

TRANSACTION/MISSION	LEAD CONSULTANT	SCOPE OF WORK	TYPE OF PROJECT
French Lick Town Square	FRANK HOFFMAN	CDE Client; NMTC Structure, NMTC Intial forecast, CDE NMTC Legal, 501c2 lease structure; Structure TIF Back Source Loan Finacing & Leasing; CDE NMTC Allocation Application, CDE Formation; Redevelopment Commission CDE.	MIXED USE (COMMERCIAL & RESIDENTIAL)
LOCATION	PROJECT COST	Project Description	TYPE OF ORGANIZATION
French Lick, Indiana	\$4,750,000.00	<p><i>Small Town in rural Indiana with a population of less than 20,000; \$4,750,000 NMTC transaction</i> providing a <i>portion of the construction and permanent financing (1% interest only for 7 years)</i> for the renovation of 1913 Town Square mixed use (office, retail and apartments) building by providing a <i>total tax credit benefit of \$1,852,500</i> to a Local Developer (<i>nonprofit</i>). A local CDE, a client of Frank's since formation, funded this NMTC transaction. The Town provided the leverage loan for the transaction by "leveraging" TIF . This was the second time the Town had participated in a NMTC transaction. The transaction also used Federal Historic Tax Credits as a means to raise additional equity for the Project. Advised and structured the transactions for the Local CDE, the Redevelopment Commission and the Developer, and assisted the Local CDE in obtaining the \$50M NMTC Allocation (a portion used for this transaction) designated for rural communities (including Orange County) in southern Indiana that facilitated this NMTC transaction. This transaction closed at the same time as the Paoli Town Square Project NMTC financing.</p>	Redevelopment Commission

