up costs; and (5) paying the costs of issuance of the Bonds.

The Project to be financed with the Bonds shall be owned and/or operated by the Borrower and located at 400 E. 7th Street, Bloomington, IN 47405.

The Bonds will be issued by the Authority pursuant to Indiana Code 5-1.2, as supplemented and amended, and a resolution proposed for adoption by the members of the Authority. The Bonds will not be in any respect general obligations of the Authority (other than a special and limited obligation of the Authority), the State of Indiana, or any political subdivision thereof, but will be special and limited obligations of the Authority, as the principal of and premium, if any, and interest on the Bonds will be payable solely from the property pledged thereto, including without limitation the revenues and receipts received from the repayment of the loan by the Borrower. The Bonds will not be payable in any manner from revenues raised by taxation. The Bonds shall not constitute a debt, liability or general or moral obligations of the Authority, the State of Indiana, or any political subdivision thereof, or a pledge of the faith and credit or taxing power of any of them, and shall be payable only as aforesaid.

The public hearing is being held pursuant to Indiana Code 5-1.2-9-14. The public is invited to attend, and comment on any of the matters herein noted, and all taxpayers, residents or interested parties who appear or participate will be given a reasonable opportunity to express their views, both orally and in writing, on the proposed plan of financing for the Project and other matters relating to the Bonds. Written comments may also be submitted to the Authority through the Public Hearing Officer at One North Capitol Avenue, Suite 900, Indianapolis, Indiana 46204 until 5:00 p.m. EST, November 20, 2024.

Notice dated November 8, 2024.

INDIANA FINANCE AUTHORITY

By: /s/ Cynthia S. Herron
Cynthia S. Herron, Public Hearing Officer